

LOCATION MAP

LEGAL DESCRIPTION

PARCEL #1

A PORTION OF LOTS 12 AND 13, BLOCK 2, HALPATIOKEE PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 25, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 12, BLOCK 2, HALPATIOKEE PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 25, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE SOUTH 00°35'44" WEST, ALONG THE EAST LINE OF SAID LOT 12, FOR A DISTANCE OF 150.40 FEET TO THE SOUTH LINE OF SAID LOTS 12 AND 13; THENCE NORTH 89°24'16" WEST, ALONG SAID SOUTH LINE OF LOT 12 AND 13, FOR A DISTANCE OF 65.00 FEET TO THE CUSP OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 45°35'44" EAST, A CHORD DISTANCE OF 35.36 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN COUNTER-CLOCKWISE, THROUGH SAID NON-TANGENT CURVE, FOR A DISTANCE OF 39.27 FEET; THENCE NORTH 00°35'44" EAST, FOR A DISTANCE OF 125.40 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE SOUTH 89°24'16" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF LOT 12 AND THE POINT OF BEGINNING.

PARCEL CONTAINS 6,150 SQUARE FEET, 0.14 ACRES +/-.

PARCEL #2

A PARCEL OF LAND LYING IN LOT ONE, DYER ESTATES, AS RECORDED IN PLAT BOOK 14, PAGE 36, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT ONE, DYER ESTATES, AS RECORDED IN PLAT BOOK 14, PAGE 36, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°28'44" WEST, ALONG THE EAST LINE OF SAID LOT ONE, FOR A DISTANCE OF 118.89 FEET TO THE SOUTH LINE OF SAID LOT ONE; THENCE NORTH 89°38'16" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 532.99 FEET; THENCE NORTH 00°35'44" EAST, FOR A DISTANCE OF 121.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT ONE; THENCE SOUTH 89°24'14" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 532.74 FEET TO THE NORTHEAST CORNER OF SAID LOT ONE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 63,928 SQUARE FEET, 1.47 ACRES +/-.

NOTES

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83/90, ALL OTHERS RELATIVE THERETO.
4. THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO. 12085C 0134F, DATED 10/04/2002, LOCATES THE PARCEL IN ZONE "X", MINIMUM ELEVATION = N/A

A PLAT OF
BELLE FLORA ESTATES

BEING A REPLAT OF A PORTION OF LOTS 12 AND 13, BLOCK 2, HALPATIOKEE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 25, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; AND A REPLAT OF A PORTION OF LOT 1, DYER ESTATES, AS RECORDED IN PLAT BOOK 14, PAGE 36, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LYING IN THE CITY OF STUART

CITY COMMISSION APPROVAL

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

DATE: 6/13/06

DATE: 6/20/06

DATE: 6/21/06

DATE: 6/26/06

[Signature]
CITY ENGINEER: JOSEPH CAPRA, CAPTEC ENGINEERING, INC.

[Signature]
CITY ATTORNEY: PAUL J. NICOLETTI

[Signature]
CITY MAYOR, BOARD OF CITY COMMISSIONERS:

[Signature]
CLERK: CHEYL WHITE

[Signature]
GREGORY FLEMING, PSM, PLAT REVIEWER

TITLE CERTIFICATION

I, LOUIS RINDER, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 24, 2006, AT 8:00 AM

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, CORPORATION AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES, LIENS OR ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE LISTED AS FOLLOWS:
-NONE

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

DATED THIS 26th OF May, 2006.

By: *[Signature]*
LEWIS RINDER
ATTORNEY-AT-LAW, FLORIDA BAR NO. 188873
P.O. BOX 616
PALM CITY, FLORIDA 34991
(772)-283-2221

CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE PLAT OF BELLE FLORA ESTATES 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 (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

STEPHEN J. BROWN, P.S.M.
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 4049
(OFFICIAL SEAL)



06 JUN 28 PM 3:42

MARSHA EWING
CLERK OF CIRCUIT COURT



CLERK'S RECORDING CERTIFICATE

I, Marsha Ewing, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 16, Page 30, Martin County, Florida, Public Records, this 22nd day of June, 2006.

File No. 1944126
Marsha Ewing
Circuit Court
Martin County, Florida
By: *[Signature]*
Deputy Clerk
(Circuit Court Seal)

05-38-41-029-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

PETER SILCOX AND TERRI SILCOX, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATE AS FOLLOWS:

1. RIGHT-OF-WAY

THE AREA SHOWN ON THIS PLAT AND DESIGNATED THEREON AS SW FLORA BELLE LANE, IS HEREBY DEDICATED TO THE BELLE FLORA ESTATES HOMEOWNERS' ASSOCIATION FOR PRIVATE ROADWAY, DRAINAGE AND UTILITY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT BEARS NO RESPONSIBILITY, DUTY OR LIABILITY FOR RIGHT-OF-WAY DESIGNATED AS SUCH ON THIS PLAT. THIS DEDICATION INCLUDES THE RIGHT OF ANY UTILITY COMPANY TO LOCATE UTILITIES SUCH AS ELECTRICITY, DRAINAGE FACILITIES, WATER, SEWER, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATIONS FACILITIES WITHIN THE RIGHT-OF-WAY.

2. STORMWATER RETENTION AREA

THE AREA SHOWN ON THIS PLAT AND DESIGNATED THEREON AS STORMWATER RETENTION AREA IS HEREBY DEDICATED TO THE BELLE FLORA ESTATES HOMEOWNERS' ASSOCIATION FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT BEARS NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE STORMWATER RETENTION AREA DESIGNATED AS SUCH ON THIS PLAT.

3. UTILITY EASEMENT

THE UTILITY EASEMENT AS SHOWN ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES SUCH AS ELECTRICITY, WATER, SEWER, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATION FACILITIES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY OF STUART, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, IS HEREBY DEDICATED TO THE CITY OF STUART FOR THE USE AND BENEFIT OF THE PUBLIC FOR THE PURPOSES COMMONLY INCLUDED IN SUCH AREAS. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

DATED THIS 24th DAY OF May, 2006.

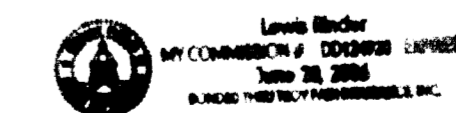
WITNESS: *[Signature]* PETER SILCOX
WITNESS: *[Signature]* TERRIE SILCOX

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF May, 2006, BY Peter Silcox & Terrie Silcox, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED Pl. Silcox License AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 6/20/06
COMMISSION NO. PD 124920



STEPHEN J. BROWN, INC.

**SURVEYORS-DESIGNERS
LAND PLANNERS-CONSULTANTS**

619 E 5th STREET
STUART, FLORIDA 34994
561-288-7178