

A Plat of FRAZIER CREEK VILLAGE RPUD

BEING A REPLAT OF LOTS 10, 11, 12, 13 AND 55, AND THAT ABANDONED ALLEY LYING BETWEEN LOTS 12 AND 13, OF H.W. BESSEY ADDITION TO THE TOWN OF STUART, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 14, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. A SUBDIVISION IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST CITY OF STUART, MARTIN COUNTY, FLORIDA

CLERKS 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 99 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS DAY OF January 2001.
MARSHA STILLER, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NUMBER 1477822 BY J. H. HAN DEPUTY CLERK

5-38-41-025-000-00000
SUBDIVISION PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

Frazier Creek Partners, LLP, a Florida Limited Liability Partnership, by and through its undersigned officer, hereby certifies that it is the owner of the property described on the Plat of FRAZIER CREEK VILLAGE RPUD and hereby dedicates as follows:

ACCESS AND UTILITY EASEMENTS

Access and utility easement to Lot 6 shall be by an access and utility easement over Lot 5 which access and utility easement shall be created by an Access and Utility Easement Agreement executed and recorded prior to or simultaneously with any conveyance by the Frazier Creek Partners, LLP, of Lot 5 subsequent to the recording of this Plat, and prior to the issuance of a building permit for construction of improvements on Lot 5. The above-described access and utility easement shall provide for the maintenance responsibilities of such access and utility easement.

The utility easements shown on this Plat of FRAZIER CREEK VILLAGE RPUD may be used for utility purposes (including CATV) by any utility in compliance with such ordinances and regulations as may be adopted from time to time by the City Commissioners of the City of Stuart, Florida. The City of Stuart has regulatory authority over, but shall bear no responsibility, duty, or liability for, any utility easements designated as such in this plat.

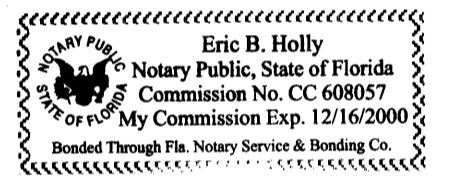
SIGNED AND SEALED this 12th day of October, 2000 on behalf of Frazier Creek Partners, LLP by its Managing Partner.

FRAZIER CREEK PARTNERS, LLP
BY: J. Michael Stetson, Its Managing Partner

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared J. Michael Stetson, to me well known to be the Managing Partner of Frazier Creek Partners, LLP, a Florida Limited Liability Partnership, and he acknowledges that he executed such Certificate of Ownership and Dedication as such partner of said partnership. He is personally known to me.

ERIC B. HOLLY
Notary Public, State of Florida at Large



TITLE CERTIFICATION

I, Terence P. McCarthy, a member of the Florida Bar, hereby certify that as of 7/13, 2000, at 8:20AM:
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 as follows:
Mortgage to Fidelity Federal Bank and Trust for Frazier Creek Partners, LLC, dated September 1, 2000, as recorded in Official Records Book 1506, Page 562; Mortgage to T.R. Garlington and Katherine B. Garlington, husband and wife, dated March 10, 2000, as recorded in Official Records Book 1506, Page 578; Mortgage to John Jochem Investment, Inc., a Florida corporation, dated September 1, 2000, as recorded in Official Records Book 1506, Page 569, Martin County, Florida.
3. All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.
DATED this 12th day of October, 2000.
McCarthy, Summers, Bobko, Mckey, Wood, Sawyer & Perry, P.A.
2081 East Ocean Blvd., 2nd Floor
Stuart, FL 34996

TERENCE P. MCCARTHY
TERENCE P. MCCARTHY, Attorney at Law
Florida Bar No. 168845

MORTGAGEE'S CONSENT TO PLAT

John Jochem Investment, Inc., a Florida corporation, hereby certify that it is the holder of that certain mortgage dated September 1, 2000, and recorded in Official Records Book 1506, Page 569, lien or encumbrance on the land described hereon and do hereby consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED this 15th day of Nov., 2000.

JOHN JOCHEM INVESTMENT, INC.
2650 S. Federal Highway
Stuart, FL 34994

Witness
Eric B. Holly

BY: John Jochem
ITS President

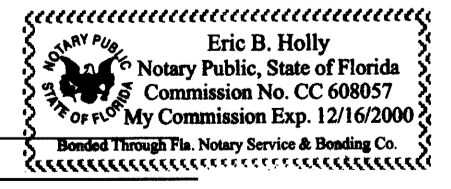
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared JOHN JOCHEM, to me well known to be the President, of John Jochem Investment, Inc., a Florida corporation, and he acknowledged that he executed such Mortgagee's Consent as such officer 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. He is personally known to me or [] has produced identification.

Notary Public
State of FLORIDA at Large

Commission No:
My commission expires:



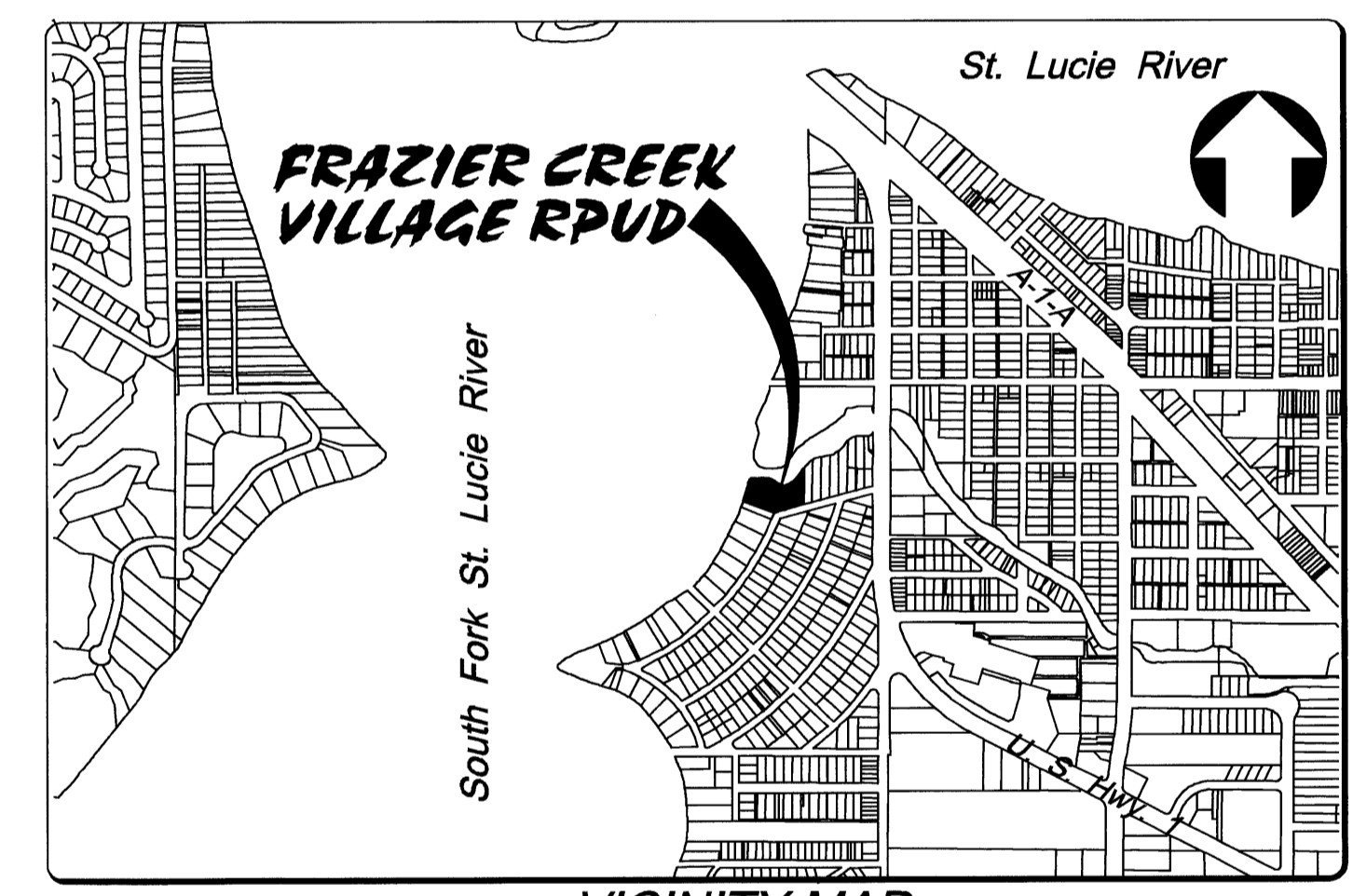
LEGAL DESCRIPTION

Lots 10, 11, 12, 13 and 55, and that abandoned 18 foot alley lying between said Lots 12 and 13 of H.W. BESSEY ADDITION TO THE TOWN OF STUART, FLORIDA, as recorded in Plat Book 2, Page 14, of the Public Records of Palm Beach (now Martin) County, Florida.

TOGETHER WITH the following described parcel of filled, formerly submerged land in Section 5, Township 38 South, Range 41 East, Martin County, Florida, more particularly described as follows:

For a point of reference, commence at the southeast corner of Lot 10, according to the Plat of H.W. Bessey Addition to the Town of Stuart, Florida, as recorded in Plat Book 2, Page 14, of the Public Records of Palm Beach (now Martin) County, Florida; thence North 00°03'26" West, along the common line of Lots 9 and 10 of said plat, a distance of 117.64 feet, more or less to the original plat line of the H.W. Bessey Addition and the Point of Beginning; thence departing said common line of Lots 9 and 10, and along said original plat line the following courses: South 76°10'37" West, a distance of 17.72 feet; South 84°06'40" West, a distance of 14.32 feet; North 82°49'39" West, a distance of 22.77 feet; North 71°02'01" West, a distance of 19.95 feet; North 63°57'42" West, a distance of 14.83 feet; North 41°04'27" West a distance of 15.31 feet to an intersection with the mean high water of Frazier Creek; thence along said mean high water line the following courses; North 19°33'06" East, a distance of 27.72 feet; North 60°08'28" East a distance of 17.95 feet; North 57°12'29" East, a distance of 50.79 feet; North 74°58'13" East, a distance of 20.21 feet; North 45°41'15" East a distance of 12.78 feet to an intersection with the Northerly extension of the common line of Lots 9 and 10 of said plat; thence departing said mean high water line South 00°03'26" East along said Northerly extension a distance of 98.41 feet to an intersection with the original plat line of H.W. Bessey Addition and the Point of Beginning, containing 0.15 acres, more or less.

LESS AND EXCEPT any of the above described land which is or may hereafter become located waterward of the line of mean high water of Frazier Creek.



NOTES & LEGEND

- BEARINGS REFER TO THE CENTERLINE OF ST. LUCIE CRESCENT BEING N74°50'08"E, ASSUMED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO. 120165 0005 C, DATED 08/15/78, LOCATES THE PARCEL IN ZONES A5, B AND C; SUBJECT TO ANY SCALING AND INTERPOLATION FACTORS ASSOCIATED WITH MAPPING OF THIS ACCURACY.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON AN OFF-SITE BENCHMARK BEING (TIDAL 3) LOCATED ON THE NORTHEAST CORNER, CITY MUNICIPAL PIER, WEST 1ST STREET, ELEVATION 3.891 FEET.
- MEAN HIGH WATER ELEVATION = 0.92'; NGVD 1929 AS LOCATED ON JULY 21, 2000. ELEVATION PUBLISHED 8.28.00 BY DEP-BSM.
- THE MEAN HIGH WATER LINE DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, AS MEAN HIGH WATER SURVEY FILE NUMBER 2423.
- = FOUND P.R.M., A FOUND 4"x4" CONCRETE MONUMENT UNNUMBERED.
- = SET P.R.M., A 4"x4" CONCRETE MONUMENT WITH DISK STAMPED ASLAN, INC.
- = SET I.R.C., AN IRON ROD AND CAP STAMPED ASLAN, INC.

Prepared By: ASLAN, INC.
CONSULTANTS • PLANNERS • SURVEYORS • LAND INFORMATION SERVICES
2440 S.E. Federal Highway - Suite 700 Stuart, FL 34994 (561) 288-4880 Fax 288-0128

MORTGAGEE'S CONSENT TO PLAT

Fidelity Federal Bank & Trust, a Florida Savings Bank, hereby certify that it is the holder of that certain mortgage dated September 1, 2000, and recorded in Official Records Book 1506, Page 562, lien or encumbrance on the land described hereon and do hereby consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED this 24th day of October 2000.

FIDELITY FEDERAL BANK & TRUST
208 Datura Street
West Palm Beach, FL 33401

Witness
Cindy A. Collins
Heidi Hears Rutschmid
Witness Heidi Hears Rutschmid

BY: Christopher H. Cook
Executive Vice President

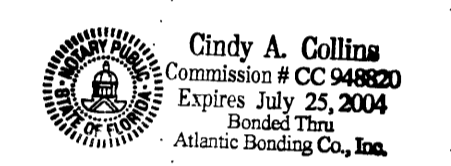
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, the undersigned notary public, personally appeared Christopher H. Cook, to me well known to be the Executive Vice President, respectively, of Fidelity Federal Bank & Trust, a Federal Savings Bank, and he acknowledged that he executed such Mortgagee's Consent as such officer 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. He is personally known to me or [] has produced as identification.

Notary Public
State of Florida at Large

Commission No: CC 948820
My commission expires: 7-25-04



MORTGAGEE'S CONSENT TO PLAT

T.R. Garlington and Katherine B. Garlington, husband and wife, hereby certify that they are the holders of that certain mortgage dated March 10, 2000, and recorded in Official Records Book 1506, Page 578, lien or encumbrance on the land described hereon and do hereby consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED this 12th day of October, 2000.

Witness
T.R. Garlington, husband

Witness
Katherine B. Garlington, wife

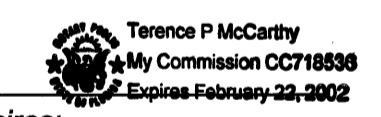
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared T.R. Garlington and Katherine B. Garlington, husband and wife, to me well known, and they acknowledged before me that they executed the foregoing Mortgagee's Consent. They are personally known to me or [] has produced as identification.

Notary Public
State of Florida at Large

Commission No:
My commission expires:



CERTIFICATE OF SURVEYOR AND MAPPER

I, ERIC B. HOLLY, hereby certify that this Plat of FRAZIER CREEK VILLAGE RPUD is a true and correct representation of the lands surveyed, that such survey was made under my responsible direction and supervision; that Permanent Reference Monuments have been placed, as required by law; that Permanent Control Points will be set for the required improvements within the platted lands; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and applicable ordinances of the City of Stuart, Florida.

ASLAN, INC.
2440 SE Federal Highway, Suite 700
Stuart, FL 34994
Florida Certificate of Authorization No. LB 5715

ERIC B. HOLLY
Professional Surveyor & Mapper
Florida Registration No. 33336

SURVEYOR & MAPPER

CITY COMMISSION APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN
This plat is hereby approved by the undersigned on the dates indicated.

1/24/01 Mayor - Karl J. Krueger, Jr.
1/24/01 City Clerk - Diane O'Donnell

1/24/01 City Attorney - Carl W. Coffin
1/19/01 City Engineer - Joe Capra, P.E.
Capct Engineering, Inc.

ATTEST: Clerk

CLERK