

Plat of Monterey Triangle

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10,
TOWNSHIP 38 SOUTH, RANGE 41 EAST,
CITY OF STUART, MARTIN COUNTY, FLORIDA
OCTOBER, 1999

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 14, PAGE 86,
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS
13 DAY OF January, 2000
MARSHA STILLER, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

FILE NUMBER 411417 BY Sharon A. Tucker, J.C.
DEPUTY CLERK

9-38-41-024-000-0000.0
SUBDIVISION CONTROL NUMBER

LEGAL DESCRIPTION

Being a parcel of land lying in Sections 9 and 10, Township 38 South, Range 41 East, Martin County, Florida and being more particularly described as follows:

Commence at the Southeast corner of said Section 9, thence North 00°58'57" West along the East line of said Section 9, a distance of 33.00 feet to a point in the Northerly Right-of-Way line of Monterey Road extension, (being a 66 foot right-of-way) and the Point of Beginning; thence North 89°11'17" West along said Northerly Right-of-Way line, a distance of 841.83 feet; thence North 21°55'36" West, a distance of 39.94 feet to a point on the Southerly Right-of-Way line of Monterey Road, (being a 80 foot right-of-way) said point also being the beginning of a non-tangent curve concave to the Northwest, said curve having a radius of 815.00 feet, the chord of which bears North 54°36'35" East; thence Northeasterly along the arc of said curve through a central angle of 12°08'34", a distance of 172.72 feet; thence North 48°32'18" East, a distance of 220.63 feet; thence South 16°57'42" East, a distance of 5.50 feet; thence North 48°32'18" East, a distance of 462.75 feet; thence South 71°27'42" East, a distance of 8.08 feet; thence North 48°32'18" East, a distance of 28.00 feet; thence North 11°27'42" West, a distance of 8.08 feet; thence North 48°32'18" East, a distance of 155.00 feet; thence South 41°27'42" East, a distance of 7.00 feet; thence North 48°32'18" East, a distance of 18.90 feet; thence South 89°27'42" East, a distance of 37.36 feet to a point in the Westerly Right-of-Way line of US Highway No. 1; (being a 200 foot right-of-way) thence South 41°27'42" East along said Westerly Right-of-Way line, a distance of 892.64 feet; thence South 35°44'30" East, a distance of 30.57 feet to the beginning of a tangent curve concave to the West, having a radius of 31.50 feet, the chord of which bears South 05°57'14" West, thence Southerly and Southwesterly along the arc of said curve through a central angle of 83°23'28", a distance of 45.85 feet to a point, said point being in the aforementioned Right-of-Way line of Monterey Road extension; thence North 89°25'59" West, non-tangent to last described curve, along said Northerly Right-of-Way line, a distance of 601.53 feet to the Point of Beginning.

CERTIFICATE OF OWNERSHIP AND DEDICATION

FAIRVIEW PROPERTIES, INC., A VIRGINIA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AS FAIRVIEW SOUTH, INC., A VIRGINIA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF MONTEREY TRIANGLE AND HEREBY DEDICATES AS FOLLOWS:

1. ACCESS WAY

THE ACCESS WAY DESIGNATED AS TRACT 1 ON THIS PLAT OF MONTEREY TRIANGLE, AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE MONTEREY TRIANGLE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE ACCESS WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE ACCESS WAY DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 1st DAY OF DECEMBER, 1999, ON BEHALF OF SAID CORPORATION BY ITS _____ PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST:

FAIRVIEW PROPERTIES, INC., A VIRGINIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA AS FAIRVIEW SOUTH, INC., A VIRGINIA CORPORATION

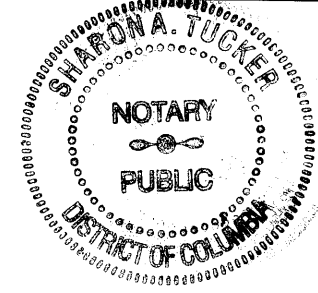
Richard D. Boyle, Jr.
NAME: RICHARD D. BOYLE, JR.
TITLE: SECRETARY

Stephen J. Broderick
NAME: STEPHEN J. BRODERICK
TITLE: PRESIDENT

STATE OF _____
COUNTY OF _____

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Stephen J. Broderick AND Richard D. Boyle Jr. TO ME WELL KNOWN TO BE THE _____ PRESIDENT AND SECRETARY, RESPECTIVELY, OF FAIRVIEW SOUTH, INC., A VIRGINIA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AND _____ AS IDENTIFICATION.



Sharon A. Tucker
PRINT NAME: Sharon A. Tucker
NOTARY PUBLIC STATE OF District of Columbia
COMMISSION NO.: _____
MY COMMISSION EXPIRES: 8/21/01

TITLE CERTIFICATION

I, ROBERT S. RAYNES, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF December 14, 1999, AT 8:00 a.m.:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON IS AS FOLLOWS:

AID ASSOCIATION FOR LUTHERANS, A WISCONSIN CORPORATION, MORTGAGEE, AND FAIRVIEW PROPERTIES, INC., A VIRGINIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA AS FAIRVIEW SOUTH, INC., A VIRGINIA CORPORATION, MORTGAGOR, DATED JANUARY 17, 1991, AND RECORDED JANUARY 22, 1991, IN OFFICIAL RECORDS BOOK 890, PAGE 1799, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. (AS TO LOT 1 ONLY.)

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 21st DAY OF DECEMBER, 1999.

Robert S. Raynes, Jr.
ROBERT S. RAYNES, JR., ESQUIRE
ATTORNEY-AT-LAW, FLORIDA BAR NO.: 0124672
GUNSTER, YOAKLEY, VALDES-FAULI & STEWART, P.A.
800 S.E. MONTEREY COMMONS BLVD., SUITE 200
STUART, FLORIDA 34996

CITY APPROVAL

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

DATE: _____

DATE: 1/10/2000

DATE: _____

DATE: 12/27/99

Karl J. Krueger
KARL J. KRUEGER, CITY MAPPER
W. E. Underwood
W. E. UNDERWOOD, CITY MAPPER
Carl W. Coffin
CARL COFFIN, CITY ATTORNEY
Joseph Capra
JOSEPH CAPRA, CITY ENGINEER

CERTIFICATE OF SURVEYOR AND MAPPER

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF MONTEREY TRIANGLE, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 21st DAY OF December, 1999

David W. Schryver
DAVID W. SCHRYVER, P.S.
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4864

MORTGAGEE'S CONSENT

AID ASSOCIATION FOR LUTHERANS, A WISCONSIN CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED JANUARY 17, 1991, AND RECORDED JANUARY 22, 1991, IN OFFICIAL RECORDS BOOK 890, PAGE 1799, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 20th DAY OF December, 1999, ON BEHALF OF SAID CORPORATION BY ITS RE VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY (Assistant)

ATTEST:
David Crist
NAME: David Crist
TITLE: Assistant Secretary
BY: Wayne C. Struck
NAME: Wayne C. Struck
TITLE: Vice President - Mortgages - Real Estate

STATE OF WISCONSIN
COUNTY OF OUTAOUAIS

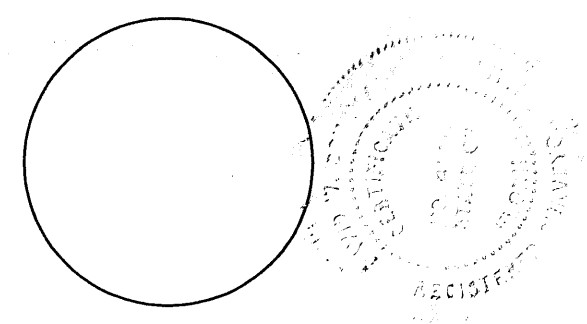
ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Wayne C. Struck AND David Crist, TO ME WELL KNOWN TO BE THE RE VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, OF AID ASSOCIATION FOR LUTHERANS, A WISCONSIN CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AND _____ AS IDENTIFICATION.

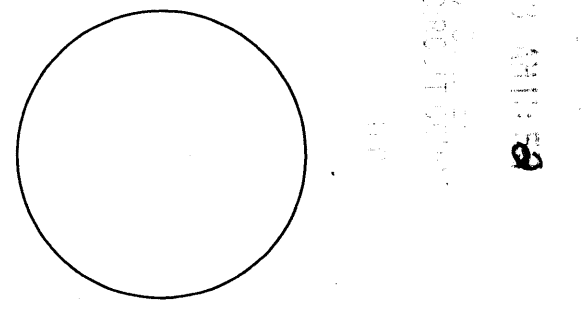
Mark W. Schmiat
PRINT NAME: Mark W. Schmiat
NOTARY PUBLIC STATE OF Wisconsin
COMMISSION NO.: _____
MY COMMISSION EXPIRES: August 17, 2002

SURVEYOR'S NOTES

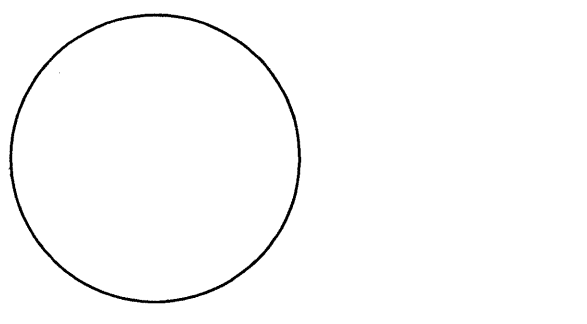
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE AND ACCESS EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 41 EAST, HAVING A BEARING OF NORTH 89°25'59" WEST.
- ACCESS FROM U.S. HIGHWAY NO. 1 WILL BE PROVIDED TO LOTS 1 THROUGH 5 PURSUANT TO CROSS ACCESS AGREEMENTS TO BE EXECUTED BY THE LOT OWNERS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PROPERTY IS LOCATED IN FLOOD ZONES "B" AND "C" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 120165 0005 C, DATED 8-15-78 AND 120161 0161 B, DATED 6-15-84.



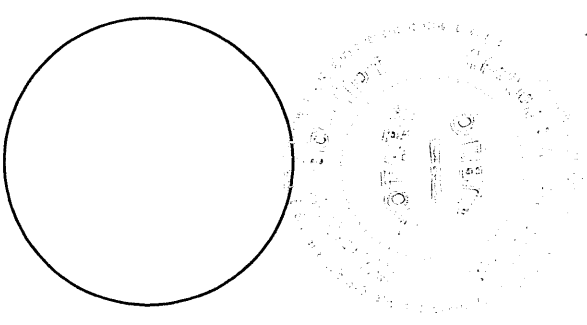
SURVEYOR



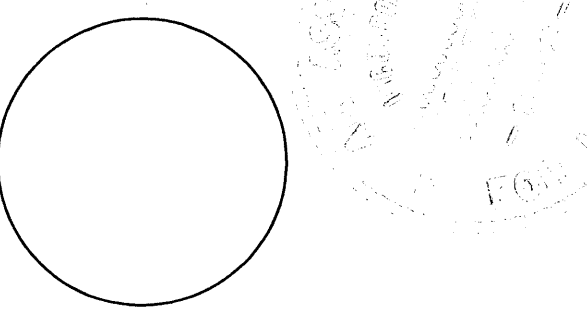
NOTARY PUBLIC



FAIRVIEW SOUTH



NOTARY PUBLIC



MORTGAGEE

Job Number 99-1070-01-02
Licensed Business #4108

G O Y
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
1505 S.W. MARTIN HIGHWAY P.O. BOX 1469
PALM CITY, FLORIDA 34991 (561-286-8083)
CERTIFICATE OF AUTHORIZATION LB 4108