

OLD TRAIL P.U.D. - PHASE 2  
IN PART OF SECTIONS 23 AND 24, TOWNSHIP 40 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
FEBRUARY 1989

I, Marsha Stiller, 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 \_\_\_\_\_, 1989 A.D.

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

FILE NO.

BY: \_\_\_\_\_  
Deputy Clerk

DESCRIPTION

Being a parcel of land lying in part of Section 23 and 24, Township 40 South, Range 41 East, Martin County, Florida and being more particularly described as follows:

Commencing at the Northwest corner of said Section 24:

thence South 89°21'30" East, a distance of 2656.12 feet; thence South 00°42'40" West, a distance of 1974.66 feet; thence North 89°17'24" West, a distance of 60.00 feet; thence North 00°42'40" East, a distance of 565.66 feet to the beginning of a curve, concave to the Southwest, having a radius of 730.00 feet and a central angle of 13°33'27"; thence Northerly and Northwesterly along the arc of said curve, a distance of 172.74 feet to the beginning of a reverse curve, concave to the East, having a radius of 700.00 feet and a central angle of 22°33'57"; thence Northwesterly, Northerly and Northeasterly along the arc of said reverse curve, a distance of 273.66 feet to the beginning of a reverse curve concave to the Northwest, having a radius of 886.00 feet and a central angle of 04°49'49"; thence Northeasterly along the arc of said curve, a distance of 74.69 feet, the tangent at this point bears South 04°43'21" West; thence North 89°11'02" West, a distance of 308.04 feet; thence South 06°59'11" West, a distance of 378.61 feet; thence South 06°00'00" East, a distance of 450.00 feet; thence South 00°42'36" West, a distance of 200.00 feet; thence North 89°17'24" West, a distance of 114.59 feet; thence North 00°42'36" East, a distance of 80.00 feet; thence North 89°17'24" West, a distance of 444.15 feet; thence North 27°00'00" West, a distance of 89.80 feet; thence South 63°00'00" West, a distance of 275.38 feet; thence North 66°02'00" West, a distance of 362.76 feet; thence South 23°58'00" West, a distance of 289.41 feet; thence South 66°02'00" East, a distance of 312.50 feet; thence South 12°11'39" East, a distance of 30.15 feet to the beginning of a curve, concave to the West, having a radius of 284.00 feet and a central angle of 25°20'55"; thence Southeasterly, Southerly and Southwesterly along the arc of said curve, a distance of 125.65 feet, the tangent at this point bears South 13°09'16" West; thence North 74°35'43" West, a distance of 894.70 feet; thence South 80°32'45" West, a distance of 418.51 feet to a point on the West line of said Section 24; thence continuing south 80°32'45" West, a distance of 40.87 feet; thence North 53°00'00" West, a distance of 52.83 feet; thence North 37°00'00" East, a distance of 30.00 feet to the beginning of a curve, concave to the West, having a radius of 56.00 feet and a central angle of 90°00'15"; thence Northeasterly, Northerly and Northwesterly along the arc of said curve, a distance of 87.97 feet to the beginning of a reverse curve, concave to the Southeast, having a radius of 30.00 feet and a central angle of 116°03'25"; thence Northwesterly, Northerly and Northeasterly along the arc of said reverse curve, a distance of 60.77 feet to the beginning of a reverse curve, concave to the Northwest, having a radius of 50.00 feet and a central angle of 95°55'21"; thence Northeasterly, Northerly and Northwesterly along last described reverse curve, a distance of 87.20 feet, the tangent at this point North 36°52'11" West; thence North 53°07'49" East, a distance of 35.00 feet to the beginning of a curve, concave Southeast, having a radius of 160.00 feet and a central angle of 12°09'42"; the Northeasterly along the arc of said curve, a distance of 33.96 feet to a point on the East line of Section 23; thence continuing on said curve, having a central angle of 44°08'03", a distance of 123.25 feet to the beginning of a reverse curve, concave to the Northwest, having a radius of 120.00 feet and a central angle of 68°35'55"; thence Southeasterly, Easterly and Northeasterly along the arc of said reverse curve, a distance of 143.67 feet to the beginning of a reverse curve, concave to the Southeast, having a radius of 160.00 feet and a central angle of 62°22'20"; thence Northeasterly and Easterly along the arc of last described reverse curve, a distance of 174.18 feet; thence South 76°48'00" East along the tangent of last described reverse curve, a distance of 152.38 feet to the beginning of a curve, concave to the Southwest, having a radius of 190.00 feet and a central angle of 35°03'25"; thence Southeasterly along the arc of said curve, a distance of 116.25 feet to the beginning of a reverse curve concave to the Northeast, having a radius of 100.00 feet and a central angle of 57°28'20"; thence Southeasterly and Easterly along the arc of last described reverse curve, a distance of 180.55 feet to the beginning of a reverse curve, concave to the Southwest, having a radius of 90.00 feet and a central angle of 47°28'48"; thence Easterly and Southeasterly along the arc of last described reverse curve, a distance of 74.58 feet to the beginning of a reverse curve, concave to the Northwest, having a radius of 85.61 feet and a central angle of 164°58'32"; thence southeasterly, Northerly and Northwesterly along the arc of last described reverse curve, a distance of 246.49 feet; thence North 36°42'40" West along the tangent of last described curve, a distance of 44.03 feet to the beginning of a curve, concave to the Northeast, having a radius of 80.00 feet and a central angle of 55°38'55"; thence Northwesterly, Northerly, and Northeasterly along the arc of said curve, a distance of 77.70 feet to the beginning of a reverse curve, concave to the Southwest, having a radius of 41.00 feet and a central angle of 168°44'21"; thence Northeasterly, Northwesterly and Southwesterly along the arc of said reverse curve, a distance of 120.75 feet to the beginning of a reverse curve, concave to the Northeast, having a radius of 36.00 feet and a central angle of 14°57'35"; thence Southwesterly, Westerly and Northwesterly along the arc of last described reverse curve, a distance of 92.97 feet to the beginning of a reverse curve, concave to the Southwest, having a radius of 44.00 feet and a central angle of 152°24'10"; thence Northwesterly, Westerly and Southwesterly along the arc of last described reverse curve, a distance of 117.04 feet to the beginning of a reverse curve, concave to the North, having a radius of 16.00 feet and a central angle of 127°06'56"; thence Southwesterly, Westerly and Northwesterly along the arc of last described reverse curve, a distance of 35.50 feet to the beginning of a reverse curve, concave to the Southwest, having a radius of 80.00 feet and a central angle of 100°50'05"; thence Northwesterly, Westerly and Southwesterly along the arc of last described reverse curve, a distance of 140.79 feet to the beginning of a reverse curve, concave to the Northwest, having a radius of 155.00 feet and a central angle of 42°24'00"; thence Southwesterly and Westerly along the arc of last described reverse curve, a distance of 114.70 feet; thence North 85°33'50" West along the tangent of last described reverse curve, a distance of 57.37 feet to the beginning of a curve, concave to the Northeast, having a radius of 180.00 feet and a central angle of 15°00'20"; thence Northwesterly along the arc of said curve, a distance of 47.14 feet; thence North 70°33'30" West along the tangent of last described curve, a distance of 14.49 feet to the beginning of a curve, concave to the Southeast having a radius of 183.00 feet and a central angle of 55°16'50"; thence Northwesterly, Westerly and Southwesterly along the arc of said curve, a distance of 176.56 feet; thence South 54°09'40" West along the tangent of last described curve, a distance of 10.59 feet to the beginning of a curve, concave to the Northwest, having a radius of 230.00 feet and a central angle of 36°11'10"; thence Southwesterly along the arc of said curve, a distance of 145.26 feet; thence North 89°39'10" West, a distance of 59.46 feet to the West line of said Section 24, thence continuing North 89°39'10" West, a distance of 23.70 feet to the beginning of a curve, concave to the Southeast, having a radius of 130.00 feet and a central angle of 41°31'24"; thence Westerly and Southwesterly along the arc of said curve, a distance of 94.21 feet; thence South 48°49'26" West, along the tangent of last described curve, a distance of 203.34 feet to the beginning of a curve, concave to the Southeast, having a radius of 83.00 feet and a central angle of 70°32'51"; thence Southwesterly, Southerly and Southeasterly along the arc of said curve, a distance of 102.20 feet; thence South 21°43'25" East along the tangent of last described curve, a distance of 84.82 feet to the beginning of a curve concave to the Southwest, having a radius of 80.77 feet and a central angle of 43°54'48"; thence Southeasterly, Southerly and Southwesterly along the arc of said curve, a distance of 61.90 feet; thence South 22°11'23" West, along the tangent of last described curve, a distance of 72.97 feet; thence North 71°37'50" West, a distance of 497.03 feet to the beginning of a curve, concave to the Southwest, having a radius of 545.00 feet and a central angle of 23°08'27", the tangent at this point bears North 33°28'09" West; thence Southeasterly along the arc of said curve, a distance of 220.12 feet to the beginning of a compound curve, concave to the Southwest; having a radius of 300.00 feet and a central angle of 07°15'26"; thence Southeasterly along the arc of said compound curve, a distance of 38.00 feet, the tangent bears South 03°04'16" East at this point; thence South 86°55'44" West along a line radial to the last described curve, a distance of 60.00 feet to the beginning of a curve, concave to the Northwest; having a radius of 240.00 feet and a central angle of 23°57'24", the tangent at this point bears North 03°04'16" West; thence Southwesterly and Southwesterly along the arc of said curve, a distance of 100.35 feet; thence South 20°53'08" West along the tangent of said curve, a distance of 35.48 feet; thence South 52°27'04" West, a distance of 61.40 feet; thence South 49°13'14" West, a distance of 62.10 feet; thence South 63°50'32" West, a distance of 61.88 feet; thence South 71°22'11" West, a distance of 64.27 feet; thence South 85°36'33" West, a distance of 61.71 feet; thence South 87°38'09" West, a distance of 60.61 feet; thence North 88°48'26" West, a distance of 61.02 feet; thence North 79°38'37" West, a distance of 60.97 feet; thence South 89°46'38" West, a distance of 70.12 feet; thence North 00°40'18" East, distance of 2484.07 feet; thence South 89°59'58" East, a distance of 1271.82 to the POINT OF BEGINNING.

Containing 171.62 Acres more or less.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

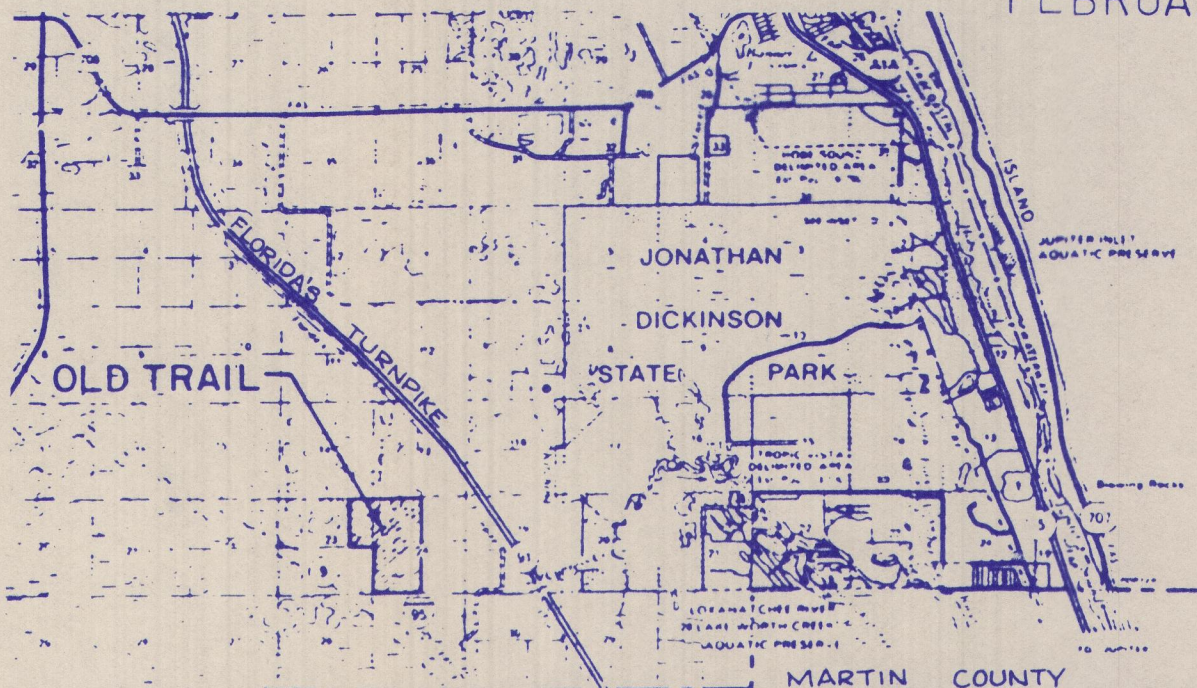
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on \_\_\_\_\_, 1989, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by GEE & JENSON - ENGINEERS, ARCHITECTS, PLANNERS, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED  
BY JOHN H. DILLINGHAM  
One Harvard Circle  
West Palm Beach, Florida

John H. Dillingham, Professional Land Surveyor  
Florida Registration No. 4141. Date: \_\_\_\_\_

PARCEL CONTROL NO. \_\_\_\_\_



LOCATION MAP

NOTES

- denotes Permanent Reference Monuments.
- o denotes Permanent Control Points.
- (A) Control of access

No vehicular access without the approval of the BOARD OF COUNTY COMMISSIONERS of MARTIN COUNTY, FLORIDA.

All bearings shown hereon are relative to an assumed meridian, the South Line of the West Half (W. 1/2) of said Section 24 is assumed to bear South 89°51'54" East.

There shall be no lot splits except to create a larger lot.

No building or any kind of construction shall be placed on Utility or Drainage Easements.

No structures, trees or shrubs shall be placed on Drainage Easements.

Easements are for Public Utilities unless otherwise noted.

Approval of landscaping on utility easements shall be only with the approval of all utilities occupying the same.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

APPROVALS

MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved by the undersigned on the dates indicated.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
County Engineer

Date: \_\_\_\_\_ By: \_\_\_\_\_  
County Attorney

Planning and Zoning Commission  
Martin County, Florida

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Chairman

Board of County Commissioners  
Martin County, Florida

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_

TITLE CERTIFICATION

STATE OF FLORIDA ) ss  
COUNTY OF PALM BEACH )

I, PAUL C. WOLFE, a member of the Florida Bar, hereby certify that:

1. Record title to the land described and shown on this plat is in the name of the Corporation executing the dedication.

2. All mortgages not satisfied or released of record nor otherwise terminated by law encumbering the land described hereon are as follows:

a. none  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

Paul C. Wolfe  
Attorney-at-Law  
P.O. Drawer E  
West Palm Beach, Florida 33402

CERTIFICATE OF OWNERSHIP & DEDICATION

JONATHAN'S LANDING, INC., a Delaware Corporation, by and through its undersigned Attorneys-in-Fact, does hereby certify that it is the owner of the property described hereon and hereby dedicates as follows:

1) OPEN SPACE

The Parcels K, L, M, Z, AA and BB shown on this plat of OLD TRAIL P.U.D. - PHASE 2 are for open space, drainage and recreation.

Parcels K, L, M, Z and AA shall be dedicated to the OLD TRAIL HOMEOWNERS ASSOCIATION, INC., for the members of said Association. The Board of County Commissioners of Martin County, County, Florida shall have no responsibility, duty or liability regarding Parcels K, L, M, Z, AA and BB. Parcel BB shall be dedicated to JONATHAN'S LANDING, INC., its successors in title. Parcel BB includes upland preservation areas which are delineated on the final development plan adopted BY RESOLUTION \_\_\_\_\_ and recorded BY O.R. BOOK \_\_\_\_\_ PG. \_\_\_\_\_.

2) STREETS

The Streets as shown on this plat of OLD TRAIL P.U.D. - PHASE 2 are declared to be private streets and shall be dedicated to the OLD TRAIL HOMEOWNERS ASSOCIATION, Inc., for the members of said Association. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such streets.

3) PRESERVE EASEMENTS

The Preserve Easements as shown on this plat of OLD TRAIL P.U.D. - PHASE 2 are hereby declared to be Natural Preservation Areas and shall be maintained in its general natural state and shall be dedicated to JONATHAN'S LANDING, INC., its successors in title, less the Preservation Area Parcel G, Preservation Area Parcel G as shown on this Plat of OLD TRAIL P.U.D. - PHASE 2 is hereby declared to be Natural Preservation Area and shall be maintained in its general natural state and shall be dedicated to the OLD TRAIL HOMEOWNERS ASSOCIATION, INC. The Preservation Areas and easements shall not be disturbed except in compliance with a preserve area MANAGEMENT PLAN APPROVED BY MARTIN COUNTY.

4) UTILITY EASEMENTS

The Utility Easements as shown on this plat of OLD TRAIL P.U.D. - PHASE 2 are for utility purposes by any utility in compliance with such ordinance and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County, Florida, including cable television systems. In addition to those Utility Easements is shown there shall be a Utility Easement upon all Road Rights-of-Way.

5) DRAINAGE EASEMENTS

The Maintenance Easements and Parcels A, B, C, D, E, AND F as shown on this plat of OLD TRAIL P.U.D. - PHASE 2 are hereby declared to be private Drainage Easements and shall be dedicated to JONATHAN'S LANDING, INC., its successors in title for the purpose of construction and maintenance of drainage facilities. The Drainage Easements as shown on this Plat of OLD TRAIL P.U.D. - PHASE 2 are hereby declared to be Private Drainage Easements and shall be dedicated to the OLD TRAIL HOMEOWNERS ASSOCIATION, INC., for the purpose of construction and maintenance of drainage facilities. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Drainage Easements.

6) UTILITY SITE AND ACCESS ROAD

The utility site and access road shown as Phase 1A is dedicated to JONATHAN'S LANDING, INC., its successors in title. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such utility site and access road.

SIGNED AND SEALED THIS \_\_\_\_\_ day of \_\_\_\_\_, 1989, A.D. on behalf of said Corporation by its \_\_\_\_\_ and attested to by its \_\_\_\_\_.

JONATHAN'S LANDING, INC., A DELAWARE CORPORATION  
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

Attest: \_\_\_\_\_ By: \_\_\_\_\_  
ROBERT M. WINTER, AS ATTORNEY-IN-FACT PURSUANT TO THAT CERTAIN POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 707, PAGE 2552, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA  
RICHARD W. PLOWMAN, AS ATTORNEY-IN-FACT PURSUANT TO THAT CERTAIN POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 707, PAGE 2552, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned Notary Public, personally appeared Richard W. Plowman and ROBERT M. WINTER, to me well known to be the Attorneys-in-fact, respectively, of JONATHAN'S LANDING, INC., a Delaware Corporation, and they acknowledged that they executed such Instruments as such Attorneys-in-Fact of said Corporation.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

My Commission Expires: \_\_\_\_\_ Notary Public State of Florida at large

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA

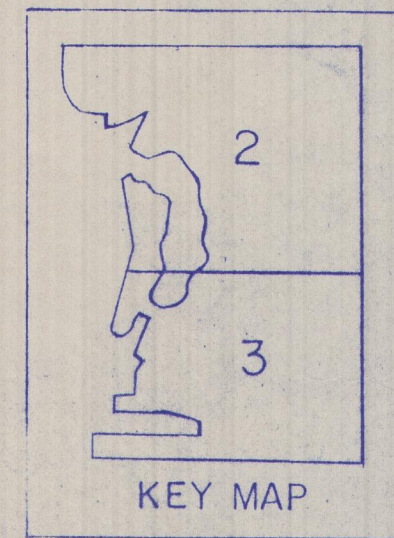
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on \_\_\_\_\_ they completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation to the lands therein described and platted; that permanent reference monuments have been set as required by law, and that permanent control points will be set under the guarantees posted with Martin County, Florida for the required improvements, at that the survey data complies with requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Martin County, Florida.

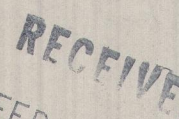
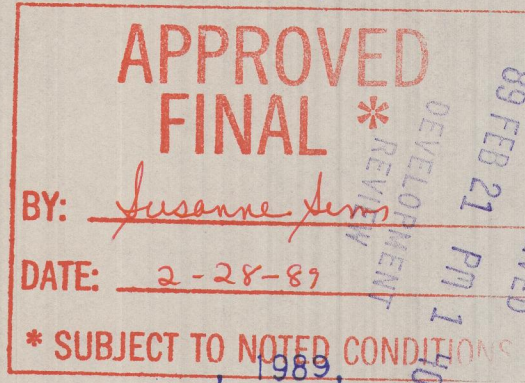
THIS INSTRUMENT PREPARED  
BY PETER J. MOSCHETTO  
One Harvard Circle  
West Palm Beach, Florida

GEE & JENSON - Engineers, Architects, Planners, Inc.

Peter J. Moschetto, Professional Land Surveyor  
Florida Registration No. 4110 Date: \_\_\_\_\_



KEY MAP





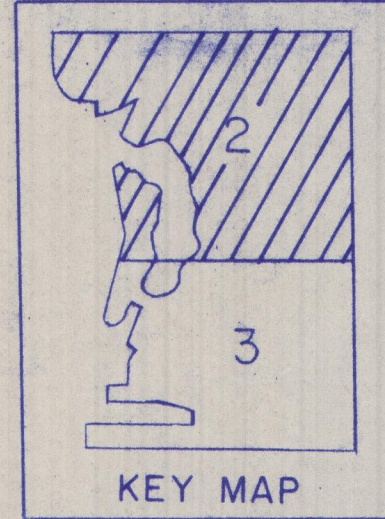
OLD TRAIL P.U.D. - PHASE 2  
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MARTIN COUNTY, FLORIDA

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MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

FILE NO.

BY: Deputy Clerk



UNPLATTED-

NORTH LINE OF N.E. 1/4 OF  
SECTION 23, TWP. 40 S.,  
RG. 41 EAST.

N.W. CORNER OF SECTION 24,  
TWP. 40 S., RG. 41 EAST

NORTH LINE OF WEST 1/2 OF  
SECTION 24, TWP 40S.

UNPLATTED—

### PLAT LIMITS

COMPUTED  
DRAWN  
CHECKED  
COMMENTS  
APPROVED  
REVISION





# OLD TRAIL P.U.D. - PHASE 2

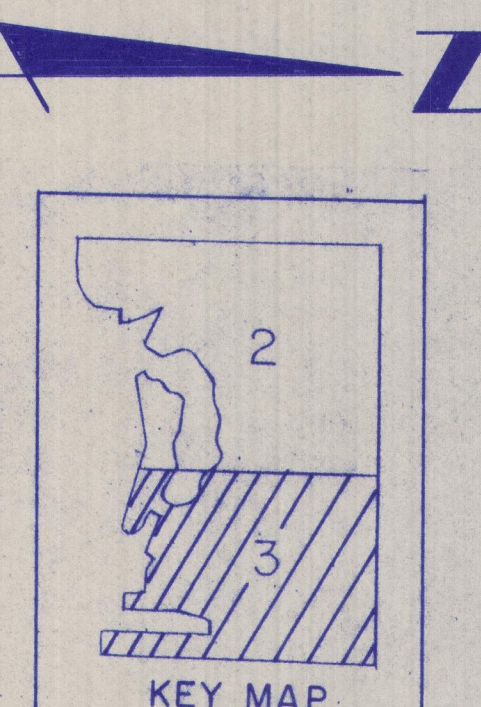
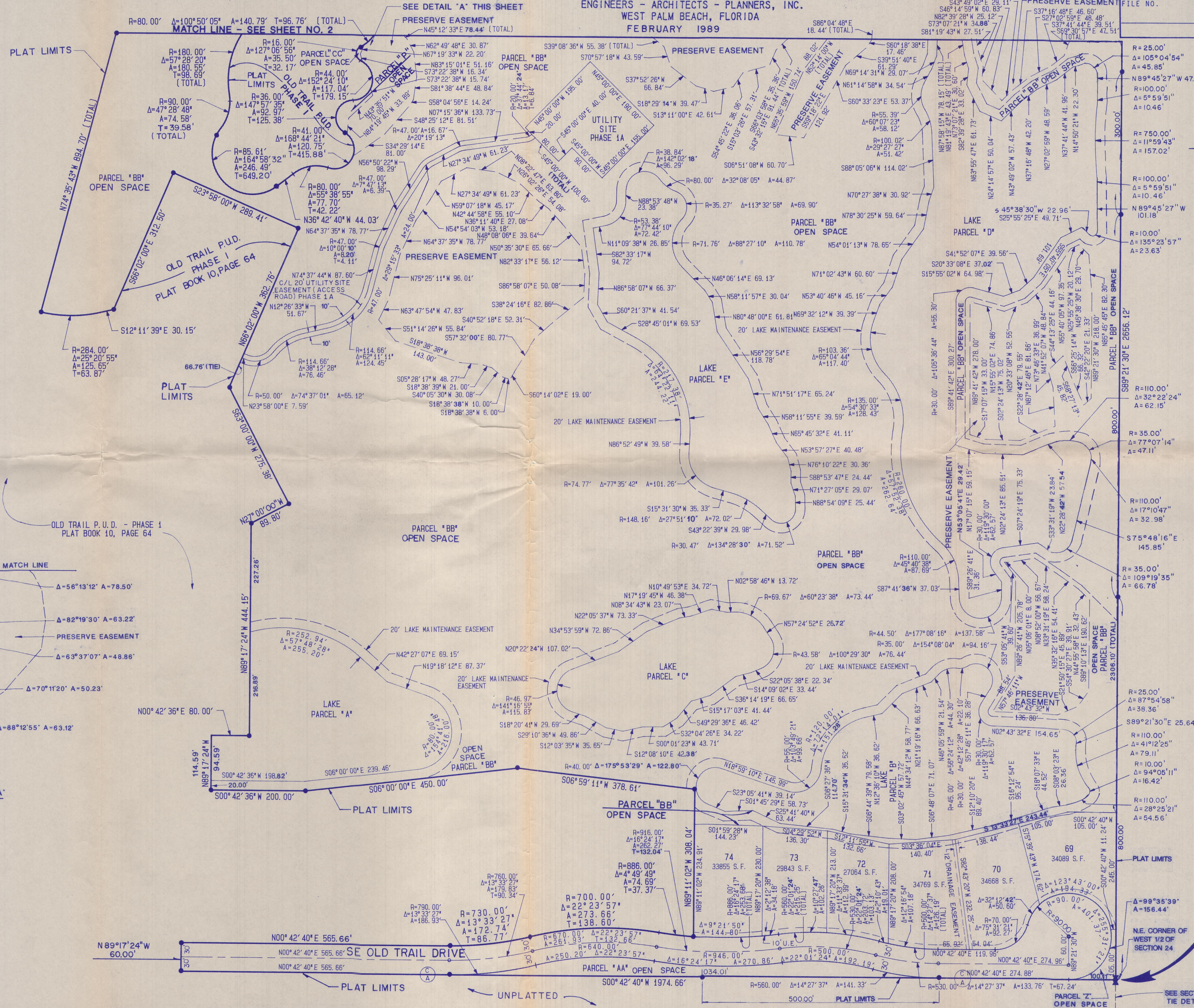
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MARTIN COUNTY, FLORIDA

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
FEBRUARY 1989

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MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Deputy Clerk

100' 0 100' 200' 300' 400'  
SCALE IN FEET  
SCALE 1"=100'



COMPUTED D.F.B.  
DRAWN D.F.B.  
CHECKED D.W.L.  
COMMENTS  
APPROVED  
REVISION