

# TWIN OAKS

BEING A REPLAT OF A PART OF TRACT 8 AND THE SOUTH HALF OF TRACT 1, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

## CLERK'S RECORDING CERTIFICATE

I, \_\_\_\_\_, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK \_\_\_\_ PAGE \_\_\_\_ MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

(CLERK'S NAME)

CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK  
(CIRCUIT COURT SEAL)

FILE NO. \_\_\_\_\_

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF TRACT 8 AND THE SOUTH HALF OF TRACT 1, LYING WEST OF STATE ROAD NO. 76, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 1 AND A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2,939.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 42°13'09" EAST, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (A 200.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 12°07'25" AN ARC DISTANCE OF 622.08 FEET TO A POINT OF NON-RADIAL INTERSECTION AT THE NORTHERLY LIMITS OF A FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 10, PAGE 282 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE NORTH, WEST, AND SOUTH LIMITS OF SAID DRAINAGE EASEMENT THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 55°19'02" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-RADIAL INTERSECTION ON A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 2,989.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 54°21'13" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°26'14" AN ARC DISTANCE OF 75.00 FEET TO A POINT OF NON-RADIAL INTERSECTION; THENCE SOUTH 55°19'02" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 2,939.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 55°48'16" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'59" AN ARC DISTANCE OF 529.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°52'45" WEST, A DISTANCE OF 952.66 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE WEST LINE OF TRACT 8, TROPICAL FRUIT FARMS; THENCE NORTH 00°08'16" EAST, ALONG THE WEST LINES OF SAID TRACTS 8 AND 1 A DISTANCE OF 1365.44 FEET TO A POINT ON SAID WEST LINE, LYING 492.28 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT 1 (AS MEASURED ALONG SAID WEST LINE), SAID POINT LYING ON THE TOP OF THE SOUTH BANK OF ROEBUCK CREEK; THENCE NORTH 72°37'28" EAST, ALONG SAID SOUTH TOP OF BANK A DISTANCE OF 114.44 FEET; THENCE NORTH 03°39'43" EAST, A DISTANCE OF 54.97 FEET TO THE NORTHERLY LIMITS OF THE ROEBUCK CREEK STREAMBED; THENCE ALONG SAID STREAMBED THE FOLLOWING TWENTY-THREE COURSES AND DISTANCES: NORTH 72°37'28" EAST, A DISTANCE OF 114.44 FEET; THENCE NORTH 03°39'43" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH 46°10'16" EAST, A DISTANCE OF 14.34 FEET; THENCE NORTH 61°12'37" EAST, A DISTANCE OF 27.52 FEET; THENCE NORTH 10°15'02" WEST, A DISTANCE OF 11.50 FEET; THENCE NORTH 75°57'02" EAST, A DISTANCE OF 24.16 FEET; THENCE NORTH 75°00'13" EAST, A DISTANCE OF 19.61 FEET; THENCE NORTH 19°20'12" WEST, A DISTANCE OF 31.30 FEET; THENCE NORTH 28°53'09" WEST, A DISTANCE OF 12.26 FEET; THENCE NORTH 02°46'01" WEST, A DISTANCE OF 36.11 FEET; THENCE NORTH 15°22'24" EAST, A DISTANCE OF 31.20 FEET; THENCE NORTH 12°58'56" EAST, A DISTANCE OF 25.56 FEET; THENCE NORTH 26°10'21" EAST, A DISTANCE OF 6.40 FEET; THENCE NORTH 35°35'59" EAST, A DISTANCE OF 37.59 FEET; THENCE NORTH 62°45'12" EAST, A DISTANCE OF 35.00 FEET; THENCE NORTH 22°58'06" EAST, A DISTANCE OF 17.22 FEET; THENCE NORTH 00°15'32" EAST, A DISTANCE OF 16.38 FEET; THENCE NORTH 30°49'19" EAST, A DISTANCE OF 23.83 FEET; THENCE NORTH 35°36'34" EAST, A DISTANCE OF 31.91 FEET; THENCE NORTH 50°29'02" EAST, A DISTANCE OF 30.54 FEET; THENCE NORTH 88°06'41" EAST, A DISTANCE OF 19.97 FEET; THENCE NORTH 54°30'17" EAST, A DISTANCE OF 34.98 FEET; THENCE NORTH 51°12'30" EAST, A DISTANCE OF 23.68 FEET; THENCE SOUTH 87°48'50" EAST, A DISTANCE OF 34.40 FEET; THENCE SOUTH 70°35'52" EAST, A DISTANCE OF 75.93 FEET; THENCE NORTH 00°03'06" WEST, A DISTANCE OF 67.04 FEET TO A POINT ON AFOREMENTIONED NORTH LINE OF SAID SOUTH 1/2 OF TRACT 1, TROPICAL FRUIT FARMS, SAID POINT LYING AND BEING 472.11 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ALONG SAID NORTH LINE); THENCE NORTH 89°58'18" EAST, ALONG SAID NORTH LINE A DISTANCE OF 621.80 FEET TO THE POINT OF BEGINNING, CONTAINING 16.861 ACRES MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

D.R. HORTON, INC., A DELAWARE CORPORATION, BY AND THROUGH THE UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF TWIN OAKS AND DOES HEREBY DEDICATE AS FOLLOWS:

### 1) PRIVATE ROADWAY

THE STREET AND RIGHT-OF-WAY SHOWN ON THIS PLAT OF TWIN OAKS AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (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 AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THE PLAT. THE STREET AND RIGHT-OF-WAY SHOWN ON THIS PLAT OF TWIN OAKS IS HEREBY DECLARED TO BE OPEN IN THE MARTIN COUNTY ROAD INVENTORY.

### 2) UTILITY EASEMENTS

THE UTILITY EASEMENTS (U.E.) SHOWN ON THIS PLAT OF TWIN OAKS 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.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

### 3) DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF TWIN OAKS, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (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.

## CERTIFICATE OF OWNERSHIP AND DEDICATION CONTINUED

### 4) STORMWATER MANAGEMENT TRACTS (S.M.T.)

THE STORM WATER MANAGEMENT TRACTS 1, 2, 3, AND 4 AS SHOWN ON THIS PLAT OF TWIN OAKS, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY THE DEED TO THE ASSOCIATION FOR STORMWATER 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 STORMWATER DRAINAGE EASEMENTS ON THIS SITE.

### 5) CONSERVATION TRACTS

THE CONSERVATION TRACTS 1, 2, AND 3 SHOWN ON THIS PLAT OF TWIN OAKS ARE HEREBY DECLARED TO BE THE PROPERTY OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREIN AFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO 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 APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, LIABILITY FOR ANY PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.

### 6) LIFT STATION EASEMENT (L.S.E.)

THE LIFT STATION EASEMENT, AS SHOWN ON THIS PLAT OF TWIN OAKS, IS HEREBY DEDICATED TO MARTIN COUNTY AS A PERMANENT, EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOOKUPS, AND FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH OPEN SPACE TRACT 3 AS MAY BE REASONABLY NECESSARY FOR UTILITY LIFT STATION PURPOSES.

### 7) OPEN SPACE TRACTS (O.S.T.)

THE OPEN SPACE TRACTS 1, 2, 3, 4, AND 5 SHOWN ON THIS PLAT OF TWIN OAKS ARE HEREBY DECLARED TO BE THE PROPERTY OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER ASSOCIATION) FOR OPEN SPACE, UTILITY ACCESS, AND OTHER PROPER PURPOSES, AND SHALL BE CONVEYED BY DEED TO SAID ASSOCIATION. ALL RECREATION 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 RECREATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

### 8) PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER ASSOCIATION) OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT:

STORMWATER MANAGEMENT TRACTS 1, 2, 3, AND 4

OPEN SPACE TRACTS 3 & 4

CONSERVATION TRACTS 1, 2, AND 3

PRIVATE ROADWAY (SW KANNER OAKS DRIVE)

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE TRACTS AND ADJACENT LAND FOR THE PURPOSES OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OF SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

### 9) ACCESS & UTILITY EASEMENT

THE ACCESS AND UTILITY EASEMENT HEREON SHALL SERVE ALL THOSE PURPOSES AND PROVISIONS AS THOSE UTILITY EASEMENTS DEDICATED HEREON, AS WELL AS PROVIDE SECONDARY ACCESS FOR EMERGENCY SERVICES AND OTHER PROPER PURPOSES.

SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT.

D.R. HORTON, INC.  
A DELAWARE CORPORATION

ATTEST:

BY: \_\_\_\_\_  
RAFAEL J. ROCA, VICE PRESIDENT

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY RAFAEL J. ROCA, THE VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY SIGNATURE \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
NOTARY PUBLIC  
STATE OF \_\_\_\_\_ AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

## ACCEPTANCE OF DEDICATIONS

TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL RIGHTS OF WAY, WATER MANAGEMENT TRACTS, UTILITY EASEMENTS, CONSERVATION TRACTS, AND OPEN SPACE TRACTS AS SHOWN ON THIS PLAT OF TWIN OAKS, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT

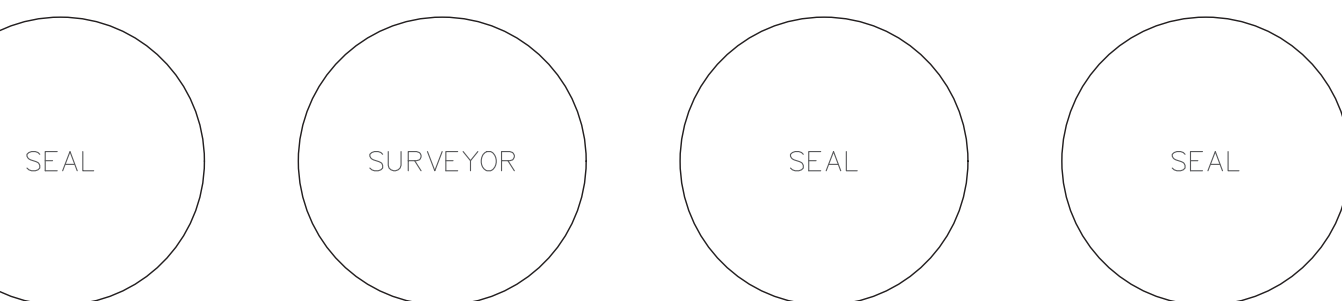
BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY \_\_\_\_\_, THE \_\_\_\_\_ OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY SIGNATURE \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
NOTARY PUBLIC  
STATE OF \_\_\_\_\_ AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PINELLAS

TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A., MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN PROPERTY INFORMATION REPORT DATED \_\_\_\_\_, 2024, AND BEARING AGENT'S FILE NAME "TWIN OAKS" AND FILE NUMBER \_\_\_\_\_, ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ A.M.:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF TWIN OAKS IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

NONE

PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

SIGNED: \_\_\_\_\_  
TIMOTHY M. HUGHES, ESQUIRE  
TRENAM LAW  
200 CENTRAL AVENUE, SUITE 1600  
ST. PETERSBURG, FLORIDA 33701  
FLORIDA BAR NO. 174068

## COUNTY APPROVAL

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

DATE: \_\_\_\_\_ COUNTY SURVEYOR AND MAPPER

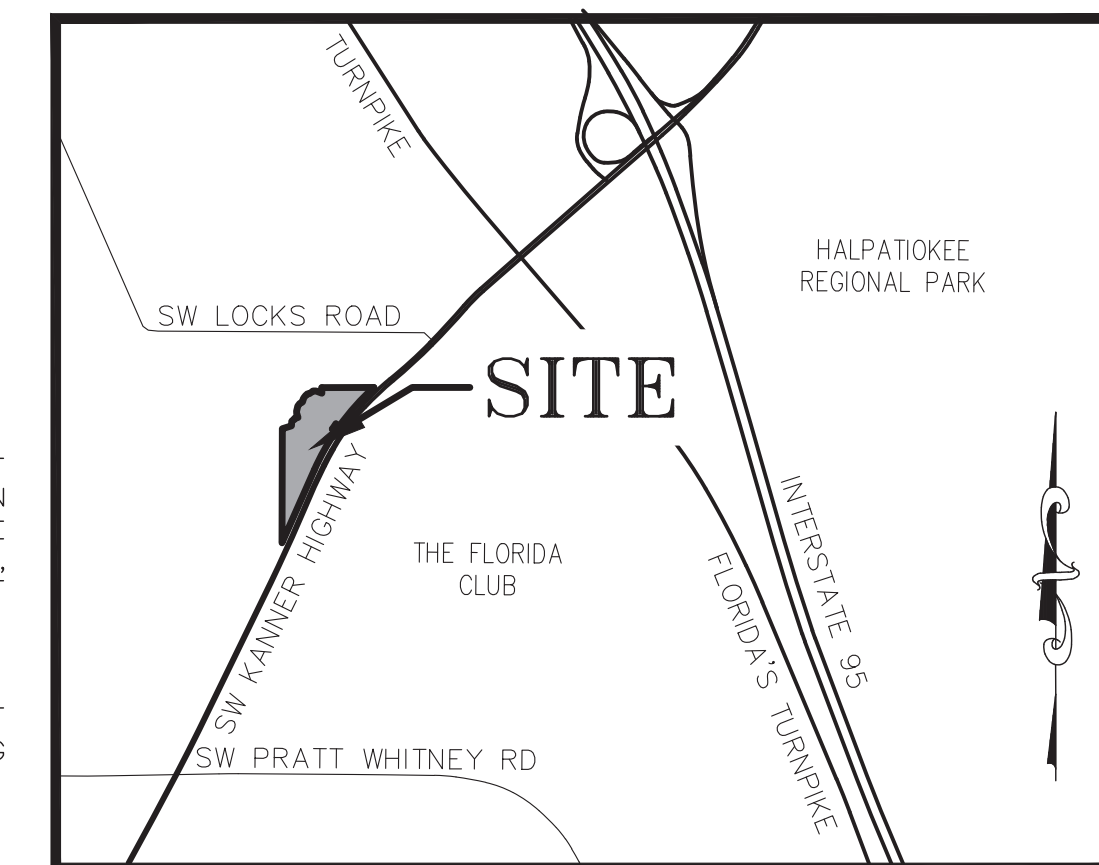
DATE: \_\_\_\_\_ COUNTY COUNTY ENGINEER

DATE: \_\_\_\_\_ COUNTY ATTORNEY

DATE: \_\_\_\_\_ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK OF COURT



VICINITY MAP  
NO SCALE

## SURVEYORS NOTES

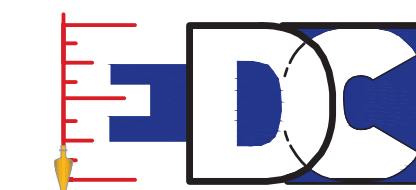
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), FLORIDA EAST ZONE, AND REFERENCE TO THE DERIVED FROM NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL DESIGNATED "GS 23" AND "F 755." THE BEARING BETWEEN THE TWO REFERENCED MONUMENTS BEARS SOUTH 38°28'26" WEST AND IS LABELED HEREON AS (BEARING BASIS); ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED (R).
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS.

## CERTIFICATE OF SURVEYOR AND MAPPER

I, MICHAEL T. OWEN, HEREBY CERTIFY THAT THIS PLAT OF TWIN OAKS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

\_\_\_\_\_  
MICHAEL T. OWEN  
FLORIDA SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5556  
(OFFICIAL SEAL)

PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS SURVEYORS & ENVIRONMENTAL

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10250 SW VILLAGE PARKWAY SUITE 201  
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☎ 772-340-4990  
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 9098

EDC #19-460  
SHEET 1 OF 5

# TWIN OAKS

BEING A REPLAT OF A PART OF TRACT 8 AND THE SOUTH HALF OF TRACT 1, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

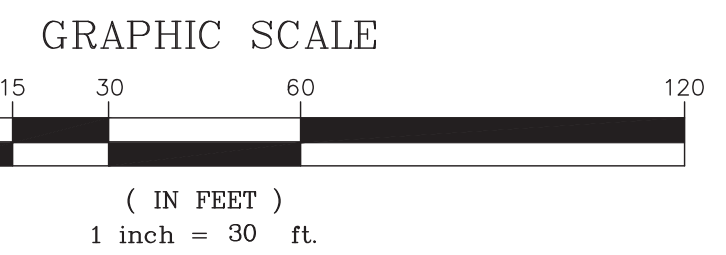
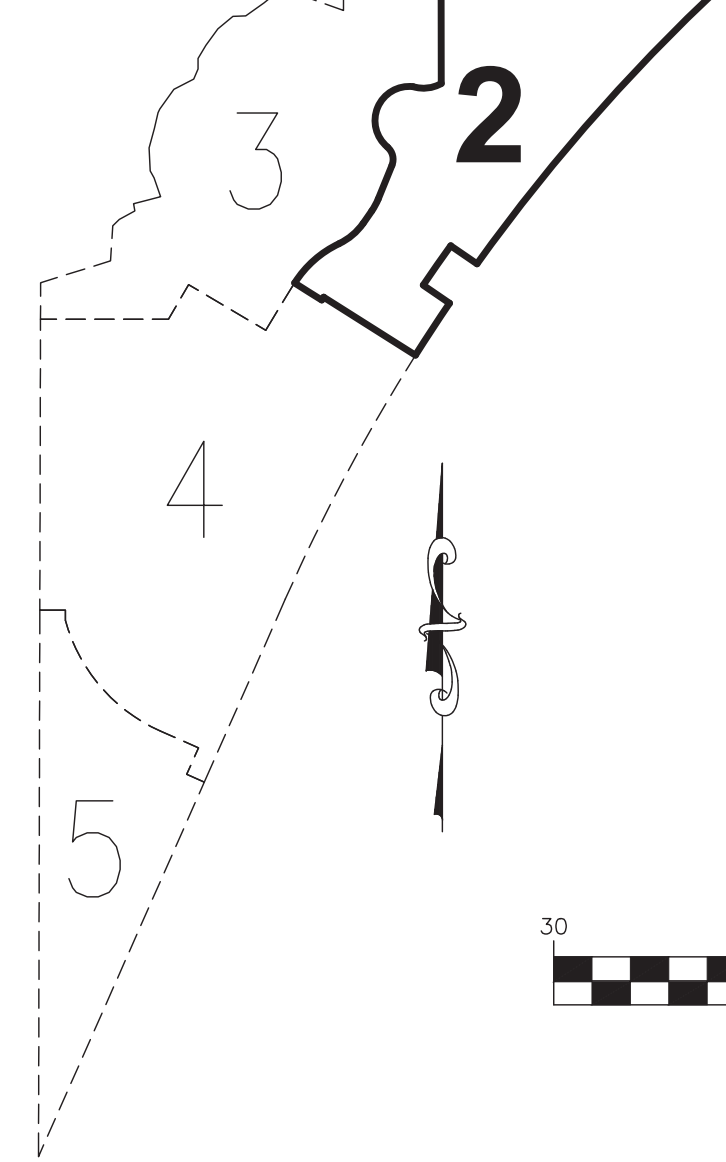
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

## LEGEND

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>□ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 4" DIAMETER CONCRETE MONUMENT &amp; BRASS DISK STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED.</li> <li>• INDICATES TRACT CORNER SET 5/8" IRON &amp; CAP STAMPED "LB 8098"</li> <li>● INDICATES (P.C.P.) PERMANENT CONTROL POINT SET MAG NAIL &amp; BRASS DISK STAMPED "PCP LB8098" UNLESS OTHERWISE NOTED.</li> </ul> | <ul style="list-style-type: none"> <li>P.O.C. POINT OF COMMENCEMENT</li> <li>P.O.B. POINT OF BEGINNING</li> <li>P.L.S. PROFESSIONAL LAND SURVEYOR</li> <li>P.S.M. PROFESSIONAL SURVEYOR &amp; MAPPER</li> <li>L.B. LICENSED BUSINESS</li> <li>P.R.M. PERMANENT REFERENCE MONUMENT</li> <li>P.C.P. PERMANENT CONTROL POINT</li> <li>F.N.D. FOUND</li> <li>IR/C 5/8" IRON ROD &amp; CAP</li> <li>CM CONCRETE MONUMENT</li> <li>IR IRON ROD</li> <li>D.B. DEED BOOK</li> <li>O.R.B. OFFICIAL RECORDS BOOK</li> <li>P.B. PLAT BOOK</li> <li>P.G. PAGE</li> <li>R. RADIUS</li> <li>D.E. DRAINAGE EASEMENT</li> <li>NGS NATIONAL GEODETIC SURVEY</li> <li>R/W RIGHT-OF-WAY</li> <li>(R) RADIAL</li> <li>L.S.E. LIFT STATION EASEMENT</li> </ul> | <ul style="list-style-type: none"> <li>(NR) NON-RADIAL</li> <li>SEC. SECTION</li> <li>TWP. TOWNSHIP</li> <li>RGE. RANGE</li> <li>S.P.C. STATE PLANE COORDINATE</li> <li>S.F. SQUARE FEET</li> <li>CCR CERTIFIED CORNER RECORD</li> <li>Δ/D CURVE CENTRAL ANGLE/DELTA</li> <li>R RADIUS</li> <li>L CURVE LENGTH</li> <li>CHD CHORD (DIRECTION &amp; LENGTH)</li> <li>PT POINT OF CURVATURE</li> <li>PC POINT OF TANGENCY</li> <li>ID IDENTIFICATION</li> <li>F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION</li> <li>S.M.T. STORMWATER MANAGEMENT TRACT</li> <li>O.S.T. OPEN SPACE TRACT</li> <li>N NORTH/NORTHING</li> <li>E EAST/EASTING</li> <li>S SOUTH</li> <li>W WEST</li> </ul> |
|---|---|--|

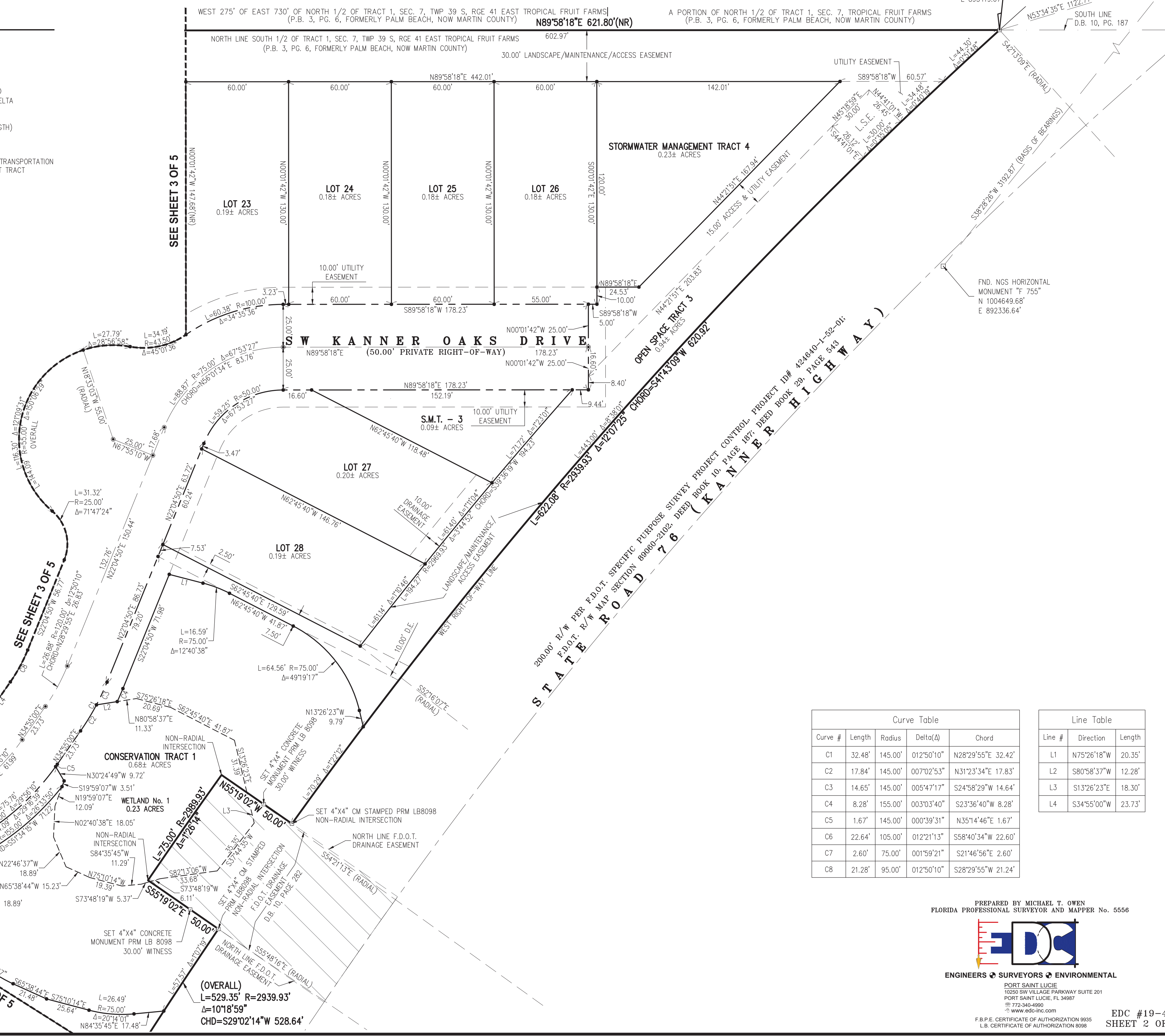
## SHEET KEY MAP

NOT TO SCALE



## SURVEYORS NOTES:

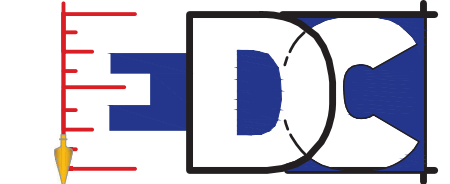
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Curve Table				
Curve #	Length	Radius	Delta(Δ)	Chord
C1	32.48'	145.00'	012°50'10"	N28°29'55"E 32.42'
C2	17.84'	145.00'	007°02'53"	N31°23'34"E 17.83'
C3	14.65'	145.00'	005°47'17"	S24°58'29"W 14.64'
C4	8.28'	155.00'	003°03'40"	S23°36'40"W 8.28'
C5	1.67'	145.00'	000°39'31"	N35°14'46"E 1.67'
C6	22.64'	105.00'	012°21'13"	S58°40'34"W 22.60'
C7	2.60'	75.00'	001°59'21"	S21°46'56"E 2.60'
C8	21.28'	95.00'	012°50'10"	S28°29'55"W 21.24'

Line Table		
Line #	Direction	Length
L1	N75°26'18"W	20.35'
L2	S80°58'37"W	12.28'
L3	S13°26'23"E	18.30'
L4	S34°55'00"W	23.73'

PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



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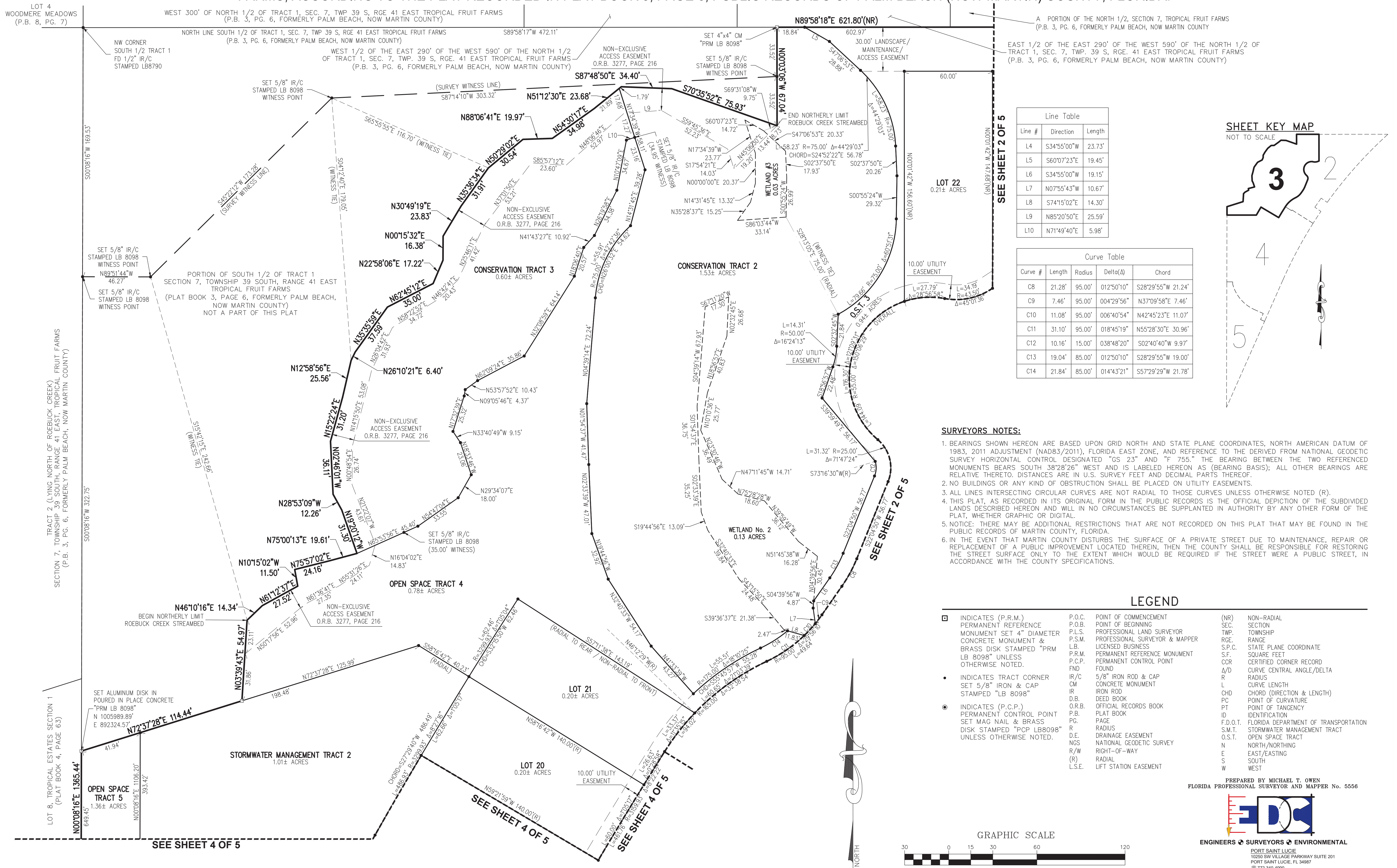
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

EDC #19-460  
SHEET 2 OF 5

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# TWIN OAKS

BEING A REPLAT OF A PART OF TRACT 8 AND THE SOUTH HALF OF TRACT 1, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

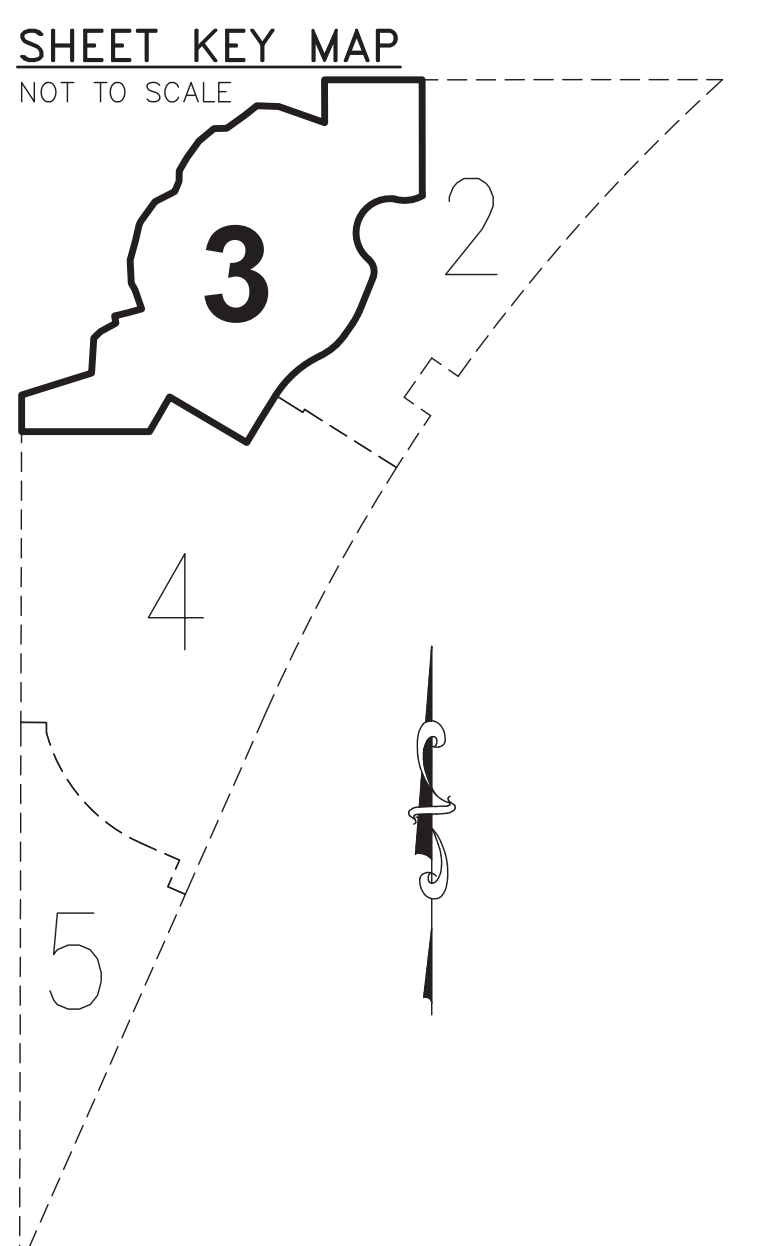


Line Table

Line #	Direction	Length
L4	S34°55'00"W	23.73'
L5	S60°07'23"E	19.45'
L6	S34°55'00"W	19.15'
L7	N07°55'43"W	10.67'
L8	S74°15'02"E	14.30'
L9	N85°20'50"E	25.59'
L10	N71°49'40"E	5.98'

Curve Table

Curve #	Length	Radius	Delta(Δ)	Chord
C8	21.28'	95.00'	012°50'10"	S28°29'55"W 21.24'
C9	7.46'	95.00'	004°29'56"	N37°09'58"E 7.46'
C10	11.08'	95.00'	006°40'54"	N42°45'23"E 11.07'
C11	31.10'	95.00'	018°45'19"	N55°28'30"E 30.96'
C12	10.16'	15.00'	038°48'20"	S02°40'40"W 9.97'
C13	19.04'	85.00'	012°50'10"	S28°29'55"W 19.00'
C14	21.84'	85.00'	014°43'21"	S57°29'29"W 21.78'

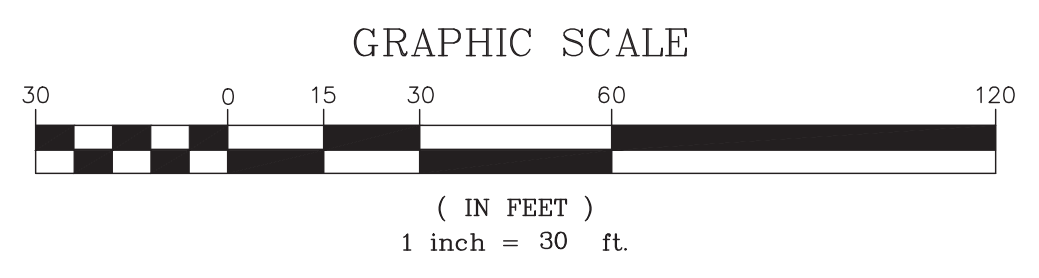


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**LEGEND**

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- (NR) NON-RADIAL
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- S.P.C. STATE PLANE COORDINATE
- S.F. SQUARE FEET
- CDR CERTIFIED CORNER RECORD
- Δ/D CURVE CENTRAL ANGLE/DELTA
- R RADIUS
- L CURVE LENGTH
- CHD CHORD (DIRECTION & LENGTH)
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- ID IDENTIFICATION
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- S.M.T. STORMWATER MANAGEMENT TRACT
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- N NORTH/NORTHING
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SHEET 3 OF 5

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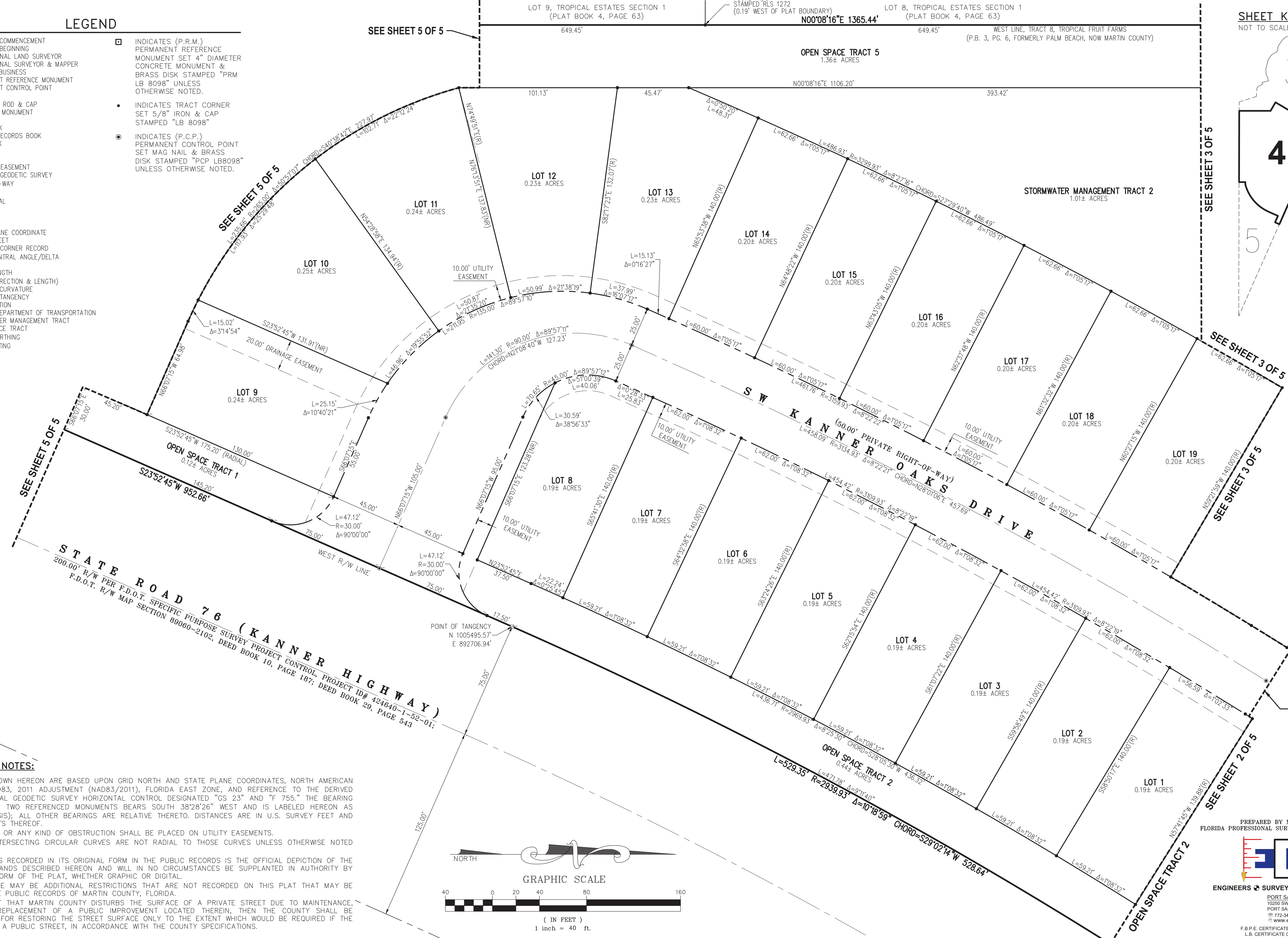
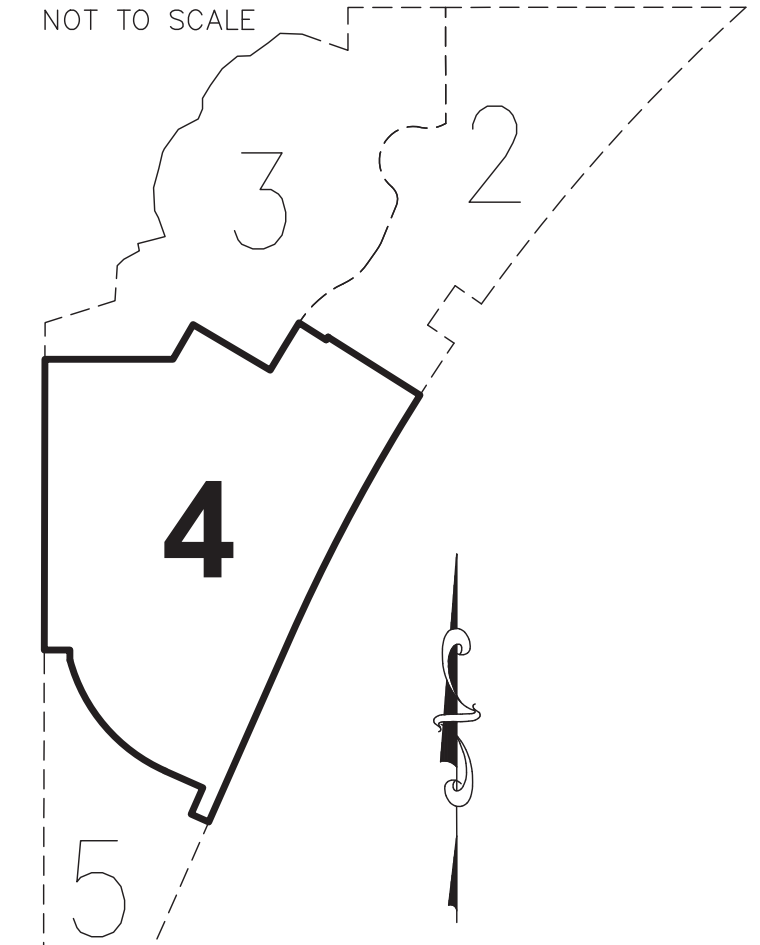
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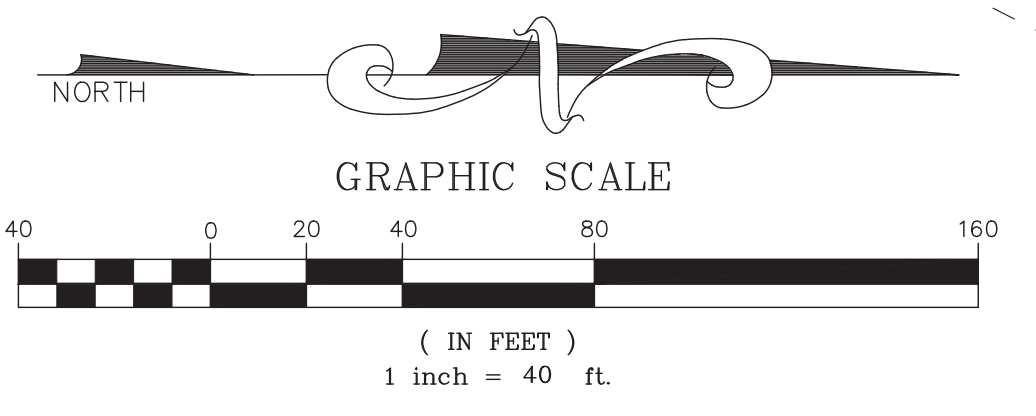
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W WEST	

## SHEET KEY MAP



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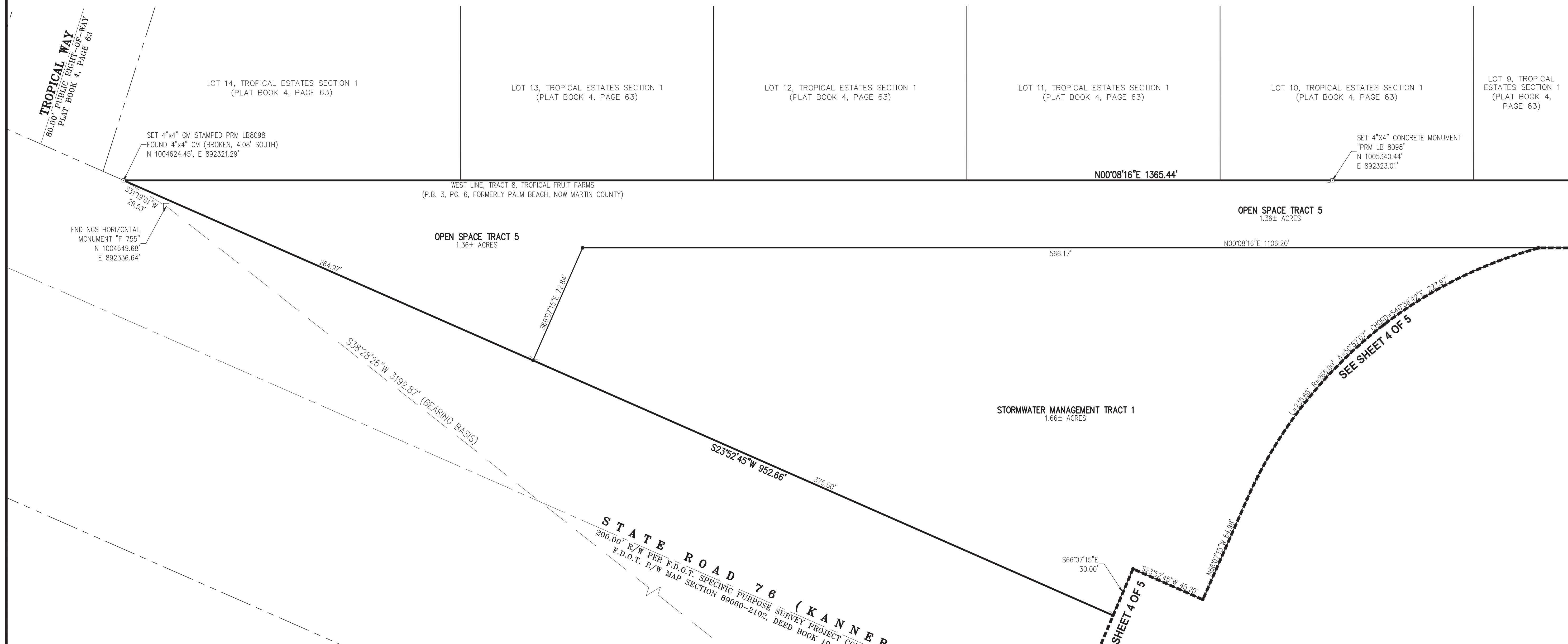
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SHEET 4 OF 5

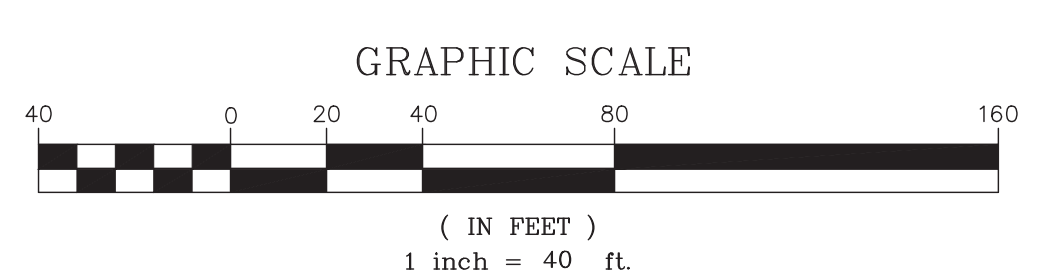
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