

PLAT OF WHISPERING SOUND 3 OF DANFORTH P.U.D.

LYING IN FRACTIONAL SECTION 19,
TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

APRIL, 1995 SHEET 1 OF 4

SUBDIVISION PARCEL CONTROL NUMBER: 19-38-41-002-000-0000.0

STATE OF FLORIDA
COUNTY OF MARTIN SS:
CLERK'S RECORDING CERTIFICATE
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 76
MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS, THIS 7 DAY
OF June 1995.
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Deborah Longtin
DEPUTY CLERK
FILE NO.
1120063
(CIRCUIT COURT SEAL)

DESCRIPTION:

DESCRIPTION:

A PORTION OF FRACTIONAL SECTION 19, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, BEING A POINT IN THE CENTERLINE OF COUNTY ROAD 714 AT ITS INTERSECTION WITH THE CENTERLINE OF MAPP ROAD; THENCE RUN NORTH 89°48'50" WEST ALONG THE NORTH LINE OF SAID SECTION 19, AND THE CENTERLINE OF COUNTY ROAD 714, A DISTANCE OF 2188.67 FEET; THENCE SOUTH 00°11'10" WEST A DISTANCE OF 978.00 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING A CORNER OF THE PLAT OF WHISPERING SOUND 2 AS RECORDED IN PLAT BOOK 13, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LIMITS OF SAID PLAT OF WHISPERING SOUND 2 THE FOLLOWING THREE (3) COURSES: SAID POINT OF BEGINNING BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°03'48" AND WHOSE RADIUS POINT BEARS SOUTH 61°18'08" EAST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 146.77 FEET TO AN INTERSECTION WITH A NON-RADIAL LINE BEARING SOUTH 81°39'21" EAST; THENCE SOUTH 81°39'21" EAST ALONG SAID NON-RADIAL LINE, A DISTANCE OF 324.81 FEET; THENCE NORTH 89°50'08" EAST, A DISTANCE OF 119.31 FEET; THENCE DEPARTING SAID LIMITS OF WHISPERING SOUND 2, SOUTH 00°00'00" EAST, A DISTANCE OF 104.12 FEET; THENCE SOUTH 71°15'04" WEST, A DISTANCE OF 94.50 FEET; THENCE SOUTH 03°30'56" EAST A DISTANCE OF 137.69 FEET; THENCE SOUTH 07°59'46" EAST, A DISTANCE OF 46.89 FEET; THENCE SOUTH 18°26'09" WEST, A DISTANCE OF 94.09 FEET; THENCE SOUTH 01°03'03" WEST, A DISTANCE OF 85.15 FEET; THENCE SOUTH 05°50'07" WEST, A DISTANCE OF 73.44 FEET; THENCE SOUTH 41°38'57" WEST, A DISTANCE OF 60.80 FEET; THENCE SOUTH 31°10'00" WEST, A DISTANCE OF 121.54 FEET; THENCE NORTH 88°40'40" WEST, A DISTANCE OF 26.86 FEET; THENCE NORTH 46°23'29" WEST, A DISTANCE OF 16.78 FEET; THENCE NORTH 46°12'42" WEST, A DISTANCE OF 13.85 FEET; THENCE NORTH 07°23'20" EAST, A DISTANCE OF 19.79 FEET; THENCE NORTH 03°11'33" WEST, A DISTANCE OF 27.88 FEET; THENCE NORTH 49°18'45" WEST, A DISTANCE OF 57.45 FEET; THENCE NORTH 40°01'28" WEST, A DISTANCE OF 73.51 FEET; THENCE SOUTH 77°59'33" WEST, A DISTANCE OF 45.39 FEET; THENCE NORTH 27°51'33" WEST, A DISTANCE OF 29.07 FEET; THENCE NORTH 47°49'17" EAST, A DISTANCE OF 83.21 FEET; THENCE NORTH 14°31'50" WEST, A DISTANCE OF 93.21 FEET; THENCE NORTH 00°41'08" WEST, A DISTANCE OF 50.81 FEET; THENCE NORTH 09°29'07" WEST, A DISTANCE OF 81.99 FEET; THENCE NORTH 51°12'49" WEST, A DISTANCE OF 30.08 FEET; THENCE NORTH 43°35'51" WEST, A DISTANCE OF 47.98 FEET; THENCE NORTH 33°01'07" WEST, A DISTANCE OF 46.40 FEET; THENCE NORTH 53°37'25" WEST, A DISTANCE OF 110.66 FEET; THENCE NORTH 33°49'46" WEST, A DISTANCE OF 164.61 FEET; THENCE NORTH 01°23'00" WEST, A DISTANCE OF 90.99 FEET; THENCE NORTH 04°07'50" EAST, A DISTANCE OF 91.87 FEET; THENCE NORTH 42°35'03" EAST, A DISTANCE OF 25.36 FEET; THENCE NORTH 87°35'03" EAST, A DISTANCE OF 124.64 FEET; THENCE SOUTH 50°18'50" EAST, A DISTANCE OF 86.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.289 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP. HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS WHISPERING SOUND 3 OF DANFORTH P.U.D.

MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. ROADWAYS:

THE ROADWAY, S.W. INWOOD PINES LANE, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WHISPERING SOUND OWNERS' 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.

2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON 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 AND (2) APPROVED BY DANFORTH MASTER ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

3. WATER RETENTION (DRY) AREA:

WATER RETENTION (DRY) AREA TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WHISPERING SOUND OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH TRACT.

4. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHISPERING SOUND OWNERS' 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. COMMON AREAS:

THE COMMON AREA TRACT OS-5, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WHISPERING SOUND OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND 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 BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.

IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 3rd DAY OF APRIL, 1995.

ATTEST: Mark Levy BY: Mark Levy
ANTONIO NUNEZ SENIOR VICE PRESIDENT MARK LEVY PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF APRIL, 1995, BY MARK LEVY AND ANTONIO NUNEZ, THE PRESIDENT AND SENIOR VICE PRESIDENT, RESPECTIVELY, OF ORIOLE HOMES CORP., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. MARK LEVY IS () PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH, AND ANTONIO NUNEZ IS () PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

9-28-95
COMMISSION NO. & EXPIRATION DATE

Marie Joan Yamott
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Marie Joan Yamott

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON 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 617 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; 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.

THIS 12th DAY OF APRIL, 1995
Michael T. Kolodziejczyk
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3864

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, EDWARD F. JOYCE, VICE PRESIDENT OF ALPHA TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE RECORD TITLE TO THE PROPERTY IS VESTED TO ORIOLE HOMES CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

ALPHA TITLE COMPANY
DATE: April 3rd 1995 BY: Edward F. Joyce
EDWARD F. JOYCE VICE PRESIDENT
1690 SOUTH CONGRESS AVENUE
DELRAY BEACH, FLORIDA 33435

APPROVALS

STATE OF FLORIDA
COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.

DATE: 5/9/95 BY: Donald E. Hollman
COUNTY ENGINEER

DATE: 3/28/95 BY: Paul A. ...
COUNTY ATTORNEY

DATE: 3/28/95 BY: Paul A. ...
CHAIRMAN

DATE: 3/28/95 BY: Chadwick Long
CHAIRMAN

ATTEST: Marsha Stiller
BY: Deborah Longtin
CLERK

LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT SET - P.R.M. 3864
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) 3864
- DENOTES PERMANENT CONTROL POINT (P.C.P.) 3864
- D.E. DENOTES DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- Δ DENOTES DELTA
- A DENOTES ARC LENGTH
- R DENOTES RADIUS
- CB DENOTES CHORD BEARING
- CD DENOTES CHORD LENGTH
- OS DENOTES OPEN SPACE
- COR. DENOTES CORNER
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- CL DENOTES CENTER LINE
- NR. DENOTES NOT RADIAL

NOTES:

- NOTES:
1. THE INTERIOR ANGLES OF ALL LOTS ARE 90°.
 2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
 3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS ON UTILITY EASEMENTS.
 4. BEARING BASE - THE NORTH LINE OF SECTION 19 IS TAKEN AS BEING NORTH 89°48'50" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.

THIS INSTRUMENT PREPARED BY
MICHAEL T. KOLODZIEJCZYK, P.L.S. 3864, STATE OF FLORIDA
LAWSON, NOBLE & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
PORT ST. LUCIE, FLORIDA