

LOCATION MAP

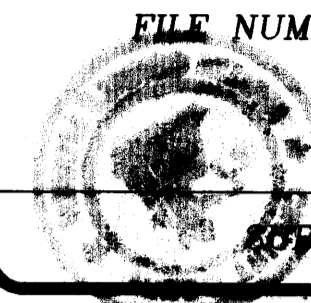
PLAT OF KRUEGER PLANTATION

BEING A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA
DECEMBER 1993

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 42, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 7 DAY OF December, 1993.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.
FILE NUMBER 10-3366 BY Deborah Longston DEPUTY CLERK



DIVISION PARCEL CONTROL NO.



CIVIL ENGINEERS / LAND SURVEYORS
PALM CITY • 1505 S.W. MARTIN HWY. • 407 286-8083
P.O. BOX 1469, 34990
FT. PIERCE • 4075 VIRGINIA AVE. 34981 • 407 466-9500

LEGAL DESCRIPTION

THE WEST 347.97 FEET OF THE NORTHEAST ONE QUARTER OF SOUTHWEST ONE QUARTER OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING EAST OF THE CENTERLINE OF KRUEGER CREEK, LESS HOWEVER, THE RIGHT-OF-WAY FOR EAST OCEAN BOULEVARD.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

ALBERT PAUL KRUEGER, II, a/k/a A.P. KRUEGER, II, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS

THE STREETS SHOWN ON THIS PLAT OF KRUEGER PLANTATION ARE DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO THE KRUEGER PLANTATION HOMEOWNERS ASSOCIATION, INC., FOR THE USE OF THE OWNERS OF LOTS IN KRUEGER PLANTATION. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING THESE STREETS.

2. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF KRUEGER PLANTATION ARE DEDICATED TO THE KRUEGER PLANTATION HOMEOWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE KRUEGER PLANTATION HOMEOWNERS ASSOCIATION, INC. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING THESE DRAINAGE EASEMENTS.

3. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF KRUEGER PLANTATION MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH ANY ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA. THE UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

4. ACCESS EASEMENT

THE ACCESS EASEMENT SHOWN ON THIS PLAT OF KRUEGER PLANTATION IS DEDICATED TO THE KRUEGER PLANTATION HOMEOWNERS ASSOCIATION, INC., FOR ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE KRUEGER PLANTATION HOMEOWNERS ASSOCIATION, INC. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING THE ACCESS EASEMENT.

SIGNED AND SEALED THIS 07th DAY OF November, 1993.

ATTEST:

Terence P. McCarthy
Linda B. Norris

ALBERT PAUL KRUEGER, II, a single man, a/k/a A.P. KRUEGER, II

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned Notary Public, personally appeared ALBERT PAUL KRUEGER, II, a single man, a/k/a A.P. KRUEGER, II who is to me well known, or [] has presented as identification, and acknowledged before me that he executed the foregoing dedication, and subscribed before me by Linda B. Norris who is to me well known, or [] have presented as identification and who did not take an oath.

WITNESS, my hand and official seal this 07th day of November, 1993.

Terence P. McCarthy
Name: Terence P. McCarthy
Typed, Printed or Stamped
I am a Notary Public of the State of Florida having commission number of AA 730994 and my commission expires 12-31-95

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, M. LANNING FOX, a member of the Florida Bar hereby certify that, AS OF NOVEMBER 23, 1993 @ 8:00 a.m.:

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON EXECUTING THE DEDICATIONS HEREON.
- 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE FROM A.P. KRUEGER, II, A SINGLE MAN, IN FAVOR OF AMERICAN BANK OF MARTIN COUNTY, A FLORIDA BANKING CORPORATION, DATED MAY 2, 1985, AND RECORDED MAY 10, 1985, IN OFFICIAL RECORDS BOOK 636, PAGE 25, IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$250,000.00, SAID MORTGAGE HAVING BEEN MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 680, PAGE 664, AS RE-RECORDED IN OFFICIAL RECORDS BOOK 688, PAGE 2265; AS FURTHER MODIFIED BY MODIFICATION OF MORTGAGE AND NOTE, SPREADER AND FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 734, PAGE 1836; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 1355; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 793, PAGE 2541; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 840, PAGE 975; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 852, PAGE 1541; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AND FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 880, PAGE 358; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AND FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 887, PAGE 914; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AND FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 919, PAGE 783; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 943, PAGE 374; AND AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 970, PAGE 1140, ALL BEING RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Dated this 30th day of November, 1993.

M. LANNING FOX
WARNER, FOX, SEELEY, DUNGEY,
SWEET & KENNEDY, ATTORNEYS,
P.A.
1100 S. Federal Highway
Stuart, Florida 34994

MORTGAGE HOLDER'S CONSENT

AMERICAN BANK OF MARTIN COUNTY, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE FROM A.P. KRUEGER, II, A SINGLE MAN, IN FAVOR OF AMERICAN BANK OF MARTIN COUNTY, A FLORIDA BANKING CORPORATION, DATED MAY 2, 1985, AND RECORDED MAY 10, 1985, IN OFFICIAL RECORDS BOOK 636, PAGE 25, IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$250,000.00, SAID MORTGAGE HAVING BEEN MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 680, PAGE 664, AS RE-RECORDED IN OFFICIAL RECORDS BOOK 688, PAGE 2265; AS FURTHER MODIFIED BY MODIFICATION OF MORTGAGE AND NOTE, SPREADER AND FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 734, PAGE 1836; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 1355; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 793, PAGE 2541; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 840, PAGE 975; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 852, PAGE 1541; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AND FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 880, PAGE 358; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AND FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 887, PAGE 914; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AND FUTURE ADVANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 919, PAGE 783; AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 943, PAGE 374; AND AS FURTHER MODIFIED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 970, PAGE 1140, ALL BEING RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGE TO THE DEDICATION.

SIGNED AND SEALED THIS 07th DAY OF November, 1993.

ATTEST: AMERICAN BANK OF MARTIN COUNTY, a Florida banking corporation

Terence P. McCarthy
Linda B. Norris
Its: [Signature] President
(CORPORATE SEAL)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned Notary Public authorized to take acknowledgements in the State and County aforesaid, personally appeared Terence P. McCarthy as President of AMERICAN BANK OF MARTIN COUNTY, a Florida banking corporation, who: [] is personally known to me, or [] has produced as identification, acknowledged before me that he/she executed the foregoing consent.

WITNESS my hand and official seal this 07th day of November, 1993.

Terence P. McCarthy
Name: Terence P. McCarthy
Printed, Typed or Stamped
I am a Notary Public for the State of Florida having commission number of AA 730994 and my commission expires 12-31-95

CITY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

CITY OF STUART

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

DATE 12-01-93

CITY ENGINEER

BOARD OF CITY COMMISSIONERS
CITY OF STUART, FLORIDA

DATE 12/17/93

MAYOR

ATTEST:

DATE 12-01-93

CITY CLERK

CITY ATTORNEY 12-01-93

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, ALBERT C. ALLEN, III, DO HEREBY CERTIFY THAT THIS PLAT OF KRUEGER PLANTATION IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND THAT FURTHER, 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.

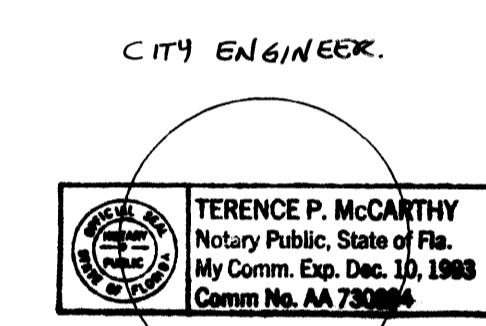
Albert C. Allen III
ALBERT C. ALLEN, III
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4130

SURVEYOR'S NOTES

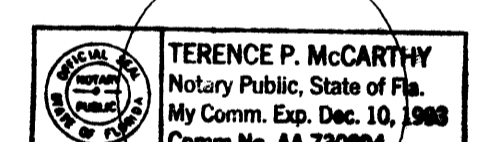
- 1. THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
- 2. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA DEPT. OF TRANSPORTATION RIGHT-OF-WAY MAP FOR EAST OCEAN BLVD., SECTION NO. 89040-2517, REVISED 06-03-82.

NOTICE:

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

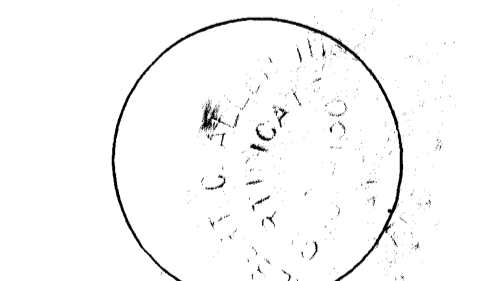


NOTARY PUBLIC



NOTARY PUBLIC

AMERICAN BANK OF MARTIN COUNTY, A FLORIDA BANKING CORPORATION



ALBERT C. ALLEN, III
CERTIFICATION NO. 4130

City of Stuart