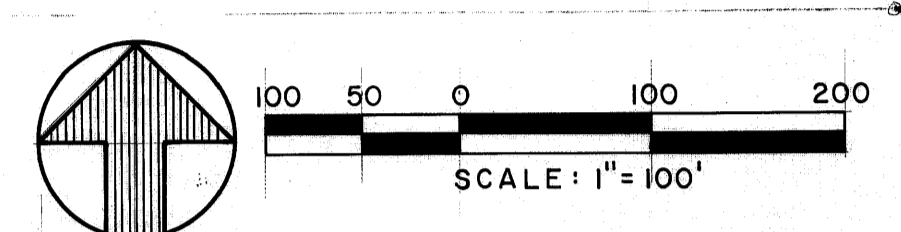
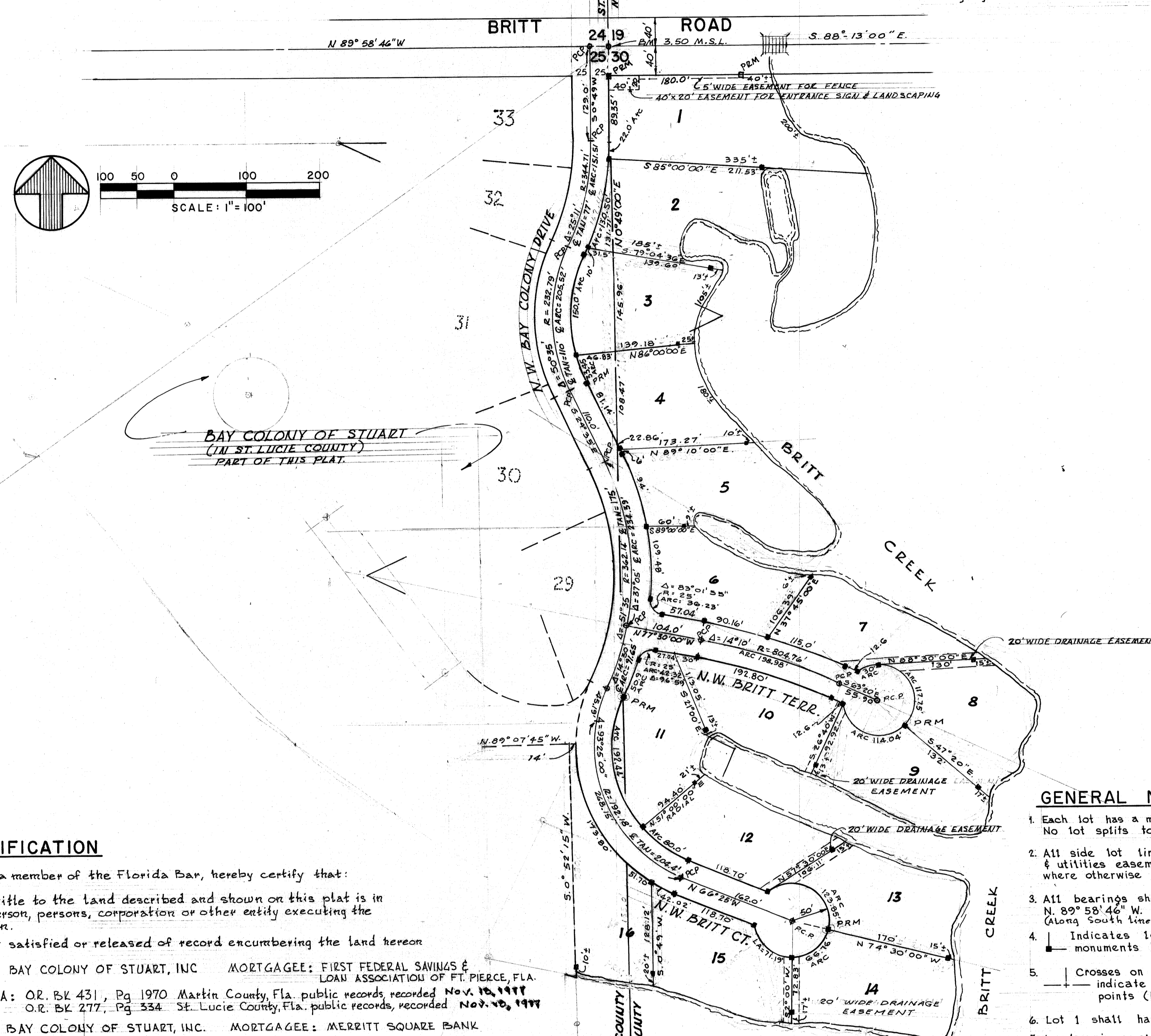


# BAY COLONY OF STUART

A SUBDIVISION OF LOT 16 OF KITCHING'S SUBDIVISION OF GOVERNMENT LOTS 1 & 2, SECTION 30, TOWNSHIP 37 S, RANGE 41 E MARTIN COUNTY, FLORIDA

## LEGAL DESCRIPTION

That part of Gov't Lot 2, Section 30, Township 37 S, Range 41 E, lying west of BRITT CREEK, Martin County, Florida.



## TITLE CERTIFICATION

I, LUKE M. TAYLOR, a member of the Florida Bar, hereby certify that:

- Apparent record title to the land described and shown on this plat is in the name of the person, persons, corporation or other entity executing the dedication hereon.
- All mortgages not satisfied or released of record encumbering the land hereon are as follows:
  - MORTGAGOR: BAY COLONY OF STUART, INC. MORTGAGEE: FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF FT. PIERCE, FLA.  
RECORDING DATA: O.R. BK 431, Pg 1970 Martin County, Fla. public records, recorded Nov. 10, 1977  
O.R. BK 277, Pg 334 St. Lucie County, Fla. public records, recorded Nov. 10, 1977
  - MORTGAGOR: BAY COLONY OF STUART, INC. MORTGAGEE: MERRITT SQUARE BANK  
RECORDING DATA: O.R. BK 432, Pg 854 Martin County, Fla. public records, recorded Nov. 10, 1977  
O.R. BK 277, Pg 2526 St. Lucie County, Fla. public records, recorded Nov. 10, 1977

Dated this 28<sup>th</sup> day of June 1978.

*Luke M. Taylor*  
Luke M. Taylor, Attorney at Law

## SURVEYOR'S CERTIFICATE

I, W. L. WILLIAMS, do hereby certify that this plat of BAY COLONY OF STUART is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

*W. L. Williams*  
W. L. WILLIAMS, Registered Land Surveyor  
Florida Registration No. 1272

## APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.

*James B. [Signature]* County Engineer July 31, 1978  
*John [Signature]* County Attorney July 31, 1978  
Board of County Commissioners Martin County, Florida  
BY: *July 31, 1978*  
Vice Chairman *[Signature]* 1978  
Planning and Zoning Commission Martin County, Florida  
BY: *[Signature]*  
Chairman *[Signature]* 7/31 1978  
ATTEST: *Louise V. Isaacs*  
Clerk *By Charlotte Burkey DC*

## GENERAL NOTES

- Each lot has a minimum area of 1/2 acre (21,780 sq. ft.). No lot splits to be allowed in the future.
  - All side lot lines to have 10 foot wide drainage & utilities easement (5 ft. each side of lot line) except where otherwise shown.
  - All bearings shown are referenced to a bearing of N 89° 58' 46" W. on the centerline of BRITT ROAD. (Along South line Sec 24)
  - Indicates location of concrete monuments
  - Crosses on road centerlines & in cul-de-sacs indicate locations of permanent control points (P.C.'s)
  - Lot 1 shall have no access onto Britt Road.
  - Landscaping as shown on Site Plan.
- B. All lots subject to a 10' wide utilities and drainage easement adjacent to the road right of way.

FILED FOR RECORD  
MARTIN COUNTY, FLA.  
JUL 31 P 2: 58  
LOUISE V. ISAACS  
CLERK OF CIRCUIT COURT  
BY: \_\_\_\_\_ D.C.

## CLERK'S RECORDING CERTIFICATE

I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 7 Page 56, Martin County, Florida, public records this 31<sup>st</sup> day of July, 1978.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT,  
MARTIN COUNTY, FLORIDA  
File No. 31226 BY: *Charlotte Burkey*  
Deputy Clerk

## CERTIFICATE OF OWNERSHIP AND DEDICATION

BAY COLONY OF STUART, INC, a Florida corporation, by and through its undersigned officers, does hereby dedicate all of the streets shown on this plat of BAY COLONY OF STUART to the BAY COLONY OF STUART PROPERTY OWNERS ASSOCIATION, INC., for the use of the owners of lots in BAY COLONY OF STUART. The Board of County Commissioners of Martin County, Fla., shall have no responsibility, duty, or liability regarding such streets.

The utility easements shown on this plat of BAY COLONY OF STUART may be used for utility purposes by any utility in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County, Florida.

Signed and sealed this 4<sup>th</sup> day of July 1978, on behalf of said Corporation by its President and attested by its Secretary - Treasurer.

BAY COLONY OF STUART, INC.  
BY: *Woodrow S. Safrit*  
WOODROW S. SAFRIT, its President.

ATTEST: *[Signature]*  
NILE R. LESTRANGE, Secretary - Treasurer

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me, the undersigned Notary Public, personally appeared WOODROW S. SAFRIT and NILE R. LESTRANGE, well known to me to be the President and Secretary - Treasurer, respectively, of BAY COLONY OF STUART, INC, a Florida Corporation, and they acknowledged that they executed such instrument as such officers of said Corporation.

Witness my hand and official seal this 4<sup>th</sup> day of July 1978.

*Sharon R. Shelton*  
Notary Public, State of Florida at Large  
My Commission Expires 10-21-81

## CONSENT OF MORTGAGE

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FT. PIERCE, Florida, a Florida Corporation, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

Signed and sealed this 20<sup>th</sup> day of June 1978, on behalf of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FT. PIERCE, Florida, by its President and attested to by its Secretary

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FT. PIERCE, Florida  
BY: *Michael J. Brown*  
MICHAEL J. BROWN, its President

ATTEST: *[Signature]*  
T. KEVIN WALSH, Secretary

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me, the undersigned Notary Public, personally appeared MICHAEL J. BROWN and T. Kevin Walsh, to me well known to be the President and Secretary, respectively, of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FT. PIERCE, Florida, a Florida Corporation, and they acknowledged that they executed such instrument as such officers of said Corporation.

Witness my hand and official seal this 20<sup>th</sup> day of June 1978.

*Christine Fowler*  
Notary Public, State of Florida at Large  
My Commission Expires 12-3-79

## CONSENT OF MORTGAGE

MERRITT SQUARE BANK, a Florida Banking Corporation, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

Signed and sealed this 28<sup>th</sup> day of June 1978 on behalf of MERRITT SQUARE BANK by its President and attested to by its Executive Vice President.

MERRITT SQUARE BANK  
BY: *[Signature]*  
E. J. KENDALL, its President

ATTEST: *[Signature]*  
DONNA F. GARRISON, Executive Vice-President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me, the undersigned Notary Public, personally appeared E. J. KENDALL and DONNA F. GARRISON, to me well known to be the President and Executive Vice-President, respectively, of MERRITT SQUARE BANK, a Florida Corporation, and they acknowledged that they executed such instrument as such officers of said Corporation.

Witness my hand and official seal this 28<sup>th</sup> day of June 1978.

*Peppy O. Woods*  
Notary Public, State of Florida at Large  
My Commission Expires June 16, 1980