

# A PLAT OF STUART WEST, P.U.D. PHASE III B

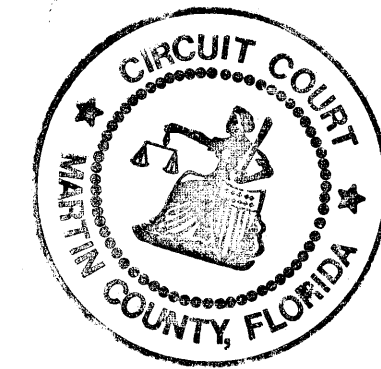
BEING A PORTION OF SECTION 13,  
TOWNSHIP 38 SOUTH, RANGE 39 EAST  
MARTIN COUNTY, FLORIDA

FEBRUARY, 1987

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 70, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 3rd DAY OF April, 1987.

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY Tracy Chase  
DEPUTY CLERK

FILE NO.  
644647



## DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N 00°06'36" W ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 185.94 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-95 AND THE POINT OF BEGINNING; THENCE N 89°50'28" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N 00°06'36" W, A DISTANCE OF 450.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 516.86 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°00'00", AN ARC DISTANCE OF 595.38 FEET TO THE POINT OF TANGENCY; THENCE N 66°06'36" W, A DISTANCE OF 291.52 FEET; THENCE S 18°00'00" E, A DISTANCE OF 390.66 FEET; THENCE N 88°30'00" W, A DISTANCE OF 340.12 FEET; THENCE S 00°06'36" E, A DISTANCE OF 695.47 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-95; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE THROUGH THE FOLLOWING COURSES: N 69°17'13" W, A DISTANCE OF 208.35 FEET; THENCE N 51°13'55" W, A DISTANCE OF 669.77 FEET; THENCE N 43°51'24" W, A DISTANCE OF 549.24 FEET; THENCE N 29°06'23" W, A DISTANCE OF 564.24 FEET; THENCE N 21°43'53" W, A DISTANCE OF 1015.71 FEET TO A POINT IN THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 13; THENCE LEAVING SAID RIGHT-OF-WAY, N 00°14'50" E, A DISTANCE OF 263.73 FEET TO A POINT IN THE BOUNDARY OF THE PLAT OF STUART WEST PHASE IIIA, AS RECORDED IN PLAT BOOK 9, PAGE 61, MARTIN COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY OF THE PLAT OF STUART WEST PHASE IIIA FOR THE FOLLOWING COURSES: N 49°47'53" E, A DISTANCE OF 217.90 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 861.10 FEET, A RADIAL LINE FROM SAID POINT BEARS N 49°47'53" E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°55'01", AN ARC DISTANCE OF 344.42 FEET TO A POINT; THENCE LEAVING SAID BOUNDARY OF THE PLAT OF STUART WEST PHASE IIIA, AND CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°31'55", AN ARC DISTANCE OF 263.46 FEET TO THE POINT OF TANGENCY; THENCE N 00°14'50" E, A DISTANCE OF 1815.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 13; THENCE S 89°57'54" E ALONG SAID NORTH LINE, A DISTANCE OF 2670.24 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13; THENCE S 00°05'52" E ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 2641.18 FEET TO THE EAST ONE QUARTER CORNER OF SAID SECTION 13; THENCE CONTINUE ALONG SAID EAST LINE S 00°06'36" E, A DISTANCE OF 2455.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 263.50 ACRES.

## CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF MARTIN  
STATE OF FLORIDA

I, GLORIA MUROFF, INDIVIDUALLY AND AS TRUSTEE DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE PLAT OF STUART WEST PHASE III B, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE ACCESS/UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE STUART WEST PROPERTY OWNER'S ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF ROADS AND UTILITIES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH ACCESS/UTILITY EASEMENTS.
- THE UTILITY EASEMENTS AS SHOWN HEREON MAY BE USED BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
- THE PRESERVATION ZONES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE STUART WEST PROPERTY OWNER'S ASSOCIATION, INC., AND SHALL REMAIN FREE OF ALTERATIONS AND STRUCTURES EXCEPT FOR EROSION CONTROL OR ACCESS AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
- THE WATER RETENTION AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE STUART WEST PROPERTY OWNER'S ASSOCIATION, INC., FOR WATER MANAGEMENT PURPOSES 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 WATER RETENTION AREAS.
- THE DRAINAGE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE STUART WEST PROPERTY OWNER'S ASSOCIATION, INC., IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE MAINTENANCE EASEMENTS.

SIGNED AND SEALED THIS 26<sup>th</sup> DAY OF February, 1987.

BY: Gloria Muroff  
GLORIA MUROFF  
INDIVIDUALLY AND AS TRUSTEE

Candice J. Burt  
WITNESS

Beverly A. Young  
WITNESS

## ACKNOWLEDGEMENT

COUNTY OF MARTIN  
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GLORIA MUROFF, INDIVIDUALLY AND AS TRUSTEE, TO ME WELL KNOWN, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26<sup>th</sup> DAY OF February, 1987.

Oct 3, 1987  
MY COMMISSION EXPIRES

Jan L. Barber  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

## TITLE CERTIFICATION

COUNTY OF MARTIN  
STATE OF FLORIDA

I, MELVIN MUROFF, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE, AS OF FEBRUARY 16, 1987 AT 11 P.M.

DATED THIS 26<sup>th</sup> DAY OF FEBRUARY, 1987.

Melvin Muroff  
MELVIN MUROFF, ATTORNEY AT LAW  
MUROFF, MILESTONE & MILESTONE  
2500 EAST HALLANDALE BOULEVARD  
SUITE C  
HALLANDALE, FLORIDA 33009

## LOCATION MAP



## SURVEYOR'S CERTIFICATION

COUNTY OF MARTIN  
STATE OF FLORIDA

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER GUARANTEES POSTED WITH MARTIN COUNTY AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTERS 177 AND 472, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

S. Dale Monroe  
S. DALE MONROE  
REGISTERED SURVEYOR NO. 3956  
STATE OF FLORIDA

## COUNTY APPROVAL

COUNTY OF MARTIN  
STATE OF FLORIDA

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

3/19/87  
DATE

J. W. [Signature]  
COUNTY ENGINEER

2/10/87  
DATE

[Signature]  
COUNTY ATTORNEY

2/10/87  
DATE

[Signature]  
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA

2/10/87  
DATE

[Signature]  
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller  
CLERK  
Tracy Chase

Submission Parcel Control #: 13-38-37-002-000-0000-0-0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
P.O. BOX 727  
JUNTER, FLORIDA 32688-0727  
117 SOUTH SECOND STREET  
FORT PIERCE, FLORIDA 34982

1 5