

PLAT OF WHISPERING SOUND 4 OF DANFORTH P.U.D.

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

AUGUST, 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 19
PAGE 95
MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS, THIS 27 DAY
OF Aug 1995

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Deborah Langston
DEPUTY CLERK

FILE NO. 1141669

(CIRCUIT COURT SEAL)

DESCRIPTION:

DESCRIPTION

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

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 NORTH 89°48'50" WEST ALONG THE NORTH LINE OF SAID SECTION 19, AND CENTERLINE OF COUNTY ROAD 714, A DISTANCE OF 1176.91 FEET; THENCE SOUTH 00°11'10" WEST A DISTANCE OF 680.70 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING THE MOST SOUTHERLY CORNER OF TRACT OS-2, PLAT OF WHISPERING SOUND 2 AS RECORDED IN PLAT BOOK 13, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 13°38'56" EAST ALONG THE EASTERLY LINE OF SAID PLAT, A DISTANCE OF 119.70 FEET; THENCE NORTH 88°45'13" EAST ALONG THE SOUTHERLY LINE OF SAID PLAT AND THE SOUTHERLY LINE OF THE WETLAND PRESERVATION AREA AS SHOWN BY THE PLAT OF WHISPERING SOUND 1, RECORDED IN PLAT BOOK 12, PAGE 59 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 130.28 FEET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID WETLAND PRESERVATION AREA, THE FOLLOWING TEN COURSES; THENCE SOUTH 16°16'27" EAST, A DISTANCE OF 135.51 FEET; THENCE SOUTH 36°47'04" EAST, A DISTANCE OF 49.75 FEET; THENCE SOUTH 58°31'14" EAST, A DISTANCE OF 46.52 FEET; THENCE SOUTH 27°47'35" EAST, A DISTANCE OF 89.04 FEET; THENCE SOUTH 25°17'00" WEST, A DISTANCE OF 23.69 FEET; THENCE SOUTH 30°39'54" EAST, A DISTANCE OF 66.32 FEET; THENCE SOUTH 52°28'13" EAST, A DISTANCE OF 57.07 FEET; THENCE NORTH 83°25'35" EAST, A DISTANCE OF 38.82 FEET; THENCE SOUTH 67°58'16" EAST, A DISTANCE OF 54.82 FEET; THENCE, DEPARTING SAID WESTERLY LINE OF SAID WETLAND PRESERVATION AREA, SOUTH 00°32'58" WEST, A DISTANCE OF 474.01 FEET; THENCE SOUTH 23°24'06" EAST, A DISTANCE OF 93.81 FEET TO A POINT ON THE NORTH LINE OF THE UPLAND PRESERVATION AREA, AS SHOWN ON SAID PLAT OF WHISPERING SOUND 1, SAID POINT DESIGNATED AS POINT "A" FOR FUTURE REFERENCE; THENCE WESTERLY AND NORTHERLY ALONG THE BOUNDARY OF SAID UPLAND PRESERVATION AREA, THE FOLLOWING EIGHTEEN COURSES; THENCE SOUTH 66°11'36" WEST, A DISTANCE OF 678.35 FEET; THENCE NORTH 00°01'31" WEST, A DISTANCE OF 57.78 FEET; THENCE NORTH 01°50'01" WEST, A DISTANCE OF 81.84 FEET; THENCE NORTH 11°16'04" WEST, A DISTANCE OF 47.25 FEET; THENCE NORTH 01°06'26" EAST, A DISTANCE OF 30.43 FEET; THENCE NORTH 05°18'31" WEST, A DISTANCE OF 81.99 FEET; THENCE NORTH 17°46'00" WEST, A DISTANCE OF 51.52 FEET; THENCE NORTH 10°48'53" WEST, A DISTANCE OF 49.74 FEET; THENCE NORTH 36°11'42" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 31°42'01" WEST, A DISTANCE OF 74.89 FEET; THENCE SOUTH 85°53'12" WEST, A DISTANCE OF 118.87 FEET; THENCE SOUTH 41°26'31" WEST, A DISTANCE OF 46.64 FEET; THENCE SOUTH 12°33'43" WEST, A DISTANCE OF 16.65 FEET; THENCE SOUTH 57°51'48" WEST, A DISTANCE OF 40.63 FEET; THENCE NORTH 19°56'25" WEST, A DISTANCE OF 79.19 FEET; THENCE NORTH 13°04'00" WEST, A DISTANCE OF 64.27 FEET; THENCE NORTH 45°20'58" WEST, A DISTANCE OF 101.36 FEET; THENCE SOUTH 83°00'24" WEST, A DISTANCE OF 73.23 FEET TO A POINT ON THE EASTERLY LINE OF THE PLAT OF WHISPERING SOUND 3 OF DANFORTH P.U.D. AS RECORDED IN PLAT BOOK 13, PAGE 76, AS PUBLIC RECORDS OF MARTIN COUNTY; THENCE NORTH 02°00'00" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 80.58 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PLAT OF WHISPERING SOUND 2; THENCE EASTERLY AND NORTHERLY ALONG THE BOUNDARY OF SAID PLAT, THE FOLLOWING THIRTEEN COURSES; THENCE NORTH 89°50'08" EAST, A DISTANCE OF 107.54 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 16°53'58"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 14.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 72°56'10" EAST, A DISTANCE OF 253.31 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 23°30'57"; THE RADIUS POINT OF SAID CURVE IS 77°25'40" WEST FROM THIS POINT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 128.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 42°05'17" WEST, A DISTANCE OF 10.49 FEET; THENCE NORTH 53°30'48" EAST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 42°05'17" EAST, A DISTANCE OF 3.82 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS 300.00 FEET AND A CENTRAL ANGLE OF 10°33'27"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 55.28 FEET TO A POINT OF NON-RADIAL INTERSECTION; THE RADIUS POINT BEARS SOUTH 57°44'27" WEST FROM THIS POINT; THENCE NORTH 76°00'08" EAST, A DISTANCE OF 99.84 FEET; THENCE NORTH 13°07'29" EAST, A DISTANCE OF 118.51 FEET; THENCE NORTH 19°19'49" WEST, A DISTANCE OF 152.24 FEET; THENCE NORTH 11°04'57" EAST, A DISTANCE OF 50.05 FEET; THENCE SOUTH 76°18'58" EAST, A DISTANCE OF 87.61 FEET; TO THE POINT OF BEGINNING.

LESS AND ACCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE PREVIOUSLY DESCRIBED POINT "A" THENCE NORTH 58°09'31" WEST, A DISTANCE OF 418.54 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 76°13'28" WEST, A DISTANCE OF 83.33 FEET; THENCE NORTH 53°57'47" WEST, A DISTANCE OF 57.98 FEET; THENCE NORTH 27°39'04" WEST, A DISTANCE OF 79.51 FEET; THENCE NORTH 09°21'35" WEST, A DISTANCE OF 19.69 FEET; THENCE NORTH 15°45'10" WEST, A DISTANCE OF 42.83 FEET; THENCE NORTH 09°11'33" WEST, A DISTANCE OF 65.50 FEET; THENCE NORTH 13°07'29" EAST, A DISTANCE OF 48.97 FEET; THENCE NORTH 21°26'58" WEST, A DISTANCE OF 11.84 FEET; THENCE NORTH 08°17'07" EAST, A DISTANCE OF 149.27 FEET; THENCE NORTH 54°23'06" EAST, A DISTANCE OF 50.76 FEET; THENCE NORTH 75°41'00" EAST, A DISTANCE OF 79.58 FEET; THENCE SOUTH 00°50'32" EAST, A DISTANCE OF 54.88 FEET; THENCE SOUTH 51°23'20" EAST, A DISTANCE OF 34.49 FEET; THENCE SOUTH 24°36'39" EAST, A DISTANCE OF 78.99 FEET; THENCE SOUTH 15°13'52" EAST, A DISTANCE OF 65.18 FEET; THENCE SOUTH 02°11'31" EAST, A DISTANCE OF 72.61 FEET; THENCE SOUTH 13°50'01" WEST, A DISTANCE OF 113.61 FEET; THENCE SOUTH 09°38'58" EAST, A DISTANCE OF 72.72 FEET; TO THE POINT OF BEGINNING.

CONTAINING 14.844 ACRES NET, 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 4 OF DANFORTH P. U. D., SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, 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. GREENS POINTE WAY, 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 ROADWAY.

2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V., (I) 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, INCORPORATED. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

3. WATER RETENTION (DRY) AREAS:

WATER RETENTION (DRY) AREA TRACTS "B" AND "C" AS SHOWN HEREON, ARE 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 TRACTS.

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 TRACTS OS-6 AND OS-7, AS SHOWN HEREON ARE 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 21ST DAY OF SEPT., 1995.

ATTEST: Antonio Nunez BY: Mark Levy
SENIOR VICE PRESIDENT PRESIDENT

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

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF SEPT., 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 AG-258768-95 AS IDENTIFICATION AND DID TAKE AN OATH, AND ANTONIO NUNEZ IS () PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AG-258768-95 AS IDENTIFICATION AND DID TAKE AN OATH.

9-18-95 CC134009
COMMISSION NO. & EXPIRATION DATE

Marie Joan Yannotti
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Marie Joan Yannotti

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 EIGHT 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 5TH DAY OF July, 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: September 21ST 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: 9/13/95 Donald E. Zellman
COUNTY ENGINEER

DATE: 6-27-95 John P. ...
COUNTY ATTORNEY

DATE: 6-27-95 BY: ...
CHAIRMAN

DATE: 6-27-95 BY: ...
CHAIRMAN

DATE: 6-27-95 BY: ...
CHAIRMAN

DATE: 6-27-95 BY: ...
CHAIRMAN

ATTEST: Marsha Stiller
BY: Deborah Langston
CLERK DEPUTY CLERK