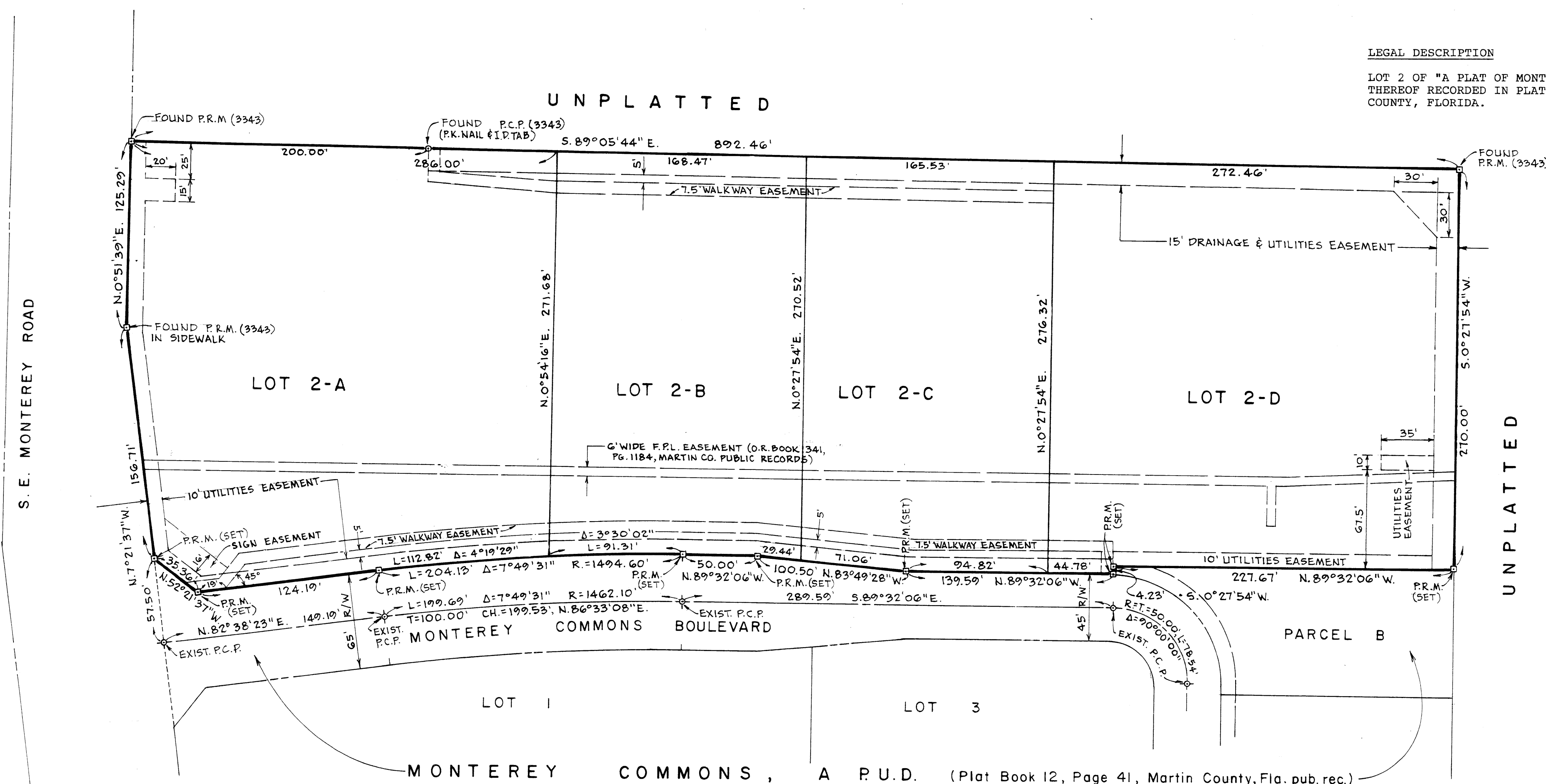


# PLAT NO. 2, MONTEREY COMMONS, A P.U.D.

A REPLAT OF LOT 2 OF "A PLAT OF MONTEREY COMMONS, A P.U.D.", RECORDED IN PLAT BOOK 12, PAGE 41 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

CLERK'S RECORDING CERTIFICATE  
 I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 35, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 20 DAY OF JAN. 1993.  
 MARSHA STILLER, CLERK  
 CIRCUIT COURT  
 MARTIN COUNTY, FLORIDA  
 BY: *Deborah L. Hampton*  
 DEPUTY CLERK  
 FILE NO. 980353  
 (CIRCUIT COURT SEAL)



LEGAL DESCRIPTION  
 LOT 2 OF "A PLAT OF MONTEREY COMMONS, A P.U.D." ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF FLORIDA  
 COUNTY OF MARTIN  
 MONTEREY COMMONS LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:  
 1. THE DRAINAGE AND UTILITIES EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE MONTEREY COMMONS PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTEREY COMMONS PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.  
 2. THE WALKWAY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE MONTEREY COMMONS PROPERTY OWNERS ASSOCIATION, INC. FOR PURPOSES OF ACCESS, INGRESS AND EGRESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCELS.  
 3. THE UTILITY EASEMENTS AND DRAINAGE AND UTILITIES EASEMENTS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY OR CABLE T.V. COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA.  
 4. THE SIGN EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE MONTEREY COMMONS PROPERTY OWNERS ASSOCIATION, INC., FOR PURPOSES OF MAINTAINING THE MONTEREY COMMONS ENTRANCE SIGN. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

SIGNED AND SEALED THIS 13<sup>TH</sup> DAY OF JANUARY, 1993, ON BEHALF OF SAID COMPANY BY ITS PRESIDENT.  
 MONTEREY COMMONS LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY  
 BY: *James K. Bruner*  
 JAMES K. BRUNER, ITS PRESIDENT

ACKNOWLEDGEMENT  
 STATE OF FLORIDA  
 COUNTY OF MARTIN  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED JAMES K. BRUNER, TO ME WELL KNOWN TO BE THE PRESIDENT OF MONTEREY COMMONS LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13<sup>TH</sup> DAY OF JANUARY 1993.  
*Debra A. Skatone*  
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES: 11-19-93  
 NOTARY SEAL

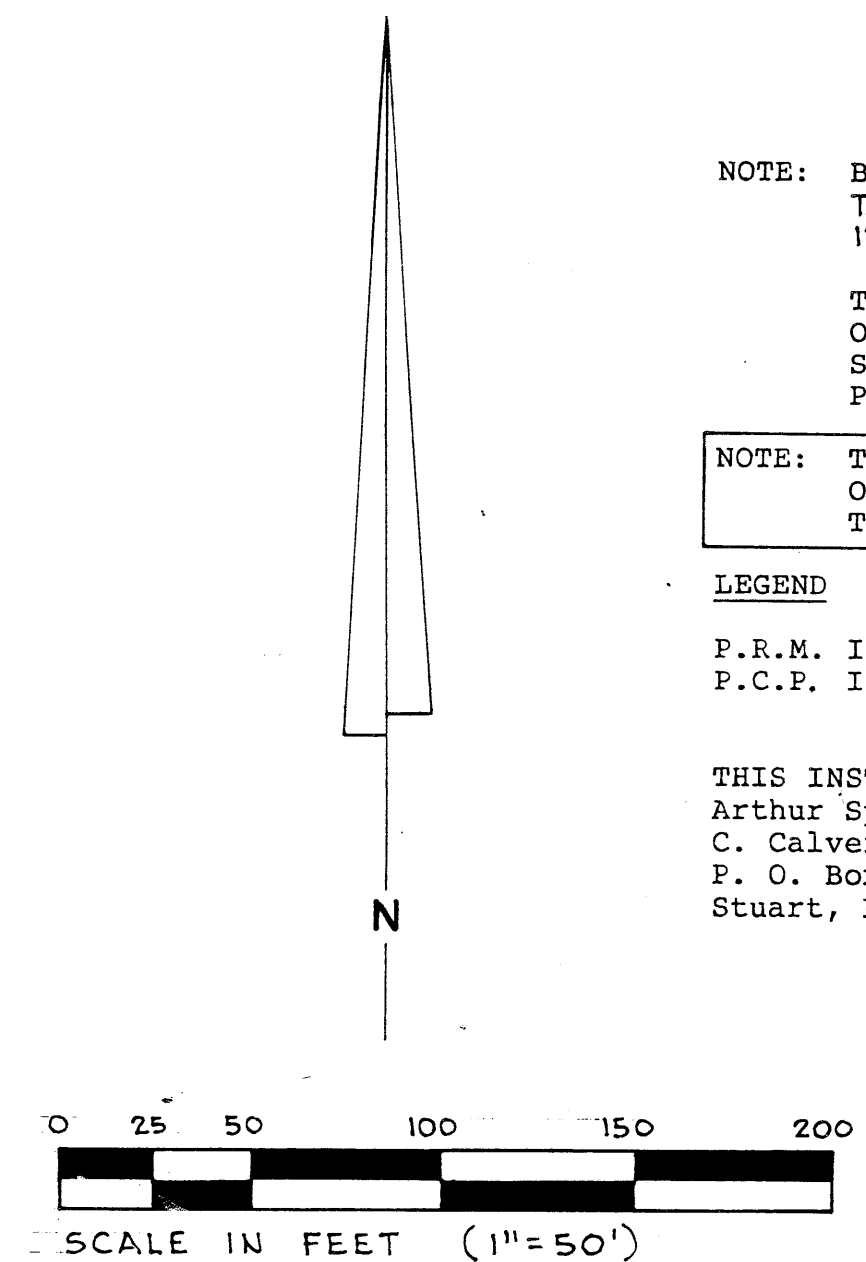
NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF THE PLAT OF "MONTEREY COMMONS-A P.U.D." RECORDED IN PLAT BOOK 12, PAGE 41, MARTIN COUNTY, FLA. PUBLIC RECORDS.  
 THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.  
 NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND  
 P.R.M. INDICATES LOCATION OF PERMANENT REFERENCE MONUMENT.  
 P.C.P. INDICATES LOCATION OF PERMANENT CONTROL POINT.  
 THIS INSTRUMENT PREPARED BY:  
 Arthur Speedy for:  
 C. Calvert Montgomery & Associates, Inc.  
 P. O. Box 92; 755 S Federal Highway  
 Stuart, Florida 34995

CITY APPROVAL  
 STATE OF FLORIDA  
 COUNTY OF MARTIN  
 CITY OF STUART  
 THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.  
 DATE 01-14-93  
*Adrian J. Fiala*  
 CITY ENGINEER  
 BOARD OF CITY COMMISSIONERS  
 CITY OF STUART, FLORIDA  
 DATE 1-20-93  
*William H. Hershey*  
 MAYOR  
 ATTEST:  
 DATE 1-20-93  
*Eileen J. Reeder*  
 CITY CLERK

SURVEYOR'S CERTIFICATE  
 STATE OF FLORIDA  
 COUNTY OF MARTIN  
 I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT "PLAT NO. 2, MONTEREY COMMONS, A P.U.D.", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF STUART, FLORIDA.  
*Arthur Speedy*  
 ARTHUR SPEEDY  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 3343  
 SURVEYOR'S SEAL

TITLE CERTIFICATE  
 STATE OF FLORIDA  
 COUNTY OF MARTIN  
 I, RICHARD J. DUNGEY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF DECEMBER 7, 1992 AT 11:00 PM:  
 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE COMPANY EXECUTING THE DEDICATIONS HEREON.  
 2. ALL MORTGAGES NOT SATISFIED, RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE.  
 DATED THIS January 13, 1993.  
*Richard J. Dungey*  
 RICHARD J. DUNGEY  
 ATTORNEY AT LAW  
 1100 SOUTH FEDERAL HIGHWAY  
 STUART, FLORIDA 34994



DATE: JANUARY 1993  
 SHEET ONE OF ONE