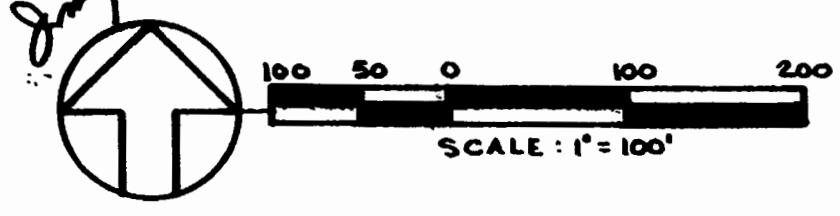


# BAY COLONY OF STUART FIRST ADDITION

A PORTION OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 37 S, RANGE 40 E  
ST. LUCIE COUNTY, FLORIDA

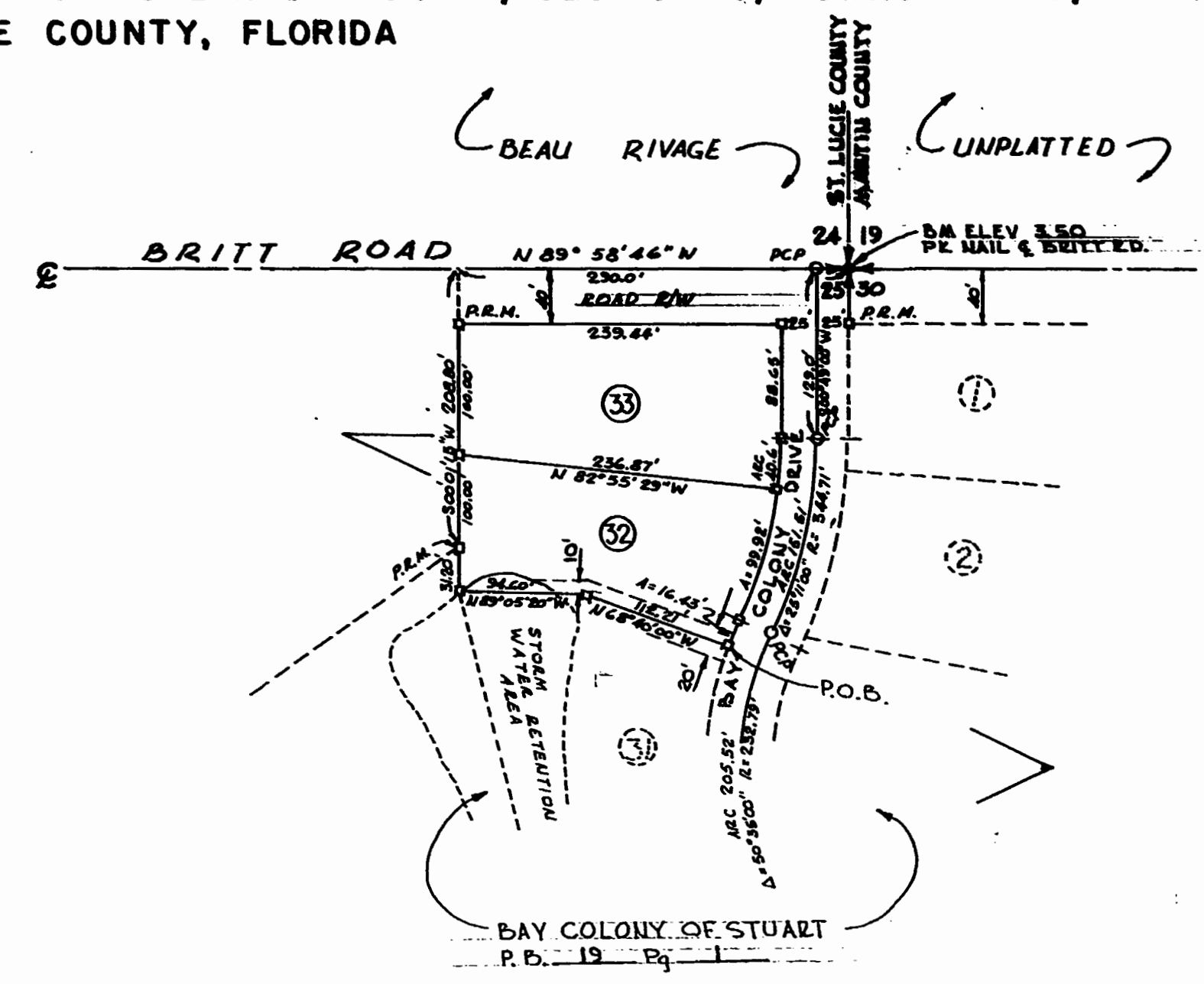
FILED AND RECORDED  
ST. LUCIE COUNTY, FLA.  
426719  
78 DEC 11 PM 12:49  
CLERK'S OFFICE



### CLERK'S RECORDING CERTIFICATE

I, James P. Carter, Clerk of Circuit Court of St. Lucie County, Fla., do hereby certify that this plat has been examined, and that it complies in form with all the requirements of the laws of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 19, Page 7 of the Public Records of St. Lucie County, Florida this 11 day of DEC 1978.

By: James P. Carter  
Clerk of Circuit Court  
St. Lucie County, Florida



### LEGAL DESCRIPTION

Begin at the NE corner of Lot 31 of BAY COLONY OF STUART as recorded in Plat Book 19, Pg. 1, St. Lucie County Public Records, thence N68°40'00"W for 112.21 ft; thence N18°05'20"W for 94.60 ft; thence N00°01'13"E for 240.00' to the North Line of Section 25, Twp 37S, Rge 40E; thence S89°58'46"E for 240.00 ft; thence S02°29'00"W for 188.85' to a Point of Curvature; thence follow a curve to the right with a radius of 5171 ft, a central angle of 22°11'00" for an arc distance of 140.82 ft. to a Point of Reverse Curvature; thence follow a curve to the left with a radius of 25773', a central angle of 7°12'25" for an arc distance of 16.43 ft. to the Point of Beginning, Less 7/8" for BRITT ROAD.

### CERTIFICATE OF DEDICATION BY CORPORATE OWNER

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
BAY COLONY OF STUART, INC., a Florida Corporation, the owner of the above described land, by its duly elected President and Secretary, does hereby dedicate and set apart all of the streets, parks, and utility and drainage easements shown on this plat of BAY COLONY OF STUART, FIRST ADDITION, subdivision, to the use of the lot owners of BAY COLONY OF STUART, FIRST ADDITION, forever.

The Board of County Commissioners of St. Lucie County, Florida, shall have no responsibility, duty or liability regarding such streets or easements. The utility easements shown on this plat of BAY COLONY OF STUART, FIRST ADDITION may be used for utility purposes 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 St. Lucie County.

In WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its President and Secretary this 11 day of December 1978.

BAY COLONY OF STUART, INC.  
BY: Woodrow S. Safrit  
President  
ATTEST: [Signature]  
Assistant Secretary

STATE OF FLORIDA  
COUNTY OF MARTIN  
Before me, the undersigned authority, personally appeared WOODROW S. SAFRIT, President, and [Signature], Assistant Secretary, of BAY COLONY OF STUART, INC., a Florida Corporation, to me known to be the individuals described in, and who executed, the foregoing Certificate of Dedication and they each duly acknowledged before me that they executed same, as such officers for and in behalf of said corporation.

WITNESS my hand and official seal at Stuart, Martin County, Florida, this 11 day of Nov 1978.  
[Signature]  
Notary Public, State of Florida at Large  
My Commission Expires 12-31-79

### CERTIFICATE OF DEDICATION BY CORPORATE MORTGAGEE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT PIERCE, FLORIDA, a Florida corporation, the holder of a mortgage recorded in O.R. Bk 277, Pg 334, on the above described land, by its duly elected President and Assistant Secretary, does hereby dedicate and set apart all of the streets, parks and utility and drainage easements shown on this plat of BAY COLONY OF STUART, FIRST ADDITION, subdivision, to the use of the lot owners of BAY COLONY OF STUART forever.

In WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its President and Secretary this 22 day of October 1978.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT PIERCE, FLORIDA:  
BY: Michael J. Brown  
President  
ATTEST: Cecil B. Burns  
Assistant Secretary

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
Before me, the undersigned authority, personally appeared Michael J. Brown, President and Cecil B. Burns, Assistant Secretary, of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FT. PIERCE, FLORIDA, a Florida corporation, to me known to be the individuals described in and who executed the foregoing Certificate of Dedication, and they each duly acknowledged before me that they executed same, as such officers for and in behalf of said corporation.  
Christine Fowler  
Notary Public, State of Florida at Large  
My Commission Expires: 12-3-79

### CERTIFICATE OF DEDICATION BY CORPORATE MORTGAGEE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
MERRITT SQUARE BANK, a Florida corporation, the holder of a mortgage recorded in O.R. BOOK 277, Pg 2526, on the above described land, by its duly elected President and Secretary, does hereby dedicate and set apart all of the streets, parks and utility and drainage easements shown on this plat of BAY COLONY OF STUART, FIRST ADDITION, subdivision, to the use of the lot owners of BAY COLONY OF STUART forever.

In WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its President and Secretary this 11 day of December 1978.

MERRITT SQUARE BANK  
BY: [Signature]  
President  
ATTEST: [Signature]  
Secretary

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
Before me, the undersigned authority, personally appeared E. J. Kendall, President and E. J. GARR, Secretary, of MERRITT SQUARE BANK, a Florida Corporation, to me known to be the individuals described in and who executed the foregoing Certificate of Dedication, and they each duly acknowledged before me that they executed same, as such officers for and in behalf of said corporation.

### GENERAL NOTES

- Each lot has a minimum area of 1/2 acre.
- All side lot lines to have 10 foot wide drainage & utilities easement (5 ft. each side of lot line) except where otherwise shown.
- All bearings shown are referenced to a bearing of N 89° 58' 46" W on the centerline of BRITT ROAD (along south line Sec. 24)
- Indicates location of concrete monuments
- No lots shall have access onto Britt Road.
- All lots subject to a 10' wide utilities and drainage easement adjacent to the road right-of-way.
- Road elevations are between 5.0 & 6.0 mean sea level. Lot elevations are between 4.5 & 6.5 mean sea level except lower within swales & storm water retention area.

### CERTIFICATE OF SURVEYOR

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
I HEREBY CERTIFY that this plat is made from an actual survey made under my direction, that it is a correct representation of the land platted and that permanent reference monuments have been placed as called for under Chapter 177, Florida Statutes.  
DATED this 14 day of Nov 1978.

W. L. Williams  
Registered Land Surveyor  
Florida Certificate No. 1272

### CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of St. Lucie County, Florida, this 6th day of December 1978, such approval precludes said lands from being zoned Agricultural under Section 195.201, Florida Statutes.

[Signature]  
Chairman, Board of County Commissioners

### TITLE CERTIFICATION

I, LUKE M. TAYLOR, a member of the Florida Bar, hereby certify that:  
1. Apparent record title to the land described and shown on this Plat is in the name of BAY COLONY OF STUART, INC.  
2. That there are mortgages encumbering this land in favor of:  
a. FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF FORT PIERCE, FLORIDA, dated 10-22-78 and recorded in O.R. Book 277, Pg 334, Public Records of St. Lucie County, Fla. and O.R. Book 431, Pg 1970, Public Records of Martin County, Fla.  
b. MERRITT SQUARE BANK, dated 10-11-78 and recorded in O.R. Book 277, Pg 2526, Public Records of St. Lucie County, Fla. and in O.R. Book 432, Pg 854, Public Records of Martin County Fla.  
Dated this 27 day of November 1978.  
[Signature]  
Luke M. Taylor, Attorney at Law

STATE OF FLORIDA  
ST. LUCIE COUNTY  
THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE  
#1442-241  
JOSEPH F. SMITH, CLERK  
By: [Signature]  
Date: 11/13

Notary Public, State of Florida at Large  
My Commission Expires Nov 3, 1979