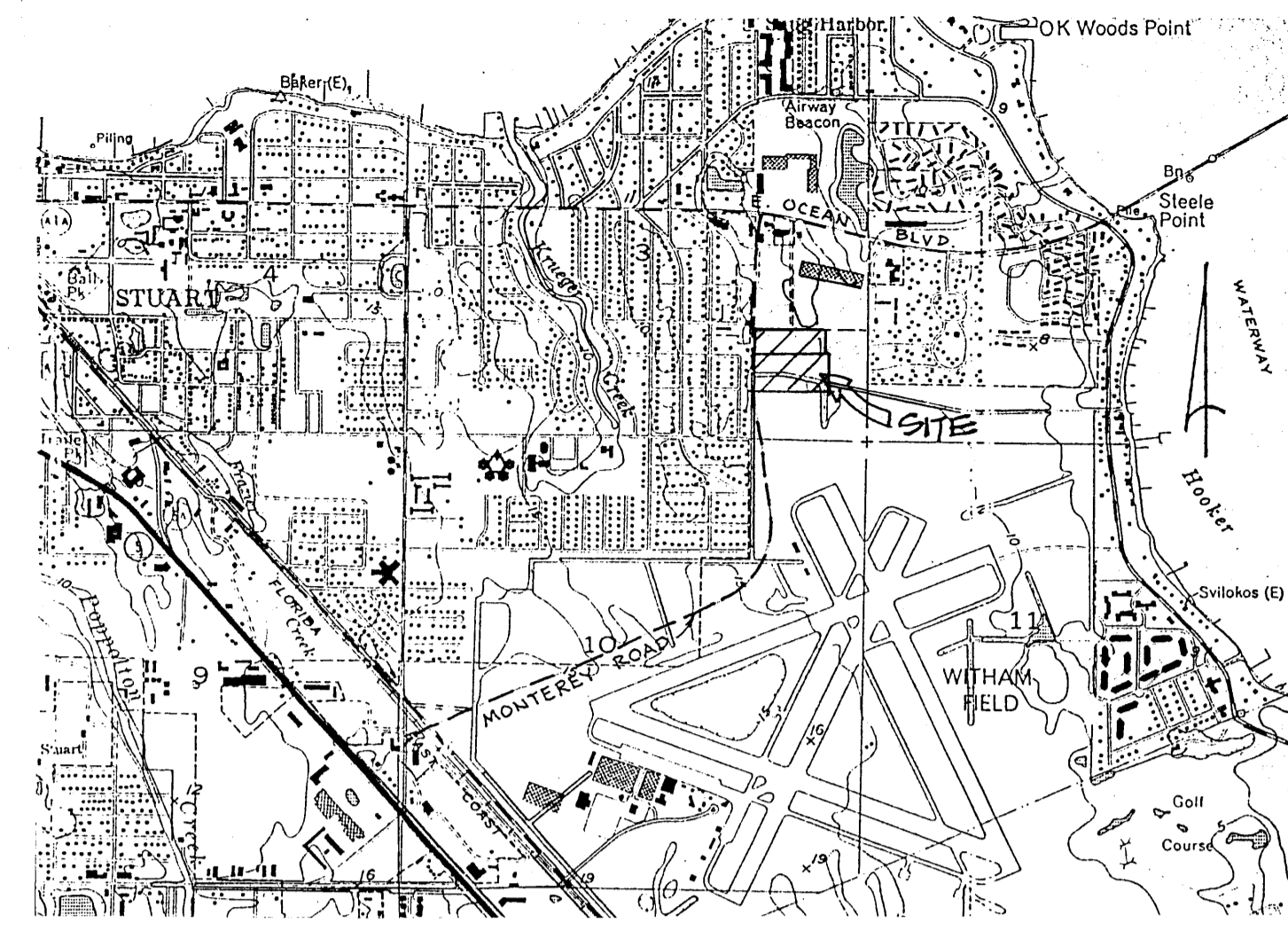


A PLAT OF MONTEREY COMMONS A P.U.D.

LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA

DATE: APRIL 1990



FILED FOR RECORD
MARTIN CO., FLA.
90 APR 25 AM 10:37
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY
D.C.
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Buskey
DEPUTY CLERK
FILE NO.
824294
(CIRCUIT COURT SEAL)

CLERK'S RECORDING CERTIFICATE
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13 PAGE 46, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 25 DAY OF April, 1990.

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 3, TWP. 38 SOUTH, RGE. 41 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND THE EAST LINE OF THE WEST 440.0 FEET OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3; THENCE S. 00° 51'39" W, ALONG THE EAST LINE OF THE SAID WEST 440.00 FEET, A DISTANCE OF 899.50 FEET; THENCE N. 89°05'44" W. A DISTANCE OF 218.00 FEET; THENCE N. 00°51'39" E. A DISTANCE OF 115.14 FEET; THENCE N. 89°03'35" W. A DISTANCE OF 142.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF S. E. MONTEREY ROAD; THENCE SOUTH 00°51'39" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 215.23 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE SOUTH 89°05'44" EAST A DISTANCE OF 892.46 FEET; THENCE S. 00° 27'54" WEST A DISTANCE OF 361.73 FEET TO THE NORTH LINE OF WITHAM FIELD AIRPORT AS DESCRIBED IN O. R. BOOK 592, PAGE 1716, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S. 89°32'06" EAST ALONG SAID NORTH LINE, A DISTANCE OF 7.33 FEET; THENCE S. 00°27'54" WEST A DISTANCE OF 623.90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH WITHAM FIELD ROAD AS SHOWN ON MARTIN COUNTY DRAWING NO. C-114-S; THENCE NORTH-WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY LINE BY THE FOLLOWING COURSES AND DISTANCES:

THENCE N. 76°49'53" WEST A DISTANCE OF 259.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2006.94 FEET, THE CHORD OF WHICH BEARS N. 77°28'26" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.01 FEET THROUGH A CENTRAL ANGLE OF 01°17'06"; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, N. 19°48'45" WEST A DISTANCE OF 79.22 FEET; THENCE S. 64°28'37" WEST A DISTANCE OF 118.52 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE SOUTH-WEST HAVING A RADIUS OF 2006.94 FEET, THE CHORD OF WHICH BEARS N. 66° 56'31" WEST AND BEING THE AFORESAID NORTH RIGHT-OF-WAY LINE OF NORTH WITHAM FIELD ROAD; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 346.52 FEET THROUGH A CENTRAL ANGLE OF 09°53'34" TO THE INTERSECTION WITH THE SAID EAST RIGHT-OF-WAY LINE OF S. E. MONTEREY ROAD; THENCE NORTHEASTERLY ALONG THE SAID EAST RIGHT-OF-WAY LINE BY THE FOLLOWING COURSES AND DISTANCES:

THENCE N. 04°06'19" WEST A DISTANCE OF 116.83 FEET; THENCE S. 85°53' 41" WEST A DISTANCE OF 25.00 FEET; THENCE N. 07°21'37" WEST A DISTANCE OF 654.21 FEET; THENCE N. 00°51'39" EAST A DISTANCE OF 125.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.732 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

MONTEREY COMMONS LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER 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 THE PLAT OF MONTEREY COMMONS ARE DECLARED TO BE PRIVATE AND ARE HEREBY DEDICATED TO THE MONTEREY COMMONS PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
2. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE MONTEREY COMMONS PROPERTY OWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTEREY COMMONS PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
3. PARCEL "A" AND PARCEL "B" ARE HEREBY DEDICATED TO THE MONTEREY COMMONS PROPERTY OWNERS ASSOCIATION, INC., FOR STORMWATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCELS.
4. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MONTEREY COMMONS MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY OR CABLE T.V. COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA.

SIGNED AND SEALED THIS 4th DAY OF APRIL, 1990, ON BEHALF OF SAID COMPANY BY ITS SOLE MANAGER.

MONTEREY COMMONS LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY

BY: James H. Bruner
JAMES H. BRUNER, ITS SOLE MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED JAMES H. BRUNER, TO ME WELL KNOWN TO BE THE SOLE MANAGER OF MONTEREY COMMONS LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF APRIL, 1990.

David J. ...
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: Oct. 6, 1993

CITY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
CITY OF STUART

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

DATE 4/21/90 Richard S. ...
CITY ENGINEER

DATE 4-24-90 [Signature]
MAYOR

DATE 4-24-90 [Signature]
CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT THIS PLAT OF MONTEREY COMMONS, A P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF STUART, FLORIDA.

Arthur Speedy
ARTHUR SPEEDY
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3343
DATE: December 1, 1989

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, RICHARD J. DUNGEY, 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 COMPANY EXECUTING THE DEDICATIONS HEREON.
2. ALL MORTGAGES NOT SATISFIED, RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE.

DATED THIS 23rd DAY OF MARCH, 1990.

Richard J. Dungey
RICHARD J. DUNGEY
ATTORNEY AT LAW
1100 S. FEDERAL HIGHWAY
STUART, FLORIDA 34994

THIS INSTRUMENT PREPARED BY:
Arthur Speedy for:
C. Calvert Montgomery & Associates, Inc.
P. O. Box 92, 256 Osceola Avenue
Stuart, Florida 34995

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.