

See Surveyors Affidavit in OR BK 936 pg 174  
11 pages of notes  
by: Shirley Johnson DC

# SUGARHILL

A SUBDIVISION IN LOTS A,B,C,D,E,F,G,H,I,J,K,L,1,4,5,6 and 8, J.O. FRIES SUBDIVISION OF THE S.E. ONE-QUARTER OF SECTION 16, TWP 37 S, RGE 41 E, AS RECORDED IN PLAT BOOK 2, PAGE 99, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

### LEGAL DESCRIPTION for SUGARHILL

A parcel of land in Lots A through L, Lots 1, 4, 5, 6 and 8, J.O. Fries Subdivision of the S.E. One-quarter of Section 16, Twp 37 S, Rge 41 E, as recorded in Plat Book 2, Page 99, Public Records of Martin County, Florida, being more particularly described as follows:

Start at the Southwest corner of said J.O. Fries Subdivision, said Southwest corner being the Point of Beginning for the following described parcel: Thence run North 89°46'17" East along the south line of J.O. Fries Subdivision for a distance of 1984.24 feet; Thence run North 0°18'37" West for a distance of 490.13 feet; Thence run North 89°46'31" East for a distance of 640.56 feet; Thence run North 0°20'53" West for a distance of 229.93 feet; Thence run South 89°45'48" West for a distance of 640.34 feet; Thence run North 0°18'37" West for a distance of 981.51 feet; Thence run South 89°45'54" West for a distance of 654.57 feet; Thence run North 0°24'38" West for a distance of 816.97 feet; Thence run South 89°41'14" West for a distance of 1321.27 feet to a point on the West line of said J.O. Fries Subdivision; Thence run South 0°09'35" East along said West line for a distance of 2,622.97 feet to the Point of Beginning.

### GENERAL NOTES

- All side lot lines to have 6' wide drainage & utility easements (3' each side of lot line) unless otherwise shown.
- indicates location of permanent reference monuments (P.R.M.'s)
- indicates locations of permanent control points (P.C.P.'s)
- Lots have a minimum area of 1/2 acre (21,780 sq. ft.). No lot splits except to create larger lots.
- Parcels A & B are reserved for purposes of storm water retention and recreation.
- There will be a 10' wide utility easement along all front lot lines.
- No septic tank or drainfield to be installed in area where finish grade is below 17.5 mean sea level.
- On those lots having frontage on the Savannahs and Canals as identified on this plat there shall be a 25' undisturbed buffer behind (upland of) and contiguous to the limit line as shown on this plat.

**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 2, Page 99, Martin County, Florida, Public Records, this 15th day of March, 1979.

Louise V. Isaacs, Clerk  
 Circuit Court, Martin County, Florida  
 File No. 334905 By: Charlotte Bunley  
 Deputy Clerk

### CERTIFICATE OF OWNERSHIP AND DEDICATION

M-CARI DEVELOPING, INC., a Florida corporation, by and through its undersigned officers does hereby certify that it is the owner of the property described hereon and does hereby dedicate all of the streets, walkways, parks & parcels A,B,C shown on this plat of SUGARHILL to the use of SUGARHILL PROPERTY OWNERS ASSOCIATION, INC. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty, or liability regarding such streets.

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

Signed and sealed this 13th day of March, 1979 on behalf of said Corporation by its President and attested to by its Secretary.

ATTEST: Arthur Schwartz  
Arthur Schwartz, its Secretary

M-CARI DEVELOPING, INC.  
Joseph Macari  
Joseph Macari, its President

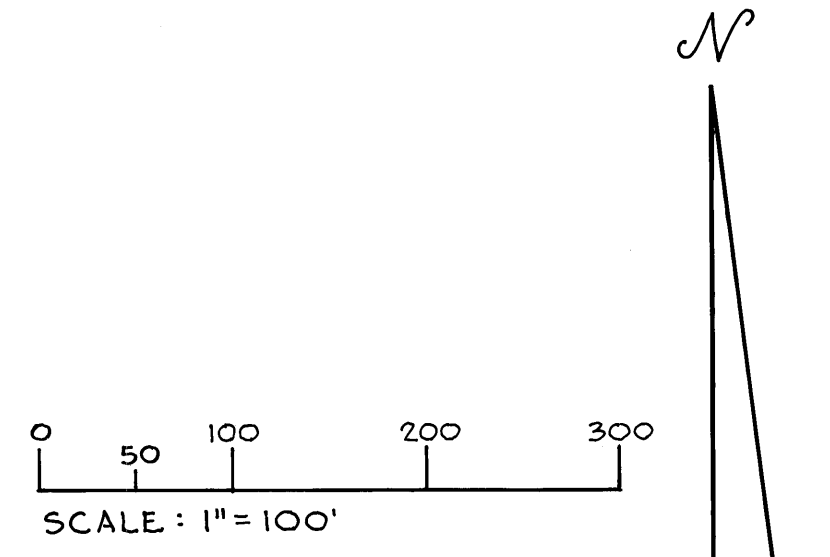
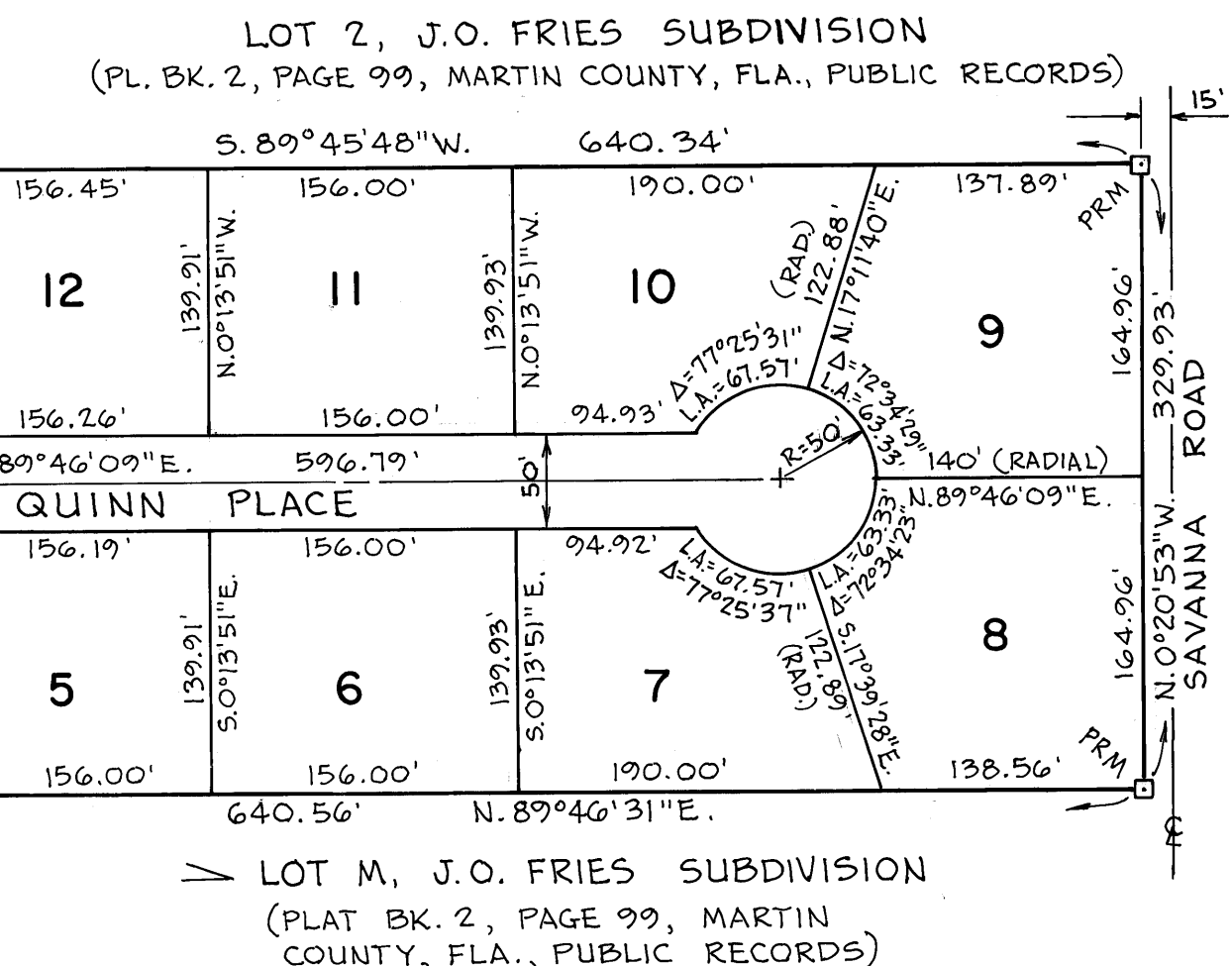
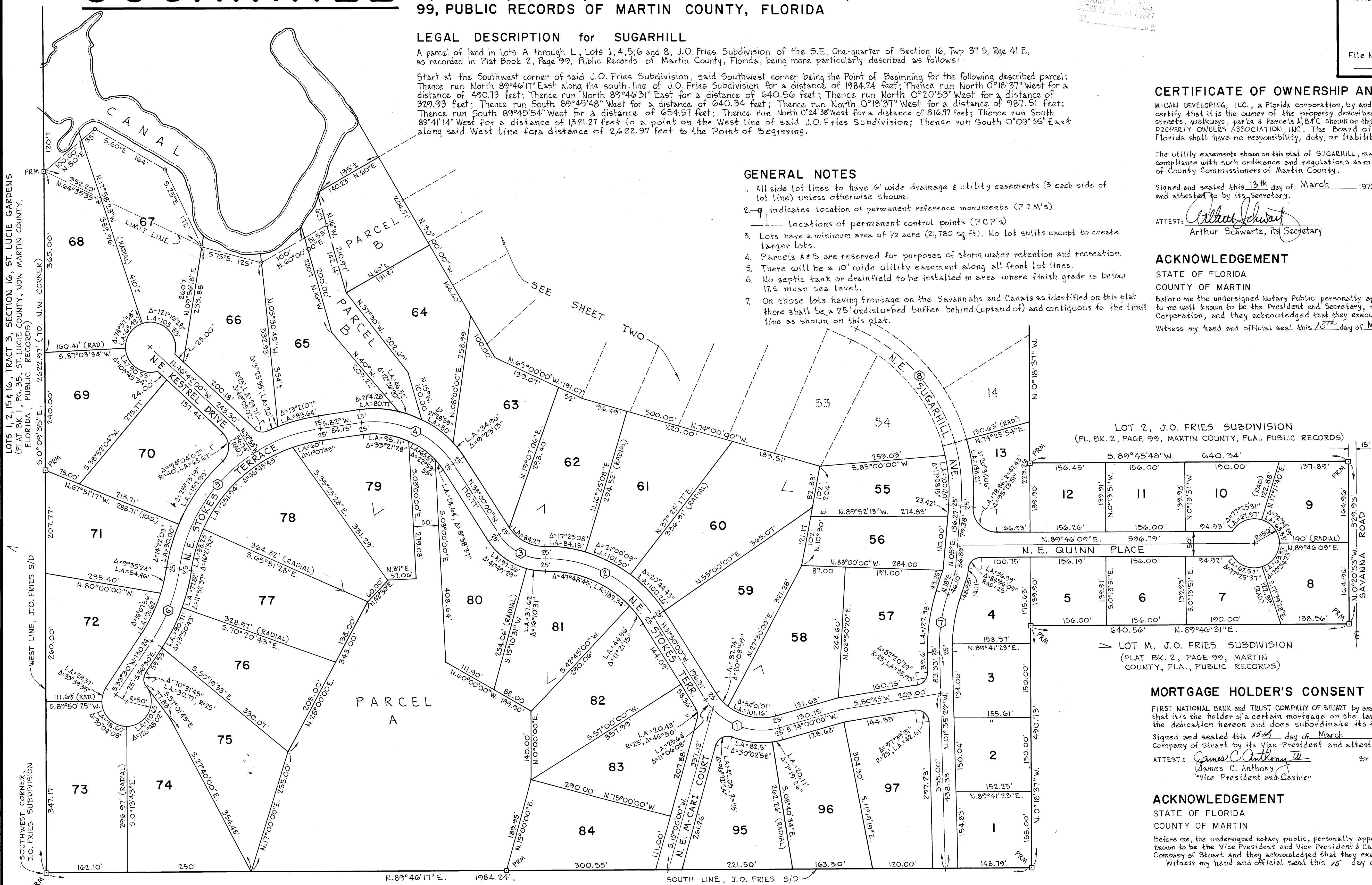
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me the undersigned Notary Public, personally appeared Joseph Macari and Arthur Schwartz to me well known to be the President and Secretary, respectively, of M-CARI DEVELOPING, 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 13th day of March, 1979.

Petty L. Thorne  
Notary Public, State of Florida at Large  
My Commission expires: 23 March 1983

See SURVEYOR'S AFFIDAVIT RECORDED IN OR BOOK 1024 PG 154 on B-3-93 MARSHA Stiller Clerk of COURT by Wm Wheeler D.C.



CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	TANGENT
1	132.30'	74° 10' 00"	171.26'	100.00'
2	251.90'	59° 10' 00"	260.12'	143.00'
3	108.24'	58° 00' 00"	109.57'	60.00'
4	188.36'	65° 00' 00"	213.69'	120.00'
5	333.91'	74° 13' 20"	432.55'	252.64'
6	350.39'	25° 43' 20"	157.30'	80.00'
7	347.52'	19° 35' 29"	118.83'	60.00'
8	360.00'	70° 16' 27"	441.55'	253.36'

**SURVEYOR'S CERTIFICATE**  
 I, W.L. Williams, do hereby certify that this plat of SUGARHILL, 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 the requirements of Chapter 177, Florida Statutes.

W.L. Williams  
 W.L. Williams, Reg. Land Surveyor  
 Florida Registration No. 1272

**APPROVAL OF COUNTY**  
 This plat is hereby approved by the undersigned by the date or dates indicated

James B. Winn County Engineer March 15, 1979  
John J. Campbell County Attorney March 14, 1979

Planning and Zoning Commission  
 Martin County, Florida  
 By: Chairman March 14, 1979  
 Board of County Commissioners  
 Martin County, Florida  
 By: Chairman March 14, 1979

ATTEST: Louise V. Isaacs  
 Clerk

**MORTGAGE HOLDER'S CONSENT**  
 FIRST NATIONAL BANK AND TRUST COMPANY OF STUART by and through its undersigned officers, does hereby certify that it is the holder of a certain mortgage on the land described hereon and does hereby consent to the dedication hereon and does subordinate its interest in said mortgage to such dedications.

Signed and sealed this 15th day of March, 1979, on behalf of First National Bank and Trust Company of Stuart by its Vice President and attested to by its Vice President and Cashier.

ATTEST: James C. Anthony III By: Sharen Welker  
 James C. Anthony Vice President and Cashier  
 Sharen Welker Vice President

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA  
 COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Sharen Welker and James C. Anthony III, to me well known to be the Vice President and Vice President & Cashier, respectively, of First National Bank and Trust Company of Stuart and they acknowledged that they executed such instrument as such officers of said corporation. Witness my hand and official seal this 15th day of March, 1979.

Shuren Welker  
 Notary Public, State of Florida at Large  
 My Commission Expires: 6-10-81

**TITLE CERTIFICATION**  
 I, James F. Littman, a member of the Florida Bar, hereby certify that apparent title to the land described and shown on this plat of SUGARHILL is in the name of the person, persons, corporation or other entity executing the dedication hereon. I also certify that all mortgages not satisfied are as follows:  
 Mortgagee: M-CARI Developing, Inc.  
 Recording Data: Official Record Bk. 456, Page 2668, dated Nov. 16, 1978, Martin County public records.  
 Dated this 13th day of March, 1979.

James F. Littman  
 James F. Littman, Attorney-at-law  
 55 East Ocean Blvd., Stuart, Fla. 33494