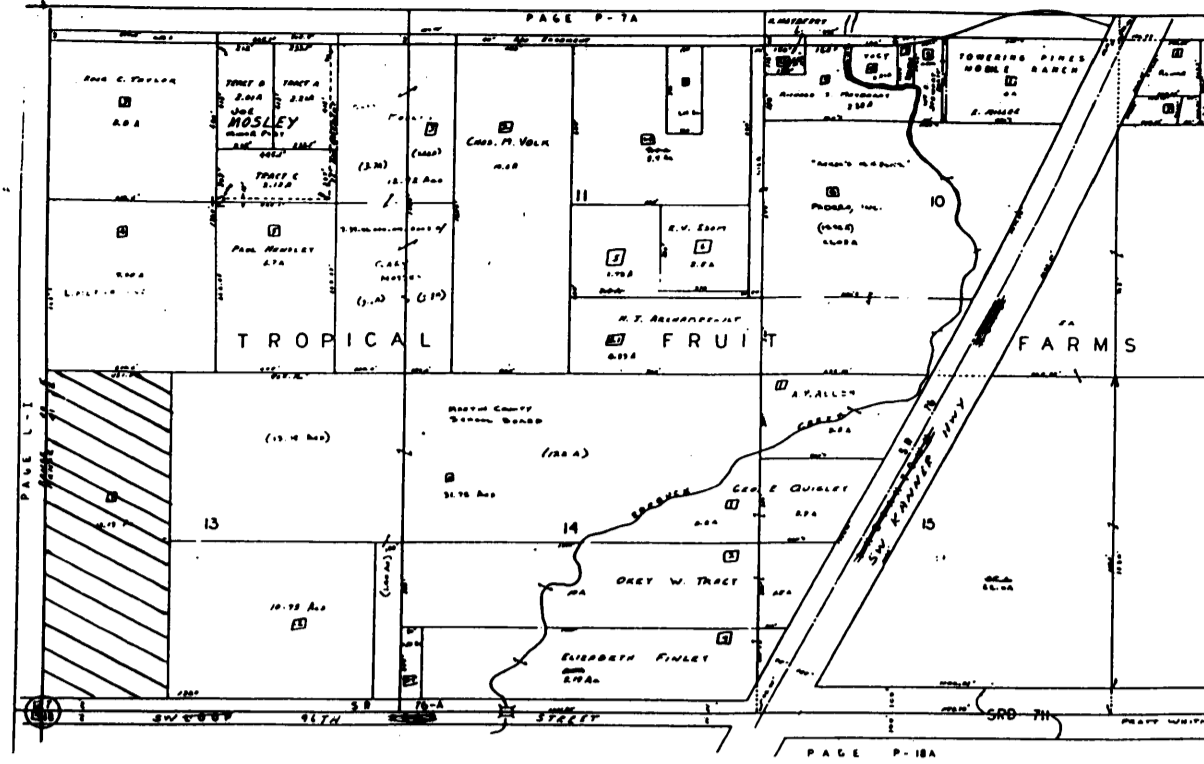


VICINITY MAP



# EAGLES LANDING

BEING A REPLAT OF A PORTION OF LOT 13,  
SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST,  
PLAT OF TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6,  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

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 14, PAGE 30, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 29<sup>th</sup> DAY OF April, 1998.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

FILE NUMBER: 01231714 BY: Jammy Copus P.C.

7-39-41-013-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER



SOUTH FLORIDA  
 PROFESSIONAL LAND SURVEYORS  
 2434 N.E. MYRTLE STREET - SUITE 1000 JENSEN BEACH, FLORIDA 34957  
 (407) 334-8772 (407) 334-2585 FAX (407) 334-2584

DESCRIPTION

BEING THE WEST 451.84 FEET OF LOT 13, LESS THE RIGHT-OF-WAY OF STATE ROAD 76-A THEREOF, LYING NORTH AND WEST OF ROEBUCK CREEK, ALL IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, PLAT OF TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 13.191 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 10/16, 1996 AT 11:00 AM

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:  
NONE
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 25<sup>th</sup> DAY OF October, 1996.

Terence P. McCarthy  
TERENCE P. MCCARTHY  
FLORIDA BAR NO. 168845  
MCCARTHY, SUMMERS, BOBKO, MCKEY & BONAN, P.A.  
2081 EAST OCEAN BLVD., SUITE 2-A  
STUART, FLORIDA 34996

MORTGAGE HOLDER'S CONSENT

~~\_\_\_\_\_ HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF THAT CERTAIN MORTGAGE DATED \_\_\_\_\_ AND RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO HEREBY CONSENT TO THE DEDICATION HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.~~

~~SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996.~~

~~WITNESS \_\_\_\_\_ VICE PRESIDENT~~

~~WITNESS \_\_\_\_\_~~

ACKNOWLEDGEMENT

~~BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN TO BE THE VICE PRESIDENT, RESPECTIVELY, OF \_\_\_\_\_, FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.~~

~~NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_~~

CERTIFICATION OF OWNERSHIP AND DEDICATION

JERRY R. TUCKER, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF EAGLES LANDING AND HEREBY DEDICATES AS FOLLOWS:

- STREETS**  
THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF EAGLES LANDING AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE EAGLES LANDING PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.
- DRAINAGE AND MAINTENANCE EASEMENT - LAKE EASEMENT**  
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF EAGLES LANDING, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE EAGLES LANDING PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- UPLAND PRESERVE EASEMENTS**  
THE UPLAND PRESERVE EASEMENTS SHOWN ON THIS PLAT OF EAGLES LANDING ARE HEREBY DECLARED TO BE THE PROPERTY OF THE EAGLES LANDING HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVE EASEMENTS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN, (PAMP), APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PARCELS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UPLAND PRESERVE EASEMENTS AS SUCH ON THIS PLAT.
- LIFT STATION EASEMENT**  
THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN COUNTY UTILITIES FOR LIFT STATION PURPOSES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LIFT STATION EASEMENT AS SUCH ON THIS PLAT.
- WALL EASEMENT**  
THE WALL EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE EAGLES LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PURPOSES OF CONSTRUCTION OF A WALL AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY WALL EASEMENT AS SUCH ON THIS PLAT.
- COMMON AREA**  
THE COMMON AREA SHOWN ON THIS PLAT OF EAGLES LANDING AS PARCELS A, B, C AND D IS HEREBY DECLARED TO BE THE PROPERTY OF THE EAGLES LANDING PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION, LANDSCAPING PURPOSES AND WALL CONSTRUCTION AND MAINTENANCE, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.
- UTILITY EASEMENTS**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF EAGLES LANDING MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

JERRY R. TUCKER, DOES HEREBY CERTIFY THAT HE IS OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 16<sup>th</sup> DAY OF October, 1996.

Jerry R. Tucker  
JERRY R. TUCKER  
WITNESS HEATHER LITTELER

ACKNOWLEDGEMENT

STATE OF Missouri  
COUNTY OF St. Louis

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JERRY R. TUCKER, TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Jerry R. Tucker  
NOTARY PUBLIC  
STATE OF MISSOURI  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: 8-18-00

JEAN M. FUCHS  
NOTARY PUBLIC - STATE OF MISSOURI  
ST. LOUIS COUNTY  
MY COMMISSION EXPIRES: 08, 2000

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE: 1/28/97 Shelley Flannery  
COUNTY SURVEYOR AND MAPPER

DATE: 1/29/97 Lee Welchman  
COUNTY ENGINEER - ACTING

DATE: 4-24-97 James O'Connell  
COUNTY ATTORNEY

DATE: 4-11-96 Paul Potts  
CHAIRMAN, PLANNING & ZONING COMMISSION

DATE: 8-27-96 Marsha Stiller  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:  
Marsha Stiller  
CLERK By: Jammy Copus P.C.

GENERAL NOTES

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.
- BEARINGS SHOWN HEREON ARE ASSUMED ON THE CENTERLINE OF STATE ROAD 76-A AND ALL BEARINGS ARE RELATIVE THERETO.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR ANY PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- PROPERTY LIES IN FLOOD ZONES "B", AS SHOWN ON FEMA/FIRM MAP NUMBERS 120161 0285 B PRINTED 6/15/81.
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.

LEGEND

- A = ARC
- CHB = CHORD BEARING
- CHD = CHORD
- CLI = CENTERLINE INTERSECTION
- = DENOTES SET PERMANENT REFERENCE MONUMENT (P.L.S. NO. 4557)
- = DENOTES SET PERMANENT CONTROL POINT (P.L.S. NO. 4557)
- D = DELTA
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENTS
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.I. = POINT OF INTERSECTION
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- R = RADIUS
- R.P. = RADIUS POINT
- U.E. = UTILITY EASEMENT
- U.P.E. = UPLAND PRESERVE EASEMENT

CERTIFICATE OF SURVEYOR AND MAPPER

I, TERRY L. MACDEVITT, DO HEREBY CERTIFY THAT THIS PLAT OF EAGLES LANDING, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS, SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT THE SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Terry L. MacDevitt  
TERRY L. MACDEVITT  
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4557

REVISIONS	No.	DESCRIPTION	DATE	BY
	1		1/11/96	
	2			
	3			
	4			
	5			

JOB NUMBER  
**94-250**  
SHEET  
1  
OF  
2