

SEE SURVEYOR'S AFFIDAVIT RECORDED IN O.R. BOOK 623 PG 1046 ON 1-2-85 MARSHA STILLER CLERK OF COURT BY LM Wheeler D.C.

FISHERMAN'S COVE SECTION 2, PHASE 3B

A SUBDIVISION OF PORTIONS OF LOTS 35, 38 & 39, STUART FARMS, PLAT BOOK 1, PAGE 63, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS - LOCATED IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA.

CLERK'S RECORDING CERTIFICATE

I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, hereby certify that this plat was filed for record in Plat Book 9, Page 66, Martin County, Florida, public records, this 12 day of April, 1984.

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

File No. 511225

DESCRIPTION OF LAND

Portions of Lots 35, 38 & 39, STUART FARMS, Plat Book 1, Page 63, Martin County, Florida, public records, more particularly described as follows: Commence at the Southwest corner of Lot 38, STUART FARMS; Thence run N.66°18'03"E. along the South line of Lot 38 for 75.00 feet to the Point of Beginning for the following described parcel; Thence run North 23°29'40" West for a distance of 641.89 feet; Thence run North 66°18'03" East for a distance of 202.48 feet; Thence run North 23°41'57" West for a distance of 58.00 feet; Thence run North 66°18'03" East for a distance of 200.00 feet; Thence run South 23°41'57" East for a distance of 40.00 feet; Thence run North 66°18'03" East for a distance of 255.00 feet; Thence run South 23°41'57" East for a distance of 550.00 feet; Thence run North 66°18'03" East for a distance of 109.89 feet to a point of intersection with the South line of Lot 39, STUART FARMS; Thence run South 66°18'03" West along the South line of Lots 38 and 39, STUART FARMS for a distance of 714.77 feet to the Point of Beginning.

APPROVAL OF COUNTY

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

H. Curtis Smith
County Engineer
March 30, 1984.

Michael H. Vent
County Attorney
April 12, 1984.

Planning & Zoning Commission
Martin County, Florida.

Board of County Commissioners
Martin County, Florida.

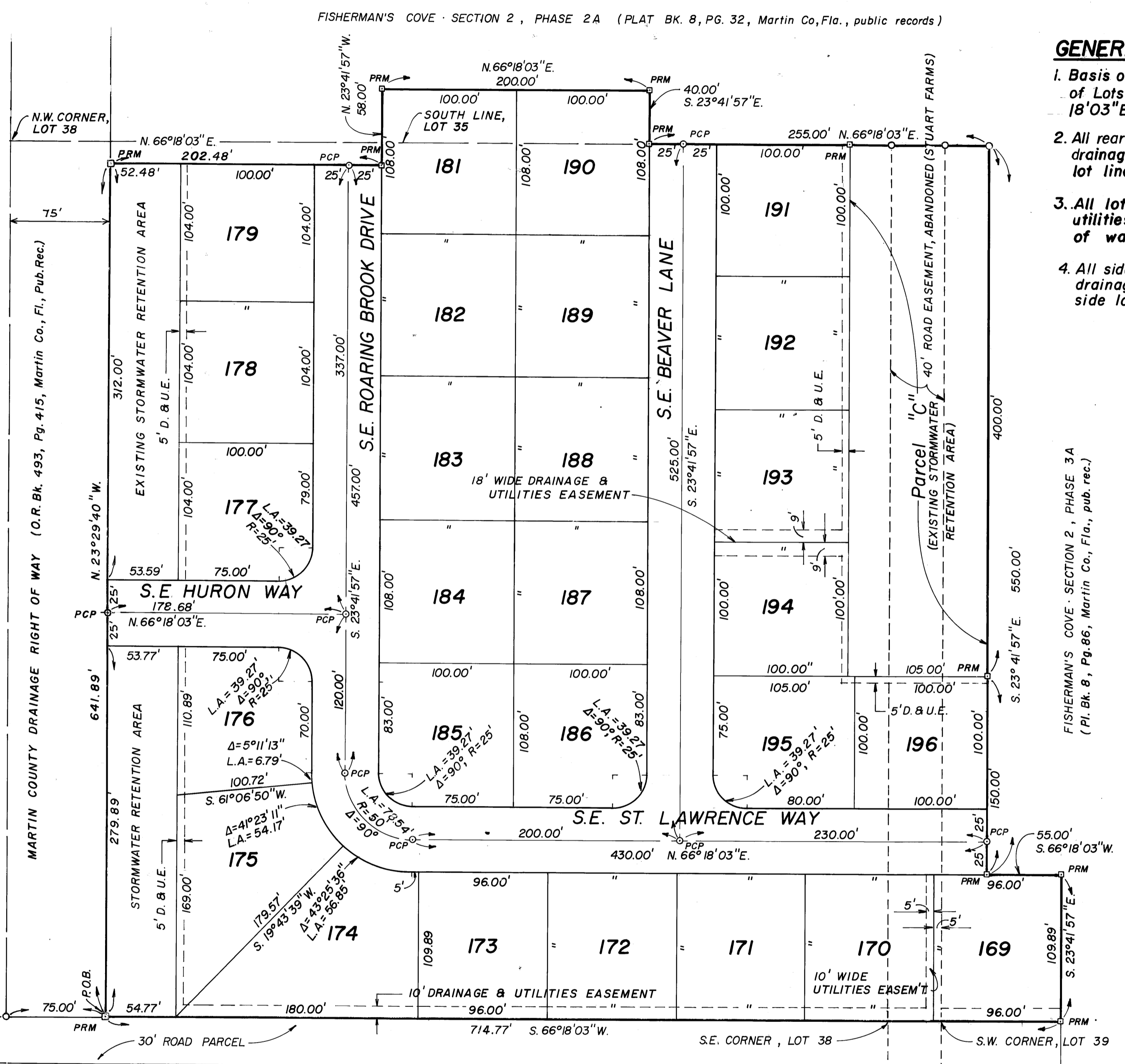
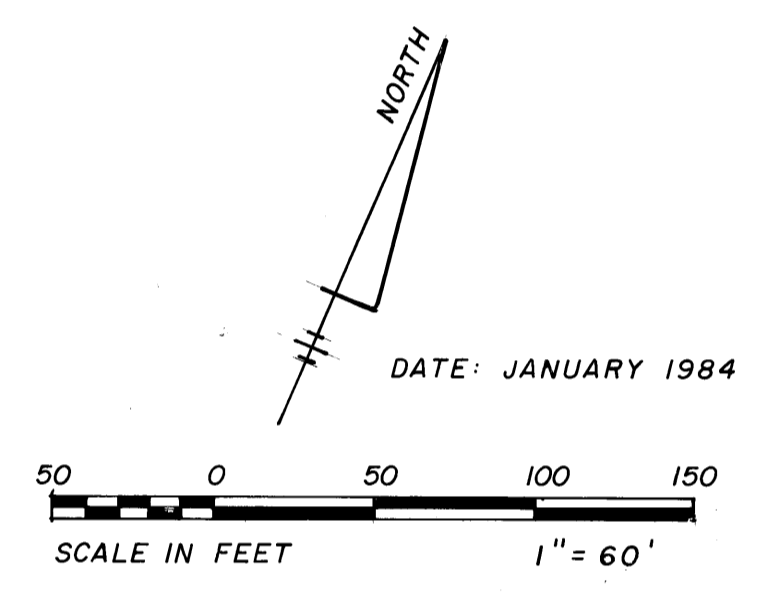
By: Charles R. Sand
Chairman
4-12-1984.

By: Alan L. Steynard
Chairman
April 12, 1984.

ATTEST: Louise V. Isaacs
Clerk By Charlotte Barker, D.C.

GENERAL NOTES

1. Basis of bearings - the bearing of the South line of Lots 38 & 39, Stuart Farms is taken to be N.66°18'03"E. All bearings are relative thereto.
2. All rear lot lines to have 10' wide utility, drainage and access easement (5' each side lot line) except where otherwise shown.
3. All lots shall have 10' wide drainage and utilities easement adjacent to road rights of way.
4. All side lot lines to have 6' wide utility, drainage and access easement (3' each side lot line) except where otherwise shown.



CERTIFICATE OF OWNERSHIP AND DEDICATION

Dean Development Company, 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 and thoroughfares shown on this plat of FISHERMAN'S COVE SECTION TWO, PHASE 3B, to the use of the public. The utility easements shown on this plat of FISHERMAN'S COVE SECTION TWO, PHASE 3B, 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. The drainage easements shown on this plat of FISHERMAN'S COVE SECTION TWO, PHASE 3B may be used for drainage improvements. The perpetual maintenance obligation of drainage improvements shall be the responsibility of the FISHERMAN'S COVE HOMEOWNERS' ASSOCIATION. The Board of County Commissioners of Martin County shall bear no responsibility, duty, or liability regarding such drainage easements. Signed and sealed this 16 day of JANUARY, 1984, on behalf of said corporation, by its Vice-President and attested to by its Secretary.

ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Arthur G. Quinn, Jr. and Jeffrey Price, to me well known to be Vice President and Secretary, respectively, of Dean Development Company, 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 16 day of JAN, 1984.

ATTEST: Jeffrey Price
Jeffrey Price, Secretary
BY: Arthur G. Quinn, Jr.
Arthur G. Quinn, Jr. Vice President

MORTGAGE HOLDER'S CONSENT

INTERCONTINENTAL BANK 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 10 day of JANUARY, 1984, on behalf of INTERCONTINENTAL BANK by its Assistant Cashier and Vice President

ATTEST: Julie Roglyn
Julie Roglyn, Assistant Cashier

BY: Roger Saxon
Roger Saxon, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA - COUNTY OF DADE.

Before me, the undersigned notary public, personally appeared Julie Roglyn and Roger Saxon to me well known to be the Assistant Cashier and Vice President and they acknowledged that they executed such instrument as such officers of said corporation. Witness my hand and official seal this 10 day of JANUARY, 1984.

Sherry Barbara Mancilla
Notary Public, State of Florida at Large
My commission expires _____

SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat of FISHERMAN'S COVE SECTION TWO PHASE 3B, 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 as follows: DEAN DEVELOPMENT COMPANY, INC. to INTERCONTINENTAL BANK, dated 9 JANUARY 1984, Filed 9 JANUARY 1984, in Official Record Bk. 590, Pg. 207, Public Records of Martin County, Florida. Dated this 16 day of JANUARY, 1984.

James F. Littman
James F. Littman, Attorney at Law
P.O. Box 1197, Stuart, Fla. 33495

Subdivision Parcel Control #: 40-38-41-001-000-000-0