

LOCATION MAP

EMERALD LAKES PHASE XIII

BEING A REPLAT OF A PORTION OF TRACT 1, EMERALD LAKES AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST

SHEET 1 OF 3

DECEMBER 6, 1994

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 9, PAGE 22, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 17 DAY OF February, 1995.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

By: *Deborah Longton*
DEPUTY CLERK

FILE NO 1112530

SUBDIVISION PARCEL CONTROL NO 25-38-41-012-000-0000-0

DESCRIPTION

A PORTION OF TRACT 1, EMERALD LAKES, AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 32°07'20" WEST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT 1, A DISTANCE OF 838.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 32°07'20" WEST, ALONG SAID EAST LINE OF SAID TRACT 1, A DISTANCE OF 480.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT 1; THENCE NORTH 57°52'02" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 455.06 FEET; THENCE NORTH 18°33'00" EAST, A DISTANCE OF 162.46 FEET TO A NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 29°19'55" WEST FROM SAID INTERSECTION, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 33°31'05"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 14.62 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 225.00 FEET, AND A CENTRAL ANGLE OF 64°35'35"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 253.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29°35'34" WEST, A DISTANCE OF 67.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 12°10'28"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 58.43 FEET TO AN INTERSECTION WITH A RADIAL LINE BEARING SOUTH 48°13'58" WEST; THENCE SOUTH 48°13'58" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 82.56 FEET; THENCE SOUTH 01°00'01" WEST, A DISTANCE OF 129.31 FEET TO THE AFORESAID SOUTHWESTERLY LINE OF SAID TRACT 1; THENCE NORTH 57°52'02" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 834.30 FEET TO THE NORTHWEST CORNER OF TRACT 3 OF SAID PLAT OF EMERALD LAKES, ALSO BEING A SOUTHERLY CORNER OF THE PLAT OF EMERALD LAKES PHASE I-B AS RECORDED IN PLAT BOOK 9, PAGE 44 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 76°35'10" EAST, RADIALLY ALONG A SOUTHERLY LINE OF SAID PLAT OF EMERALD LAKES PHASE I-B, A DISTANCE OF 189.85 FEET TO A RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 201.00 FEET, AND A CENTRAL ANGLE OF 61°03'54"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING A SOUTHERLY LINE OF SAID PLAT OF EMERALD LAKES PHASE I-B, A DISTANCE OF 214.22 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 55°44'01"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 48.63 FEET TO A POINT OF NON-RADIAL INTERSECTION WHOSE RADIUS POINT BEARS NORTH 40°12'45" WEST; THENCE SOUTH 02°32'00" WEST, A DISTANCE OF 21.15 TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH WHOSE RADIUS POINT BEARS NORTH 02°32'00" EAST FROM SAID POINT, HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 01°31'58"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 5.49 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°59'59" EAST, A DISTANCE OF 194.32 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 325.00 FEET, AND A CENTRAL ANGLE OF 59°42'25"; THENCE EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 336.97 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°35'34" EAST, A DISTANCE OF 67.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 118°17'05"; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 361.28 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32°07'20" EAST, A DISTANCE OF 161.45 FEET TO THE SOUTHWESTERLY LINE OF THE PLAT OF EMERALD LAKES PHASES XI AND XII, AS RECORDED IN PLAT BOOK 12, PAGE 38 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID PLAT OF EMERALD LAKES PHASES XI AND XII, THE FOLLOWING THREE COURSES; SOUTH 49°27'01" EAST, A DISTANCE OF 50.55 FEET; THENCE SOUTH 53°28'05" EAST, A DISTANCE OF 110.34 FEET; THENCE SOUTH 57°52'02" EAST, A DISTANCE OF 304.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.387 ACRES MORE OR LESS.
SAID LAND SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

MAURICE PORTER AND RICHARD RIDGWAY, AS TRUSTEES AND REDSKINS TWO, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS EMERALD LAKES PHASE XIII, AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS: THE STREETS AS SHOWN ON THIS PLAT OF EMERALD LAKES XIII ARE HEREBY RESERVED FOR THE EMERALD LAKES VILLAS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ROADWAY DRAINAGE, UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS.
- UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF EMERALD LAKES PHASE XIII MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V., (1) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

3. DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT OF EMERALD LAKES PHASE XIII ARE HEREBY DEDICATED TO THE EMERALD LAKES VILLAS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

4. DRAINAGE EASEMENTS: THE 20' DRAINAGE EASEMENT AS SHOWN ON THIS PLAT OF EMERALD LAKES PHASE XIII ARE HEREBY DEDICATED TO THE EMERALD LAKES VILLAS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

5. OPEN SPACE: TRACTS OS-1, OS-2 AND OS-3 AS SHOWN ON THIS PLAT OF EMERALD LAKES PHASE XIII ARE HEREBY DEDICATED TO THE EMERALD LAKES VILLAS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.

6. LANDSCAPE BUFFER: THE LANDSCAPE BUFFER AS SHOWN ON THIS PLAT OF EMERALD LAKES PHASE XIII IS HEREBY DEDICATED TO THE EMERALD LAKES VILLAS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH BUFFER.

7. RECREATION TRACT: THE RECREATION TRACT AS SHOWN ON THIS PLAT OF EMERALD LAKES PHASE XIII IS HEREBY DEDICATED TO THE EMERALD LAKES VILLAS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATION PURPOSES AND SHALL BE MAINTAINED BY SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT.

SIGNED AND SEALED THIS 17th DAY OF February, 1995, BY MAURICE PORTER AND RICHARD RIDGWAY, AS TRUSTEES.

WITNESS: *Paul M...* BY: *Maurice Porter*
MAURICE PORTER

WITNESS: *Paul M...* BY: *Richard C. Ridgway*
RICHARD C. RIDGWAY

WITNESS: *Paul M...* BY: *Richard C. Ridgway*
RICHARD C. RIDGWAY

SIGNED AND SEALED THIS 17th DAY OF February, 1995, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS Secretary

ATTEST: *Maurice Porter* BY: *Richard C. Ridgway*
MAURICE PORTER, SECRETARY RICHARD C. RIDGWAY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MAURICE PORTER AND RICHARD RIDGWAY, AS TRUSTEES TO ME WELL KNOWN AND ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 17 DAY OF February, 1995.

BY: *Betty Jean Dees*
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
Name: Betty Jean Dees
Commission #: CC390703
Expires: Sept. 24, 1998

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD C. RIDGWAY AND MAURICE PORTER TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF REDSKINS TWO, INC., A FLORIDA CORPORATION AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 17 DAY OF February, 1995.

BY: *Betty Jean Dees*
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
Name: Betty Jean Dees
Commission #: CC390703
Expires: Sept. 24, 1998

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

WE, UNIVERSAL LAND TITLE, INC., A FLORIDA TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR OTHER ENTITY EXECUTING THE DEDICATION THEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE HELD BY FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST AS RECORDED IN OFFICIAL RECORD BOOKS 1109, PAGE 2467, AND O.R. 1114, PAGE 391, DEB 4-3-95. PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, DATED FEBRUARY 20, 1995, AND MARCH 21, 1995, DEB 4-3-95. MORTGAGOR IS RICHARD C. RIDGWAY AND MAURICE PORTER AS TRUSTEES AND REDSKINS TWO, INC., A FLORIDA CORPORATION.

DATE: February 20, 1995 UNIVERSAL LAND TITLE, INC.

BY: *Dyonna C. Beegle*
DYONNIA C. BEEGLE
789 SOUTH FEDERAL HWY., STE. 212
STUART, FL. 34994

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED

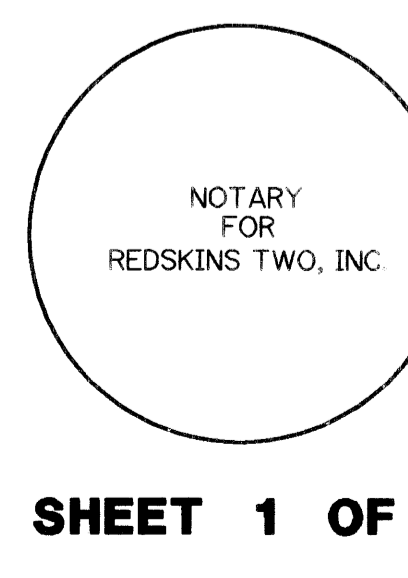
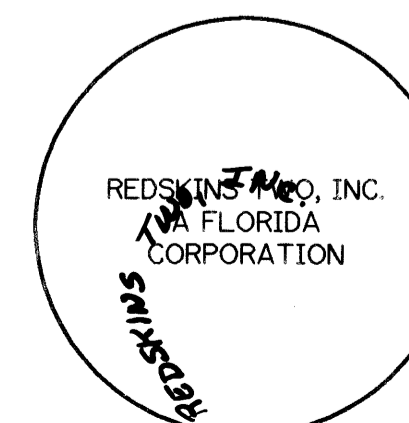
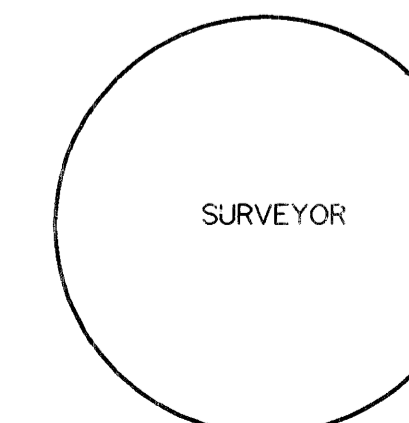
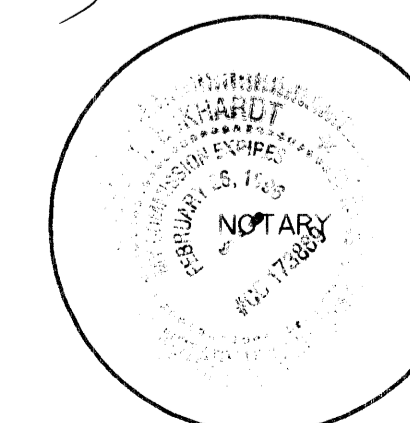
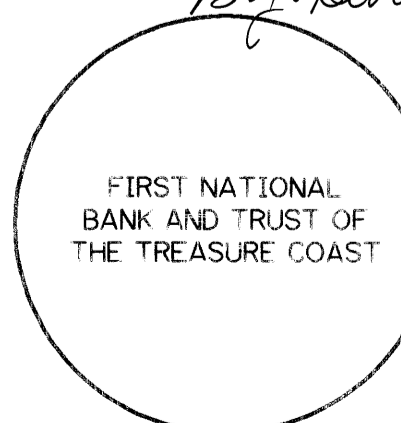
3-9-95 1995 BY: *Dennis E. Skellman*
COUNTY ENGINEER

12-20-94 BY: *John A. Ferguson*
COUNTY ATTORNEY

12-20-94 BY: *John A. Ferguson*
CHAIRMAN

12-20-94 BY: *Charlene Hooy*
CHAIRMAN

ATTEST: *Marsha Stiller*
CLERK
By: *Deborah Longton*, DE



MORTGAGE HOLDER'S CONSENT

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A FLORIDA CORPORATION, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 17 DAY OF FEB 1995.

ATTEST: *[Signature]* BY: *[Signature]*
ITS: V.P. ITS: Vice Pres.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Michael J. Eckhardt* AND *Shirley G. Bolognino* TO ME WELL KNOWN TO BE THE Vice President AND Vice Pres. RESPECTIVELY OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 17 DAY OF February, 1995.

2-26-96 BY: *Michael J. Eckhardt*
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

SURVEYOR'S NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) #4213.
- DENOTES PERMANENT CONTROL POINT (PCP) #4213.
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING BASED ON THE EASTERLY LINE OF TRACT 1 OF THE PLAT OF EMERALD LAKES AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID LINE HAVING A BEARING OF S.32°07'20"W.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON THE DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON THE UTILITY EASEMENTS.
- "NOTICE" - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- U.E. DENOTES UTILITY EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENT.
- N.R. DENOTES NON-RADIAL LINE.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PERRY C. WHITE, DO HEREBY CERTIFY THAT THIS PLAT OF EMERALD LAKES PHASES XIII IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY COMPLIES WITH CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSTED WITH THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

2-20-95 BY: *Perry C. White*
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR NO. 4213
STATE OF FLORIDA