

A
PLAT
OF

STUART WEST PHASE II

BEING A PORTION OF SECTION ONE
TOWNSHIP 38 SOUTH, RANGE 39 EAST
MARTIN COUNTY, FLORIDA

SEPTEMBER, 1982

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 91, PAGE 21,
MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS, THIS
23 DAY OF Dec.,
A.D. 1982.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY Charlotte Busky
DEPUTY CLERK

FILE NO.
460772

THIS INSTRUMENT PREPARED BY:
STEVEN MITCHELL
FOR:
LINDAHL, BROWNING, FERRARI &
HELLSTROM, INC.
ENGINEERS, PLANNERS AND SURVEYORS
426 W. INDIANTOWN ROAD
P.O. BOX 727
JUPITER, FLORIDA 33458

DESCRIPTION

A PARCEL OF LAND BEING THE EAST ONE-HALF, TOGETHER WITH THE EAST 40 FEET OF THE WEST ONE-HALF OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, LESS AND EXCEPT THE C-23 CANAL RIGHT-OF-WAY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1, THENCE N 89°50'02" W, ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 2683.29 FEET TO A POINT 40.00 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE N 0°09'18" E, ALONG A LINE 40.00 FEET WEST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 5195.28 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF THE C-23 CANAL; THENCE S 89°55'36" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2671.69 FEET TO A POINT IN THE EAST LINE OF SAID SECTION 1; THENCE S 0°04'05" W, ALONG SAID EAST LINE, A DISTANCE OF 2529.26 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE S 0°00'42" E, A DISTANCE OF 2670.37 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 319.36 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, GLORIA MUROFF, INDIVIDUALLY AND AS TRUSTEE DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE ACCESS/UTILITY EASEMENTS SHOWN ON THIS PLAT OF STUART WEST PHASE II, ARE HEREBY DEDICATED TO THE STUART WEST PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH ACCESS AND UTILITY EASEMENTS.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF STUART WEST PHASE II, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
3. THE PRESERVATION ZONES AS SHOWN ON THIS PLAT OF STUART WEST PHASE II, SHALL REMAIN FREE OF ALTERATIONS AND STRUCTURES EXCEPT FOR EROSION CONTROL OR ACCESS AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
4. THE STORM WATER RETENTION AREAS SHOWN ON THIS PLAT OF STUART WEST PHASE II, ARE HEREBY DEDICATED TO THE STUART WEST PHASE II PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STORM WATER RETENTION AREAS.
5. TRACT X AS SHOWN HEREON IS HEREBY DEDICATED TO THE STUART WEST PROPERTY OWNER'S ASSOCIATION, INC. FOR RECREATION PURPOSES.

SIGNED AND SEALED THIS 6 DAY OF December, 1982.

Dawn Jones
ATTEST
Gloria Muroff
GLORIA MUROFF
INDIVIDUALLY AND AS TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GLORIA MUROFF, INDIVIDUALLY AND AS TRUSTEE, TO ME WELL KNOWN, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF December, 1982.

NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 21, 1986
BONDED THRU GENERAL INS. UNDERWRITERS

John DeSoye
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, MELVIN MUROFF, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON EXECUTING THE DEDICATION HEREON
2. ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE, AS OF DECEMBER 6, 1982 AT 11 A.M.

DATED THIS 6th DAY OF December, 1982.

Melvin Muroff
MELVIN MUROFF, ATTORNEY AT LAW
MUROFF, MILESTONE & MILESTONE
2500 EAST HALLANDALE BOULEVARD,
SUITE C
HALLANDALE, FLORIDA 33009

NOTARY
PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, GARY M. F. RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF STUART WEST PHASE II, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

G. M. Rayman
GARY M. F. RAYMAN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2633

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

20 Dec, 82 H. S. Smith
COUNTY ENGINEER

21 Dec 82 Mark H. H. H.
COUNTY ATTORNEY

PLANNING AND ZONNING COMMISSION
MARTIN COUNTY, FLORIDA

22 Dec, 82 Thomas D. King
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

21 Dec. 82 Charlotte Busky
CHAIRMAN

ATTEST:
Louise V. Isaacs
By Charlotte Busky D.C.

Subdivision parcel control #: 12-38-39-002-000-0000.0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
426 INDIANTOWN ROAD 951 GLOVERDALE AVENUE
JUPITER, FLORIDA 33458 STUART, FLORIDA 31494
117 SOUTH ST. LOUIS STREET
LUNKERVILLE, FLORIDA 33450