

Z:\EDC 2020\20-324 - M.C. - Magnolia Ridge PCSURVEY.Dwg - PDFPlot364 Plot (1/28/22) dwg, 11/28/2022 3:22 PM

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 100 FEET OF TRACT 3, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THE LAND HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STAKE IN THE NORTHWEST CORNER OF SAID TRACT 3; THENCE RUN EAST 100 FEET TO A STAKE; THENCE RUN SOUTH 662.4 FEET TO A STAKE IN THE SOUTH LINE OF SAID TRACT 3; THENCE RUN WEST 100 FEET TO A STAKE IN THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE RUN NORTH 662.4 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT-OF-WAY OF STATE ROAD 714.

AND

PARCEL 2:

THE EAST 100 FEET OF THE WEST 200 FEET, LESS THE NORTH 35 FEET OF TRACT 3, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA;

AND

COMMENCE AT A POINT ON THE WEST LINE OF TRACT 14, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; WHICH IS 154 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 14; THENCE PROCEED NORTH ON THE WEST LINE OF SAID TRACT 14 TO THE NORTHWEST CORNER OF SAID TRACT 14; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRACT 14 TO A POINT THAT IS 227 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 14; THENCE RUN IN A SOUTHWESTERLY DIRECTION IN A STRAIGHT LINE TO THE POINT OR PLACE OF BEGINNING; THE SAID TRACT SO DESCRIBED BEING TRIANGULAR IN NATURE AND GENERALLY LYING NORTHERLY OF A DRAINAGE DITCH NOW EXISTING ON SAID PROPERTY.

LESS AND EXCEPT:

PARCEL NO. 103:

A PORTION OF THE WEST 200.00 FEET OF TRACT 3, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF COUNTY ROAD 714, ITEM/SEGMENT NO. 2309782, SECTION 89000-2602; SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 24, SAID CORNER BEING ON THE BASELINE SURVEY OF SAID COUNTY ROAD 714 (S.W. MARTIN HIGHWAY/S.W. 36TH STREET); THENCE SOUTH 89°42'39" EAST, 678.25 FEET ALONG SAID BASELINE SURVEY; THENCE SOUTH 00°17'21" WEST, 50.00 FEET TO THE SOUTH EXISTING RIGHT OF WAY LINE OF SAID COUNTY ROAD 714 AND THE POINT OF BEGINNING; THENCE SOUTH 89°42'39" EAST, 200.00 FEET ALONG SAID SOUTH EXISTING RIGHT OF WAY LINE; THENCE SOUTH 00°06'49" WEST, 8.75 FEET; THENCE NORTH 89°42'39" WEST, 200.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 3; THENCE NORTH 00°06'49" EAST, 8.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LANDSCAPE BUFFER EASEMENT AGREEMENT BY AND BETWEEN PALM CITY PRESBYTERIAN CHURCH, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND PALM CITY GA, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JANUARY 17, 2020 MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 3106, PAGE 633; PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL CONTAINS 155,184.91 SQUARE FEET (3.563 ACRES), MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

PALM CITY GA HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH THE UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF MAGNOLIA RIDGE OF PALM CITY PUD AND DO HEREBY DEDICATE AS FOLLOWS:

1) PRIVATE ROADWAY

THE STREET AND RIGHT-OF-WAY SHOWN ON THIS PLAT OF MAGNOLIA RIDGE OF PALM CITY PUD AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MAGNOLIA RIDGE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREET AND RIGHT-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 STREET AND RIGHT-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

2) LANDSCAPE AND DRAINAGE TRACTS

THE LANDSCAPE AND DRAINAGE TRACTS SHOWN ON THIS PLAT OF MAGNOLIA RIDGE OF PALM CITY PUD, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR LANDSCAPING, BUFFERING, AND 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.

3) UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MAGNOLIA RIDGE OF PALM CITY PUD 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.

4) PRESERVATION TRACT

THE PRESERVATION TRACT SHOWN ON THIS PLAT OF MAGNOLIA RIDGE OF PALM CITY PUD IS HEREBY DECLARED TO BE THE PROPERTY OF THE MAGNOLIA RIDGE OF PALM CITY HOMEOWNERS' ASSOCIATION, (HEREIN AFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE PRESERVATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION 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 PARCEL SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.

5) RECREATION TRACT

THE RECREATION TRACT SHOWN ON THIS PLAT OF MAGNOLIA RIDGE OF PALM CITY PUD IS HEREBY DECLARED TO BE THE PROPERTY OF THE MAGNOLIA RIDGE OF PALM CITY HOMEOWNERS' 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 PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY RECREATION TRACT DESIGNATED AS SUCH ON THIS PLAT

6) PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE MAGNOLIA RIDGE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE 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:

LANDSCAPE AND DRAINAGE TRACTS 1, 2 & 3

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE 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,

MAGNOLIA RIDGE OF PALM CITY PUD

BEING A REPLAT OF A PORTION OF TRACT 3 AND TRACT 14 OF PALM CITY FARMS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME WELL KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF TRUSTCO BANK, A FEDERAL SAVINGS BANK, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID COMPANY AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID BANK AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID BANK. THEY ARE ☐ PERSONALLY KNOWN TO ME OR ☐ HAVE PRODUCED _____ AS IDENTIFICATION.

DATED THIS ____ DAY OF _____, 2022.

NOTARY SIGNATURE _____

PRINT NAME: _____

NOTARY PUBLIC

STATE OF _____

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATIONS

MAGNOLIA RIDGE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL RIGHTS OF WAY, STORMWATER TRACT, UTILITY EASEMENTS, PRESERVATION TRACT, AND RECREATION TRACT AS SHOWN ON THIS PLAT OF MAGNOLIA RIDGE OF PALM CITY PUD, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS ____ DAY OF _____, 2022.

MAGNOLIA RIDGE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC.

BY: _____

ROBERT JOHNS, MANAGER

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 _____, 2022, BY _____ OF MAGNOLIA RIDGE OF PALM CITY HOMEOWNERS' ASSOCIATION, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE _____

PRINT NAME: _____

NOTARY PUBLIC

STATE OF _____

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, TYSON J. WATERS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2022:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: MORTGAGE BETWEEN PALM CITY GA HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TRUSTCO BANK, A FEDERAL SAVINGS BANK, MADE AUGUST 4, 2020 AND RECORDED IN OFFICIAL RECORDS BOOK 3148, PAGE 1422, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA..
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS ____ DAY OF _____, 2022.

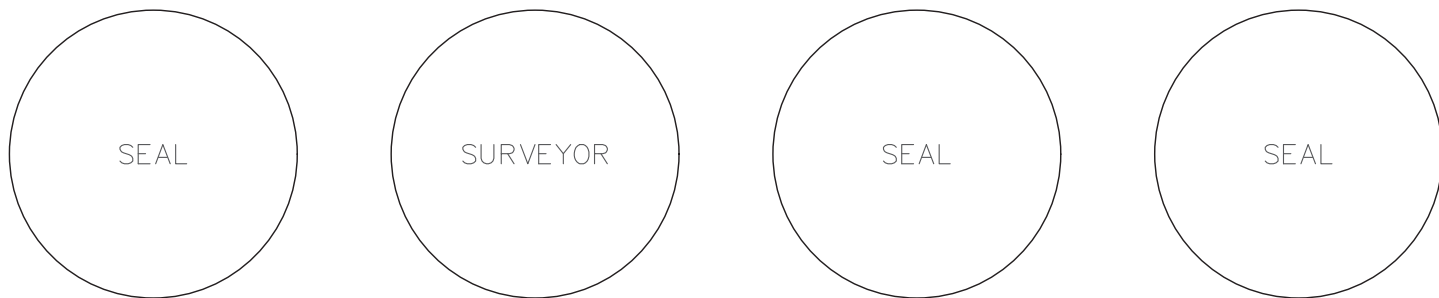
TYSON J. WATERS

FLORIDA BAR NO. _____

FOX MCCLUSKEY

3461 SE WILLOUGHBY BOULEVARD

STUART, FLORIDA 34994



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 _____, 2022.

(CLERK'S NAME)

CIRCUIT COURT

MARTIN COUNTY, FLORIDA

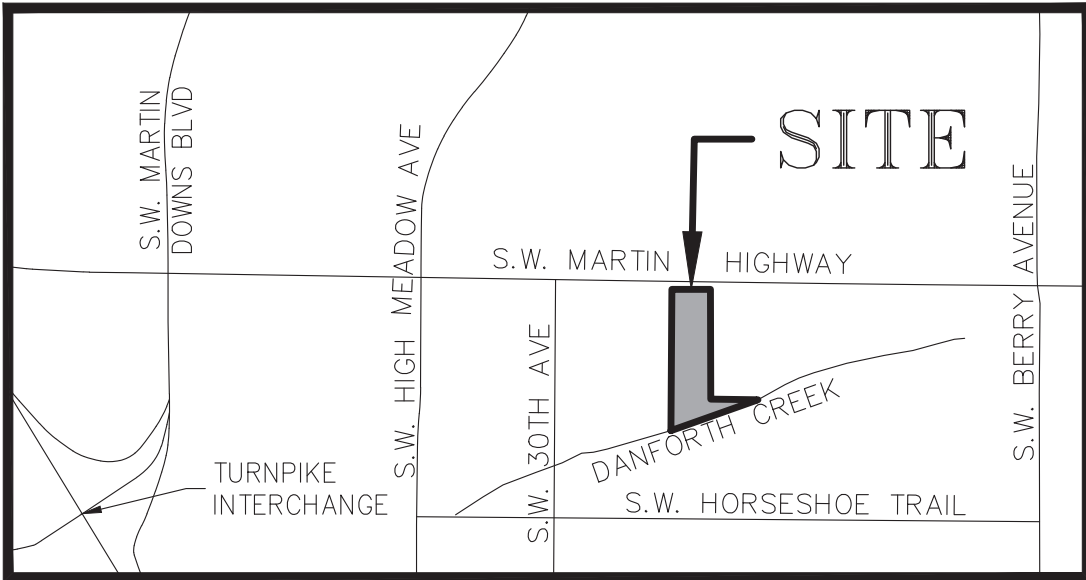
BY: _____

DEPUTY CLERK

(CIRCUIT COURT SEAL)

FILE NO. _____

SUBDIVISION PARCEL CONTROL NUMBER



VICINITY MAP

NO SCALE

COUNTY APPROVAL

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

DATE: _____

COUNTY SURVEYOR AND MAPPER

DATE: _____

COUNTY ENGINEER

DATE: _____

COUNTY ATTORNEY

DATE: _____

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK OF COURT

SURVEYORS NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), FLORIDA EAST ZONE, AS DERIVED FROM SECTION CORNER AND QUARTER CORNER INFORMATION FILED IN CERTIFIED CORNER RECORDS AS DOCUMENTS #108869 AND #101147, RESPECTIVELY. THE BEARING BETWEEN THE TWO REFERENCED CORNERS BEARS NORTH 89°42'40" WEST AND ALL OTHER ARE RELATIVE THERETO.
- 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).
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- 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.
- THE LAST DATE OF FIELD WORK WAS JUNE 21, 2022.

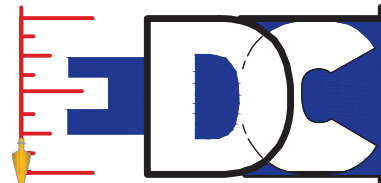
CERTIFICATE OF SURVEYOR AND MAPPER

I, MICHAEL T. OWEN, HEREBY CERTIFY THAT THIS PLAT OF MAGNOLIA RIDGE OF PALM CITY PUD 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.

DATED THIS ____ DAY OF _____, 2022.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC. LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

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



ENGINEERS & SURVEYORS & ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-340-4990
🌐 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9695
L.S. CERTIFICATE OF AUTHORIZATION 6998

EDC PROJECT #20-324

SHEET 1 OF 2

PLAT BOOK	PAGE
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EAST LINE NW 1/4 SECTION 24 NORTH 1/4 CORNER SECTION 24
FND. P/K NAIL & DISK (NO I.D.)
WEST LINE NE 1/4 SECTION 24 N 1028463.64, E 885682.47
(CCR #101147)

