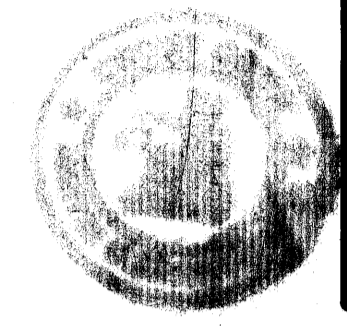


PLAT NO. 3, MONTEREY COMMONS, A P.U.D.

A REPLAT OF LOT 1 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 SOUTH EAST ONE-QUARTER OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

DATE: FEBRUARY 1994

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 13, PAGE 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17 DAY OF March, 1994.
 MARSHA STILLER, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY: *Koa Walker*
 DEPUTY CLERK
 FILE NO. 1051586
 (CIRCUIT COURT SEAL)



PARCEL CONTROL NO. 03-38-41-035-000-000.0

CITY APPROVAL
 STATE OF FLORIDA
 COUNTY OF MARTIN
 CITY OF STUART
 THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.
 March 10, 1994
 DATE
Michael T. Vermorel
 CITY ENGINEER

BOARD OF CITY COMMISSIONERS
 CITY OF STUART, FLORIDA
 DATE 3-16-94
 ATTEST: 3-16-94
 DATE
James H. Gandy
 MAYOR
James McDonald
 CITY CLERK

TITLE CERTIFICATE
 STATE OF FLORIDA
 COUNTY OF MARTIN
 I, RICHARD J. DUNGEY, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY THAT:
 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 8th DAY OF MARCH, 1994.
Richard J. Dungey
 RICHARD J. DUNGEY
 ATTORNEY AT LAW
 1100 SOUTH FEDERAL HIGHWAY
 STUART, FLORIDA 34994

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, FLORIDA PUBLIC RECORDS.
 NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.

LEGEND
 R = RADIUS L = ARC LENGTH Δ = CENTRAL ANGLE
 T = TANGENT LENGTH R/W = RIGHT OF WAY
 C = CENTERLINE DE = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT D&U.E. = DRAINAGE & UTILITY EASEMENT
 P.R.M. INDICATES PERMANENT REFERENCE MONUMENT (4" x 4")
 P.R.M. CONCRETE MARKER WITH DISK STAMPED "PRM 3343"
 P.C.P. INDICATES PERMANENT CONTROL POINT (P.K. NAIL & I.D. TAB)
 P.C.P. STAMPED "P.C.P. 3343"

LEGAL DESCRIPTION

LOT 1 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 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 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
3. 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 4th DAY OF March, 1994, 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 4th DAY OF March, 1994.

Debra A. Siefert
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 (Notary Seal)

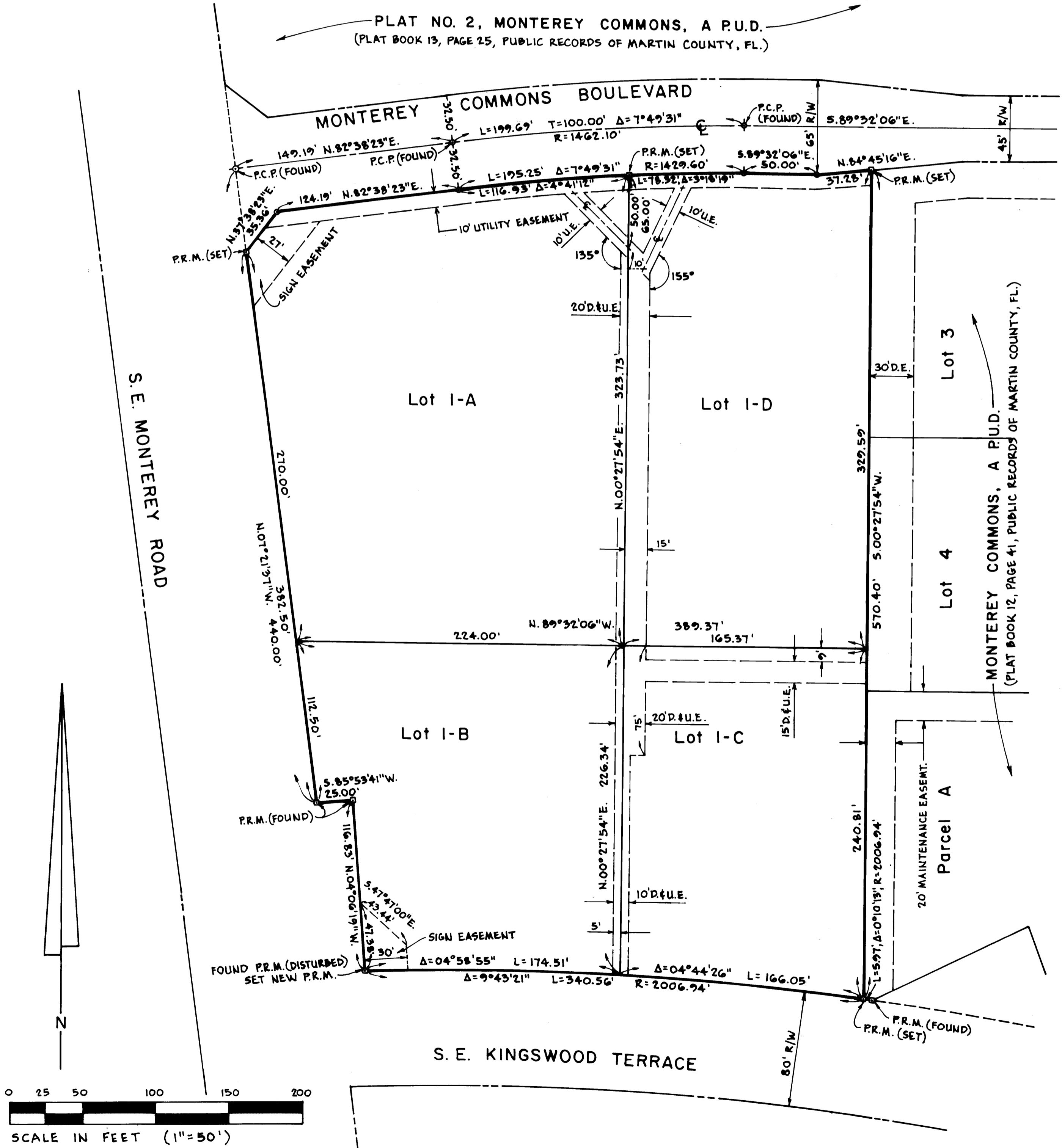
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
 COUNTY OF MARTIN
 I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT PLAT NO. 3 OF MONTEREY COMMONS, A P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND 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 CORPORATE SEAL NOTARY SEAL CITY ENGINEER'S SEAL CITY OF STUART SEAL

THIS INSTRUMENT PREPARED BY ARTHUR SPEEDY, P.L.S., OF C. CALVERT MONTGOMERY & ASSOCIATES, INC. P.O. BOX 92-959 S. FEDERAL HIGHWAY STUART, FL 34995



SCALE IN FEET (1"=50')