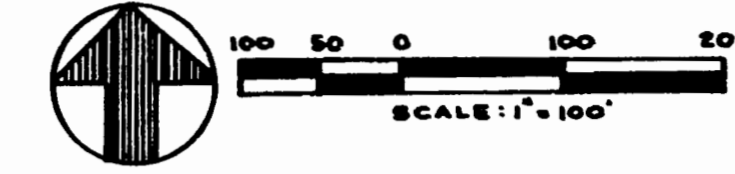


BAY COLONY OF STUART

A PORTION OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 37 S,
RANGE 40 E ST. LUCIE COUNTY, FLORIDA

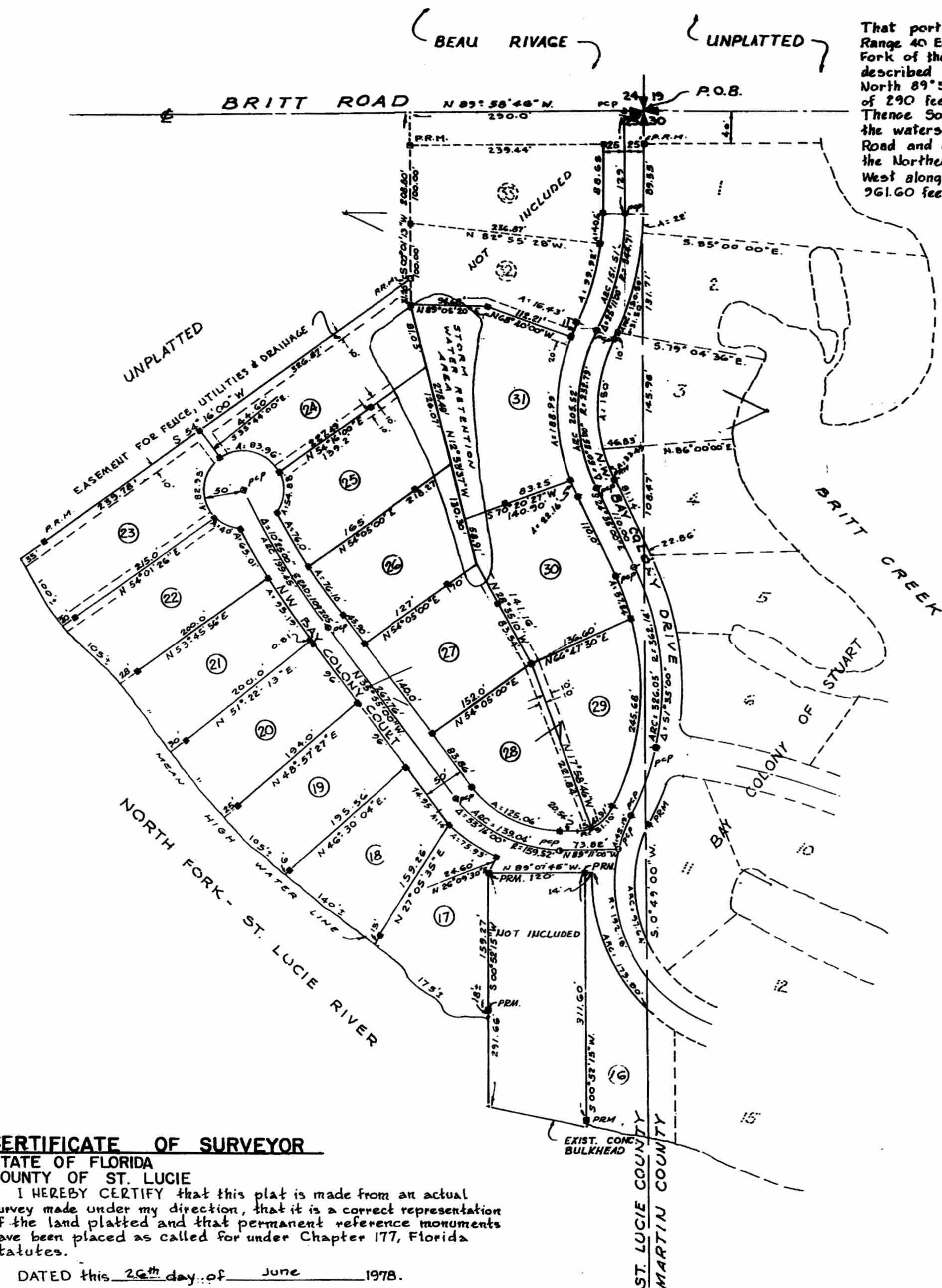
4/3/21



PLAT BK. 19 PS. 1 CLERK'S RECORDING CERTIFICATE

I, Roger Poitras, Clerk of Circuit Court of St. Lucie County, Fla., do hereby certify that this plat has been examined, and that it complies in form with all the requirements of the laws of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 19 Page 1 of the Public Records of St. Lucie County, Florida this 12 day of August 1978.

By Joseph R. Smith Clerk of Circuit Court St. Lucie County, Florida



LEGAL DESCRIPTION
That portion of Government Lot 1, Section 25, Township 37 South, Range 40 East, St. Lucie County, Florida lying Northeastly of the North Fork of the St. Lucie River and South and Easterly of the following described line: Begin at the Northeast corner of Section 25 bear North 89°58'46" West along the North line of said Section 25 a distance of 290 feet; Thence South 0°01'15" West a distance of 208.80 feet; Thence South 54°16'00" West a distance of 602 feet more or less to the waters of said St. Lucie River; Less the Right of Way for Britt Road and also less the following described parcel of land: Start at the Northeast corner of Government Lot 1, Thence run South 0°49'00" West along the East line of said Government Lot 1 for a distance of 261.60 feet; Thence run North 89°07'45" West a distance of 70.70 feet to Point of Beginning; Thence continue North 89°07'45" West for 120.0 feet to a concrete monument; Thence South 0°52'15" West for a distance of 291.66 feet to the waters of the North Fork of the St. Lucie River; Thence meander in a Southeasterly direction along said shoreline of the North Fork of the St. Lucie River to the intersection with a line bearing South 0°52'15" West along said line for a distance of 318.17 feet to the Point of Beginning. Also less Lots 32 and 33 shown as 'not included' on this Plat.

CERTIFICATE OF DEDICATION BY CORPORATE OWNER

STATE OF FLORIDA
COUNTY OF ST. LUCIE
BAY COLONY OF STUART, INC., a Florida Corporation, the owner of the above described land, by its duly elected President and Secretary, does hereby dedicate and set apart all of the streets, parks, and utility and drainage easements shown on this plat of BAY COLONY OF STUART subdivision to the use of the lot owners of BAY COLONY OF STUART forever.

The Board of County Commissioners of St. Lucie County, Florida shall have no responsibility, duty or liability regarding such streets or easements. 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 St. Lucie County.

In WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its President and Secretary this 12 day of August 1978.

BAY COLONY OF STUART, INC.
BY: [Signature] President
ATTEST: [Signature] Secretary

STATE OF FLORIDA COUNTY OF MARTIN

Before me, the undersigned authority, personally appeared WOODROW S. SAFRIT, President, and NILE P. LESTRANGE, Secretary, of BAY COLONY OF STUART, INC., a Florida corporation, to me known to be the individuals described in, and who executed the foregoing Certificate of Dedication, and they each duly acknowledged before me that they executed same, as such officers for and in behalf of said corporation.

WITNESS my hand and official seal at Stuart, Martin County, Florida, this 14 day of August 1978.

[Signature]
Notary Public, State of Florida at Large
My Commission Expires: 12-3-79

CERTIFICATE OF DEDICATION BY CORPORATE MORTGAGEES

STATE OF FLORIDA
COUNTY OF ST. LUCIE
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT PIERCE, FLORIDA, a Florida corporation, the holder of a mortgage recorded in O.R. Book 277, Pg 354, on the above described land, by its duly elected President and Secretary, does hereby dedicate and set apart all of the streets, parks and utility and drainage easements shown on this plat of BAY COLONY OF STUART subdivision to the use of the lot owners of BAY COLONY OF STUART forever.

In WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its President and Secretary this 12 day of August 1978.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT PIERCE, FLORIDA
BY: [Signature]
ATTEST: [Signature]

STATE OF FLORIDA COUNTY OF ST. LUCIE

Before me, the undersigned authority, personally appeared [Signature] President and [Signature] Secretary, of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT PIERCE, FLORIDA, a Florida corporation, to me known to be the individuals described in, and who executed the foregoing Certificate of Dedication, and they each duly acknowledged before me that they executed same, as such officers for and in behalf of said corporation.

[Signature]
Notary Public, State of Florida at Large
My Commission Expires: 12-3-79

CERTIFICATE OF DEDICATION BY CORPORATE MORTGAGEES

STATE OF FLORIDA
COUNTY OF ST. LUCIE
MERRITT SQUARE BANK, a Florida corporation, the holder of a mortgage recorded in O.R. Book 277 Pg 2526, on the above described land, by its duly elected President and Secretary, does hereby dedicate and set apart all of the streets, parks and utility and drainage easements shown on this plat of BAY COLONY OF STUART subdivision to the use of the lot owners of BAY COLONY OF STUART forever.

In WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its President and Secretary this 12 day of August 1978.

MERRITT SQUARE BANK
BY: [Signature]
ATTEST: [Signature]

STATE OF FLORIDA COUNTY OF ST. LUCIE

Before me, the undersigned authority, personally appeared E. J. Kendall, President and Donna F. Garrison, Secretary, of MERRITT SQUARE BANK, a Florida corporation, to me known to be the individuals described in, and who executed the foregoing Certificate of Dedication, and they each duly acknowledged before me that they executed same, as such officers for and in behalf of said corporation.

[Signature]
Notary Public, State of Florida at Large
My Commission Expires: 12-3-79

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I HEREBY CERTIFY that this plat is made from an actual survey made under my direction, that it is a correct representation of the land platted and that permanent reference monuments have been placed as called for under Chapter 177, Florida Statutes.

DATED this 26 day of June 1978.

[Signature]
Registered Land Surveyor
Florida Certificate No. 1272

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of St. Lucie County, Florida, this 11 day of August 1978; such approval precludes said lands from being zoned Agricultural under Section 193.201, Florida Statutes.

[Signature]
Chairman, Board of County Commissioners

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 BAY COLONY OF STUART, INC.
- That there are mortgages encumbering this land in favor of:
 - FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF FORT PIERCE, FLORIDA, dated Nov. 10, 1977 and recorded in O.R. Book 277, Pg 354, Public Records of St. Lucie County, Fla. and O.R. Book 431, Pg 1970, Public Records of Martin County, Fla.
 - MERRITT SQUARE BANK, dated JUNE 28, 1978 and recorded in O.R. Book 277, Pg 2526, Public Records of St. Lucie County, Fla. and in O.R. Book 432, Pg 854, Public Records of Martin County, Fla.

Dated this 26 day of June 1978.

[Signature]
Luke M. Taylor, Attorney at Law

STATE OF FLORIDA
ST. LUCIE COUNTY
THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL.

JOSEPH E. SMITH, CLERK
By [Signature]
Date: 7/16/78

