



LOCATION MAP
NTS
SEC 36 TWP 38S RGE 41E

EMERALD LAKES PHASES XIV & XV

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, SECTIONS 25 AND 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST

SHEET 1 OF 2 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 13, PAGE 73, MARTIN COUNTY, FLORIDA, PUBLIC
RECORDS THIS 12 DAY OF April, 1995

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

By: Deborah Langston
DEPUTY CLERK

FILE NO. 1112531

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 I, THENCE SOUTH
32°07'20" WEST ALONG THE EASTERLY BOUNDARY OF SAID TRACT I, A DISTANCE OF 839.75
FEET; THENCE NORTH 57°52'02" WEST, A DISTANCE OF 304.99 FEET; THENCE NORTH 53°28'05"
WEST, A DISTANCE OF 110.34 FEET; THENCE NORTH 49°27'01" WEST, A DISTANCE OF 50.55
FEET; THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY
BOUNDARY OF THE PLAT OF EMERALD LAKES PHASE XI AND XII AS RECORDED IN PLAT BOOK
12, PAGE 38 INCLUSIVE, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA) TO THE POINT OF
BEGINNING; THENCE NORTH 57°52'40" WEST, A DISTANCE OF 130.59 FEET; THENCE NORTH
00°52'54" WEST, A DISTANCE OF 63.74 FEET; THENCE NORTH 39°58'24" WEST, A DISTANCE OF
58.97 FEET; THENCE NORTH 73°44'31" WEST, A DISTANCE OF 70.60 FEET; THENCE NORTH 79°16'18"
WEST, A DISTANCE OF 72.41 FEET; THENCE NORTH 20°44'07" WEST, A DISTANCE OF 103.99 FEET
FEET; THENCE NORTH 07°00'20" WEST, A DISTANCE OF 80.74 FEET (THE LAST SEVEN DESCRIBED
COURSES BEING COINCIDENT SAID PLAT OF EMERALD LAKES PHASES XI AND XII AS RECORDED IN
PLAT BOOK PAGE 38 TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE
NORTH WHOSE RADIUS POINT BEARS NORTH 07°00'20" WEST FROM A POINT HAVING A RADIUS
OF 50.00 FEET AND A CENTRAL ANGLE OF 74°45'19"; THENCE NORTHWESTERLY ALONG THE
ARC OF SAID CURVE, AN ARC DISTANCE OF 65.23 FEET; THENCE NORTH 22°15'00" WEST, A
DISTANCE OF 87.76 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE
SOUTHWEST HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 65°42'24"; THENCE
WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.83 FEET TO A POINT OF
COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE
SOUTHWEST, HAVING A RADIUS OF 367.00 FEET AND A CENTRAL ANGLE OF 97°59'23"; THENCE
SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF
627.66 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE
WEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 55°44'02"; THENCE
SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 48.84 FEET THE LAST FIVE
DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF WATER
MANAGEMENT TRACT #3, EMERALD LAKES PHASE I-B AS RECORDED IN PLAT BOOK 9, PAGE 44,
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA); THENCE SOUTH 02°32'00" WEST, A DISTANCE
OF 21.15 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH WHOSE RADIUS
POINT BEARS NORTH 02°32'00" EAST, HAVING A RADIUS OF 205.00 FEET AND A CENTRAL
ANGLE OF 01°51'59"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE
OF 5.49 FEET; THENCE SOUTH 88°59'59" EAST, A DISTANCE OF 194.32 FEET TO A POINT OF
CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF
325.00 FEET AND A CENTRAL ANGLE OF 59°24'25"; THENCE SOUTHEASTERLY ALONG THE ARC
OF SAID CURVE, AN ARC DISTANCE OF 336.97 FEET TO A POINT DESIGNATED AS POINT "A" FOR
FUTURE REFERENCE; THENCE SOUTH 29°35'34" EAST, A DISTANCE OF 67.05 FEET TO A 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 EASTERLY ALONG THE ARC OF SAID
CURVE, AN ARC DISTANCE OF 361.28 FEET; THENCE NORTH 32°07'20" EAST, A DISTANCE
161.45 FEET TO THE POINT OF BEGINNING (THE LAST SIX DESCRIBED COURSES BEING
COINCIDENT WITH THE NORTHERLY BOUNDARY OF EMERALD LAKES PHASE XIII AS RECORDED
IN PLAT BOOK 12, PAGE 72, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA);
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL, COMMENCE AT THE PREVIOUSLY
DESCRIBED POINT "A"; THENCE SOUTH 60°24'26" WEST, A DISTANCE OF 50.00 FEET TO THE
POINT OF BEGINNING SAID POINT BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE
SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 60°24'26" WEST FROM SAID POINT, HAVING
A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 121°02'28"; THENCE
NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 58.43 FEET; THENCE
SOUTH 48°13'58" WEST ALONG A LINE RADIAL TO THE PRECEDING CURVE, A DISTANCE OF
82.56 FEET; THENCE SOUTH 01°00'01" WEST, A DISTANCE OF 129.31 FEET; THENCE SOUTH
57°52'02" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID EMERALD LAKES TRACT 1, A
DISTANCE OF 360.67 FEET; THENCE NORTH 18°33'00" EAST, A DISTANCE OF 162.46 FEET TO
A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS
SOUTH 29°19'55" WEST FROM SAID POINT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL
ANGLE OF 33°31'05"; THENCE WESTERLY 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°39'35"; THENCE
NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 253.66 FEET; THENCE
NORTH 29°35'34" WEST, A DISTANCE OF 67.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.11 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP DEDICATION

STATE OF FLORIDA
SS
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
PHASES XIV & XV, AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS:
THE STREETS AS SHOWN ON THIS PLAT OF EMERALD LAKES XIV AND XV 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 PHASES XIV AND XV
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.
- DRAINAGE EASEMENTS:
THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT OF EMERALD LAKES PHASES XIV AND XV
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.

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

WITNESS: Maurice Porter BY Maurice Porter
MAURICE PORTER
WITNESS: Richard C. Ridgway BY Richard C. Ridgway
RICHARD C. RIDGWAY
WITNESS: Secretary

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

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

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
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 17th DAY OF February,
1995.

MY COMMISSION EXPIRES Sept. 24, 1998
Name: Betty Jean Dees
Commission #: CC 390703
Expires: Sept. 24, 1998

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
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 17th DAY OF February,
1995.

MY COMMISSION EXPIRES Sept. 24, 1998
Name: Betty Jean Dees
Commission #: CC 390703
Expires: Sept. 24, 1998

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

STATE OF FLORIDA
SS
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. III, PAGE 391
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA DATED FEBRUARY 20, 1995 AND MARCH 21, 1995
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.

Dyonnia 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

Donald E. Hallman
COUNTY ENGINEER

12-20-94

John A. Ferguson
for COUNTY ATTORNEY

12-20-94

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY Jeff Platt
CHAIRMAN

12-20-94

BOARD OF COUNTY OF COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY Charles Hony
CHAIRMAN

ATTEST Marsha Stiller
CLERK
By: Deborah Langston

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
SS
COUNTY OF MARTIN

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 THE MORTGAGE, LIEN OR ENCUMBRANCE
TO SUCH DEDICATION.

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

BY: Michael D. Hays
ATTEST: Deborah Langston ITS: V.P.
ITS: V.P.

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
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 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.

MY COMMISSION EXPIRES 2-26-91
Name: Michael D. Hays
Commission #: CC 390703
Expires: Feb 23 1995

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

SURVEYOR'S NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) #4213.
- DENOTES PERMANENT CONTROL POINT (PCP)
- 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
SOUTH 32°07'20" WEST
- 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 XIV AND
XV 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 610 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.

DATE 2-20-95

Perry C. White
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR NO. 4213
STATE OF FLORIDA

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

