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CLERK'S RECORDING CERTIFICATE

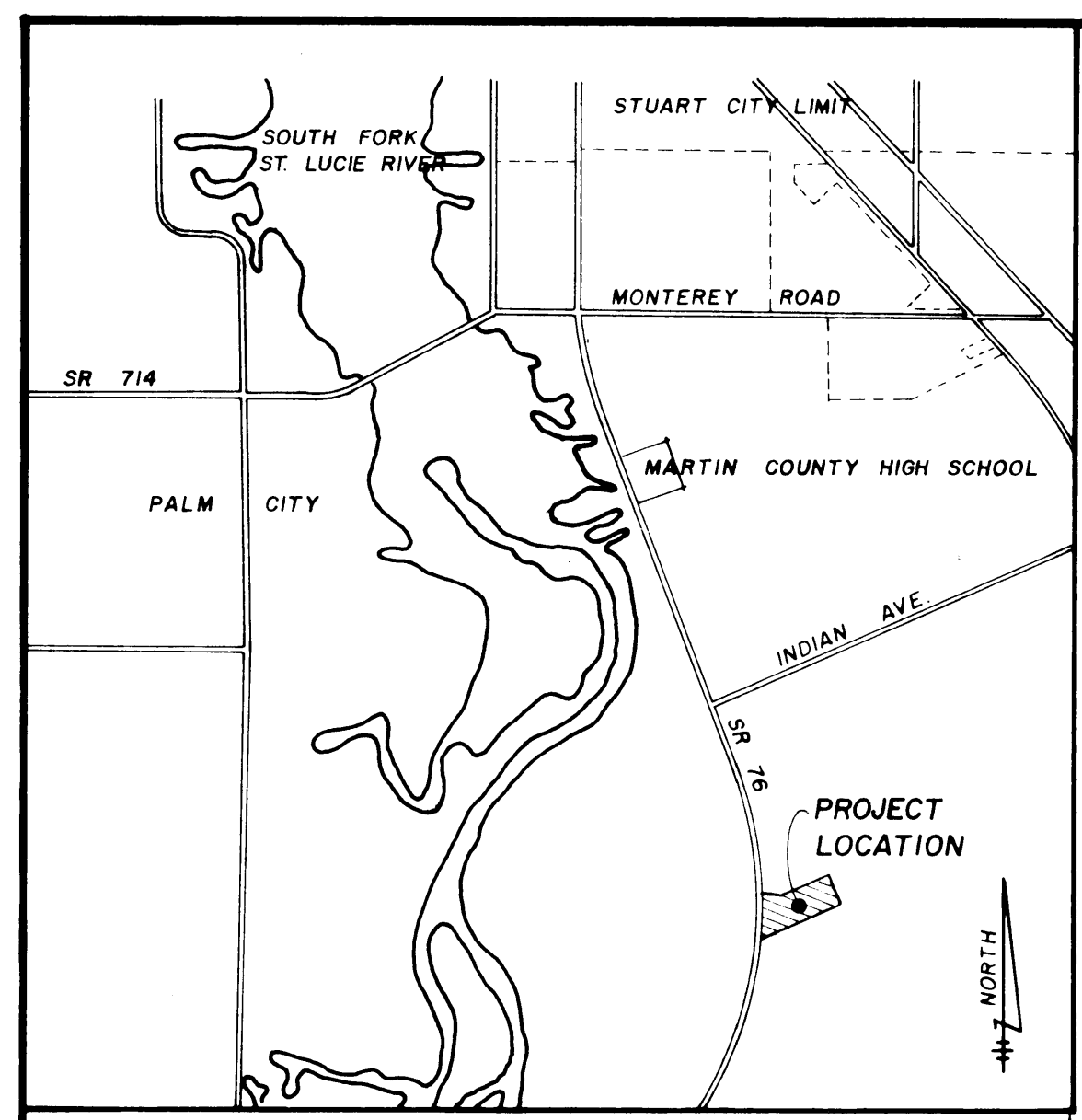
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, hereby certify that this plat was filed for record in Plat Book 10, Page 16, Martin County, Florida, public records this 26 day of December, 1985.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Gray Chase
Deputy Clerk

File No. 58259

FISHERMAN'S COVE SECTION 2, PHASE 4

A SUBDIVISION OF ALL OF LOT 37, STUART FARMS, PLAT BOOK 1, PAGE 63, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, AND A PORTION OF LOT 6 OF COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, PLAT BOOK 1, PAGE 11, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS



Location Map

SCALE IN MILES

CERTIFICATE OF OWNERSHIP AND DEDICATION

TRIAD DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF FISHERMAN'S COVE - SECTION 2, PHASE 4 ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF FISHERMAN'S COVE - SECTION 2, PHASE 4 MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
3. THE DRAINAGE EASEMENTS AND PARACEL "A" (STORMWATER RETENTION AREA) AND ALSO PARCEL "B" (LANDSCAPED MEDIAN) SHOWN ON THIS PLAT OF FISHERMAN'S COVE - SECTION 2, PHASE 4 ARE HEREBY DEDICATED TO THE FISHERMAN'S COVE HOMEOWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS AND PARCELS "A" & "B".

SIGNED AND SEALED THIS 19th DAY OF December, 1985 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: Sherry Price
SHERRY PRICE, SECRETARY

By: Jeffrey Price
JEFFREY PRICE, PRESIDENT

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY PRICE AND SHERRY PRICE, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF TRIAD DEVELOPMENT COMPANY, INC. A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 19 DAY OF December, 1985

Mary Tilton
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
March 11, 1987

MORTGAGE HOLDER'S CONSENT

AMERICAN BANK OF MARTIN COUNTY HEREBY CERTIFIES THAT IT IS THE HOLDER OF HAT CERTAIN MORTGAGE DATED Dec. 19, 1985 AND RECORDED IN OFFICIAL RECORDS BOOK 658, PAGE 2565, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND DOES CONSENT TO THE DEDICATIONS HEREON, AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 19th DAY OF December, 1985 ON BEHALF OF SAID ASSOCIATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT.

AMERICAN BANK OF MARTIN COUNTY
BY: Duane P. Walton, V.P.
DUANE P. WALTON, VICE-PRESIDENT

ATTEST: Douglas E. Bayer
BY: Douglas E. Bayer
DOUGLAS E. BAYER, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DUANE P. WALTON AND DOUGLAS E. BAYER TO ME WELL KNOWN TO BE THE VICE-PRESIDENT AND ASSISTANT VICE-PRESIDENT, RESPECTIVELY, OF AMERICAN BANK OF MARTIN COUNTY, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF December, 1985.

Kathleen M. Wood
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 3-15-86

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, JAMES F. LITTMAN, 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 NAMES OF THE PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE DEDICATIONS HEREON.
 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - a. TRIAD DEVELOPMENT COMPANY, INC. TO AMERICAN BANK OF MARTIN DATED Dec. 19, 1985, FILED DEC. 20, 1985 IN OFFICIAL RECORD BOOK 658, PAGE 2565, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - b. TRIAD DEVELOPMENT COMPANY, INC. TO VIRGINIA B. QUINN, DATED DEC. 19, 1985, FILED DEC. 20, 1985, IN OFFICIAL RECORD BOOK 658, PAGE 2605, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- DATED THIS 20th DAY OF December, 1985.

James F. Littman
JAMES F. LITTMAN, ATTORNEY AT LAW
P. O. BOX 1197, STUART, FLORIDA 33495

SURVEYOR'S CERTIFICATE

I, W. L. WILLIAMS, DO HEREBY CERTIFY THAT THIS PLAT OF FISHERMAN'S COVE - SECTION 2, PHASE 4 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

W. L. Williams
W. L. WILLIAMS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1272

APPROVAL OF COUNTY

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

DATE 12/23/85
DATE 12/17/85
DATE 12/5/85
DATE 12/17/85

W. L. Williams
COUNTY ENGINEER

William H. O'Neil
COUNTY ATTORNEY

William B. Brown Jr.
CHAIRMAN-PLANNING & ZONING
COMMISSION OF MARTIN COUNTY
FLORIDA

Thomas D. Kennitt
CHAIRMAN-BOARD OF COUNTY
COMMISSIONERS OF MARTIN
COUNTY, FLORIDA

ATTEST: Louise V. Isaacs
BY: Gray Chase, D.C.

Subdivision Parcel Control #40-38-41-008-000-0000-0-0
THIS INSTRUMENT PREPARED BY:
C. CALVERT MONTGOMERY AND ASSOCIATES, INC.
P.O. BOX 92 STUART, FLORIDA 33495

DESCRIPTION OF LAND

ALL OF LOT 37, STUART FARMS, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND A PORTION OF LOT 6 OF THE COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, PLAT BOOK 1, PAGE 11, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS: MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 37 OF SAID PLAT OF STUART FARMS AND RUN NORTH 23°29'40" WEST ALONG THE EAST LINE OF SAID LOT 37 FOR 659.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 37; THENCE RUN SOUTH 66°18'03" WEST ALONG THE NORTH LINE OF SAID LOT 37 AND THE WESTERLY EXTENSION THEREOF FOR 936.95 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF THIS CURVE THROUGH A CENTRAL ANGLE OF 40°48'03" FOR 35.61 FEET; THENCE RUN NORTH 64°30'00" WEST ALONG A LINE WHICH IS A RADIAL EXTENSION FROM THE LAST DESCRIBED CURVE FOR 168.04 FEET; THENCE RUN NORTH 88°23'35" WEST ALONG A LINE WHICH IS RADIAL TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR 50.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 5779.65 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 9°06'45" FOR 919.20 FEET; THENCE RUN NORTH 66°18'03" EAST ALONG THE SOUTH LINE OF SAID LOT 37 AND THE WESTERLY EXTENSION THEREOF FOR 1579.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.20 ACRES, MORE OR LESS.

MORTGAGE HOLDER'S CONSENT

I, VIRGINIA B. QUINN, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A CERTAIN MORTGAGE, DATED December 19, 1985, AND RECORDED IN OFFICIAL RECORD BOOK 658, PAGE 2605, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE MY MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 19th DAY OF December, 1985.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
Richard Bush
Virginia B. Quinn
VIRGINIA B. QUINN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED VIRGINIA B. QUINN, TO ME WELL KNOWN, AND SHE ACKNOWLEDGED THAT SHE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF December, 1985.

Mary Ann Warner
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 4/04/88