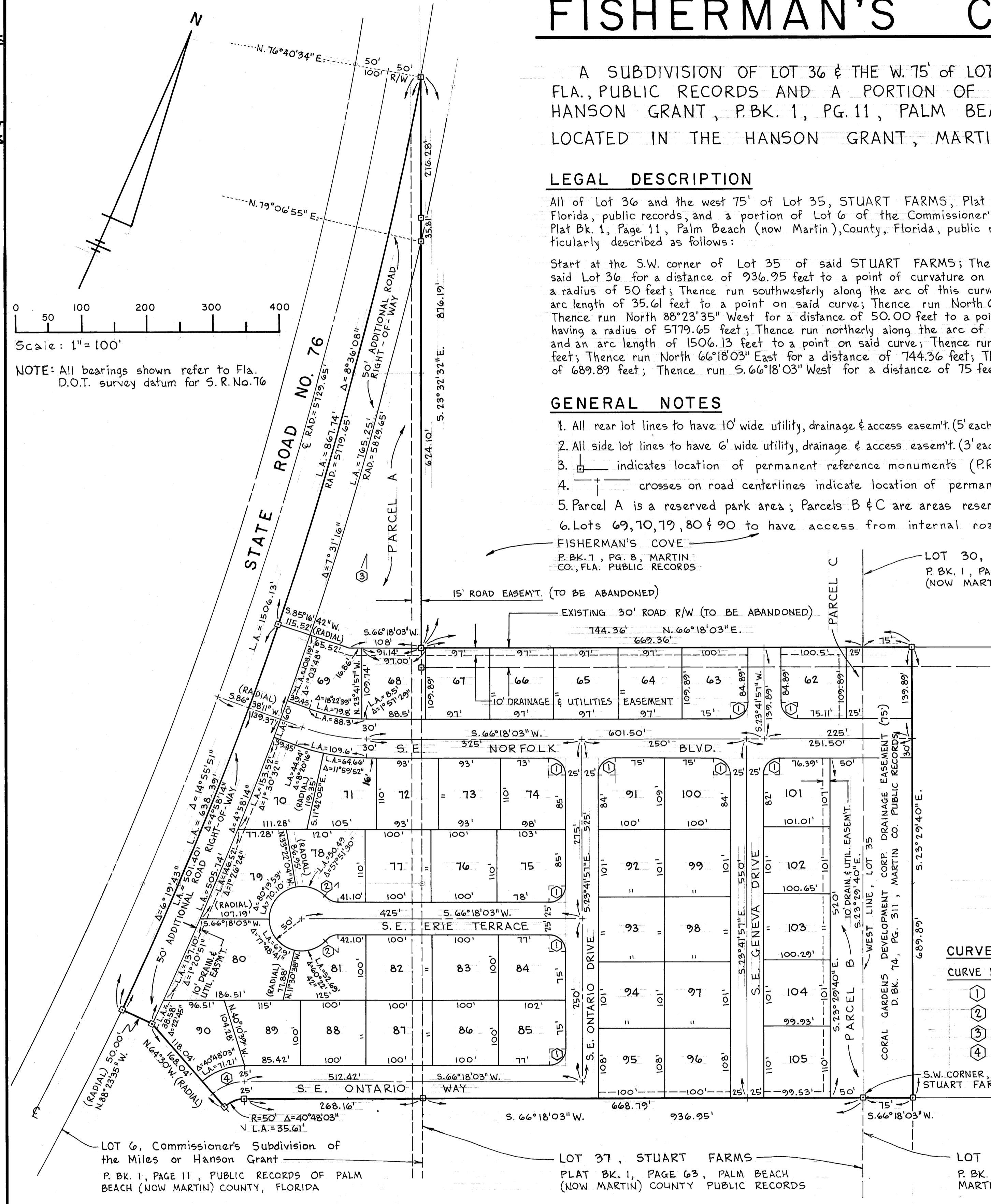


See Surveys Affidavit in O.R. Bk 766 Pg 1141
 Marsha Stillor Clerk of Courts
 by: Shirley Johnson D.C.
 5/25/88



Scale: 1"=100'
 NOTE: All bearings shown refer to Fla. D.O.T. survey datum for S. R. No. 76

FISHERMAN'S COVE · SECTION 2, PHASE 1

A SUBDIVISION OF LOT 36 & THE W. 75' of LOT 35, STUART FARMS, P.B.K. 1, Pg. 63, PALM BEACH (NOW MARTIN), CO. FLA., PUBLIC RECORDS AND A PORTION OF LOT 6, COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT, P.B.K. 1, PG. 11, PALM BEACH (NOW MARTIN) COUNTY, FLA., PUBLIC RECORDS LOCATED IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION

All of Lot 36 and the west 75' of Lot 35, STUART FARMS, Plat Bk. 1, Page 63, Palm Beach (now Martin) County, Florida, public records, and a portion of Lot 6 of the Commissioner's Subdivision of the Miles or Hanson Grant, Plat Bk. 1, Page 11, Palm Beach (now Martin) County, Florida, public records; all of the preceding being more particularly described as follows:

Start at the S.W. corner of Lot 35 of said STUART FARMS; Thence run S. 66°18'03"W. along the south line of said Lot 36 for a distance of 936.95 feet to a point of curvature on a curve concave to the S.E.; said curve having a radius of 50 feet; Thence run southwesterly along the arc of this curve through a central angle of 40°48'03" and an arc length of 35.61 feet to a point on said curve; Thence run North 64°30'00" West for a distance of 168.04 feet; Thence run North 88°23'35" West for a distance of 50.00 feet to a point on a curve concave to the west; said curve having a radius of 5179.65 feet; Thence run northerly along the arc of this curve through a central angle of 14°55'51" and an arc length of 1506.13 feet to a point on said curve; Thence run South 23°32'32" East for a distance of 876.19 feet and an arc length of 1506.13 feet to a point on said curve; Thence run South 23°29'40" East for a distance of 689.89 feet; Thence run S. 66°18'03" West for a distance of 75 feet to the Point of Beginning.

GENERAL NOTES

- All rear lot lines to have 10' wide utility, drainage & access easem't. (5' each side of rear line) except where otherwise shown.
- All side lot lines to have 6' wide utility, drainage & access easem't. (3' each side of side line) except where otherwise shown.
- indicates location of permanent reference monuments (P.R.M.)
- ↑ crosses on road centerlines indicate location of permanent control points (P.C.P.)
- Parcel A is a reserved park area; Parcels B & C are areas reserved for stormwater retention.
- Lots 69, 70, 79, 80 & 90 to have access from internal road system only.

FISHERMAN'S COVE
 P. B.K. 1, PG. 8, MARTIN CO., FLA. PUBLIC RECORDS

LOT 30, STUART FARMS
 P. B.K. 1, PAGE 63, PALM BEACH (NOW MARTIN) COUNTY PUB. RECORDS

LOT 35, STUART FARMS
 P. B.K. 1, PAGE 63, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS

CURVE DATA

CURVE NO.	Δ ANGLE	RADIUS	ARC LENGTH	TANGENT
①	90° 00' 00"	25.00'	39.27'	25.00'
②	48° 11' 23"	25.00'	21.03'	11.18'
③	20° 20' 08"	278.79' (E)	98.95' (E)	50.00' (E)
④	40° 48' 03"	75.00' (E)	53.41' (E)	27.89' (E)

SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat of FISHERMAN'S COVE · PHASE TWO, 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

TITLE CERTIFICATION

I, James F. Littman, 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 certificate of ownership and dedication hereon. I also certify that all mortgages not satisfied or released of record encumbering the land described hereon are as follows:
 1. FISHERMAN'S COVE OF STUART, INC. to GUARDIAN MORTGAGE INVESTORS, dated November 17, 1978. Filed November 17, 1978, in Official Record Bk. 457, Page 100, Public Records of Martin Co., Fla.
 2. FISHERMAN'S COVE OF STUART, INC. to FIRST NATIONAL BANK & TRUST CO. of STUART, dated Nov. 17, 1978. Filed November 17, 1978, in Official Record Bk. 457, Pg. 145, Public Records of Martin County, Florida.
 DATED this 1st day of February, 1979

James F. Littman
 JAMES F. LITTMAN, Attorney-at-law, P.O. Box 1197, Stuart, Fla. 33494

CLERK'S RECORDING CERTIFICATE

I, Louise V. Isaacs, Clerk of the Circuit of Martin County, hereby certify that this plat was filed for record in Plat Book 7, Page 68, Martin County, Florida, public records, this 2nd day of February, 1979.

LOUISE V. ISAACS, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY: *Charlotte Burkey*
 Deputy Clerk

File No.
 330519

APPROVAL OF COUNTY

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

James B. Winn
 County Engineer
 Feb 2, 1979

Planning & Zoning Commission
 Martin County, Florida
 By: *[Signature]*
 Chairman
 Feb 2, 1979

John D. Quinn, Jr.
 County Attorney
 Feb 2, 1979

Board of County Commissioners
 Martin County, Florida
 By: *[Signature]*
 Chairman
 Feb 2, 1979

ATTEST: *Louise V. Isaacs*
 Clerk
 By: *Charlotte Burkey DC*

CERTIFICATE OF OWNERSHIP AND DEDICATION

Fisherman's Cove of Stuart, Inc. a Fla. 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 and thoroughfares shown on this plat of FISHERMAN'S COVE · PHASE TWO, to the use of the public.

The utility easements shown on this plat of FISHERMAN'S COVE · PHASE TWO 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.

SIGNED and sealed this 1st day of February, 1979, on behalf of said corporation by its President and attested to by its Secretary.

ATTEST: *Jack Sailer*
 Jack Sailer, its Secretary

FISHERMAN'S COVE OF STUART, INC.
 BY: *Arthur G. Quinn, Jr.*
 Arthur G. Quinn, Jr., its President

ACKNOWLEDGMENT

STATE OF FLORIDA · COUNTY OF MARTIN
 Before me, the undersigned notary public, personally appeared Arthur G. Quinn, Jr. and Jack Sailer, to me well known to be the President and Secretary, respectively, of Fisherman's Cove of Stuart, Inc., a Fla. corporation, and they acknowledged that they executed such instrument as such officers of said corporation.
 Witness my hand and official seal this 1st day of February, 1979.

Deborah Camody
 Notary Public, State of Fla.
 My commission expires: 8/10/82

MORTGAGE HOLDER'S CONSENT

Gordon A. Taylor, Churchill G. Carey, John D. Uible, Eugene L. Amber, John H. Rogers, Patrick M. Ahern, Howard G. Wisker and A.H. Adams III, not individually, but as Trustees of Guardian Mortgage Investors, a Massachusetts Business Trust, under Declaration of Trust, dated March 28, 1966, as amended and their successor Trustees, by and through their undersigned officer do hereby certify that they are the holders of a certain mortgage on the land described hereon and do consent to the dedication hereon and do subordinate their mortgage to such dedications.

SIGNED and sealed this 1st day of February, 1979, on behalf of the Trustees of GUARDIAN MORTGAGE INVESTORS, a Massachusetts Business Trust, by the Vice President.

Douglas W. McNeill
 Douglas W. McNeill, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA · COUNTY OF BROWARD
 Before me, the undersigned notary public, personally appeared Douglas W. McNeill, Vice President of GUARDIAN MORTGAGE INVESTORS, a Massachusetts Business Trust, and he acknowledged that he executed such instrument as such officer of said corporation.
 Witness my hand and official seal this 1st day of February, 1979.

Arthur O. DeBay
 Notary Public, State of Florida at large.
 My commission expires: 6-8-81

MORTGAGE HOLDER'S CONSENT

FIRST NATIONAL BANK & 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 dedications hereon and does subordinate its interest in said mortgage to such dedications.

SIGNED and sealed this 1st day of February, 1979, on behalf of FIRST NATIONAL BANK & TRUST COMPANY of STUART by its Vice President and attested to by its Vice President and Cashier

ATTEST: *James C. Anthony III*
 James C. Anthony III, Vice President & Cashier

BY: *Sharon Welker*
 Sharon Welker, its Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA · COUNTY OF MARTIN
 Before me, the undersigned notary public, personally appeared Sharon Welker and James C. Anthony III, to me well known to be the Vice President and Vice President & Cashier, respectively, of FIRST NATIONAL BANK & 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 1st day of February, 1979.

James S. Stewart
 Notary Public, State of Florida at large.
 My commission expires: Oct 19, 1981