

A PLAT OF ST. LUCIE PLACE APARTMENTS BEING A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST CITY OF STUART, MARTIN COUNTY, FLORIDA

FILED FOR RECORD
74 JUL -1 PM 2:21
DENNIS L. DEAL
REGISTERED LAND SURVEYOR
CLERK OF CIRCUIT COURT
BY D.C.

THIS PLAT PREPARED BY:
DENNIS L. DEAL PLS NO. 3421

**bowyer-
singleton &
associates**
INCORPORATED
520 S. MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 853-5120

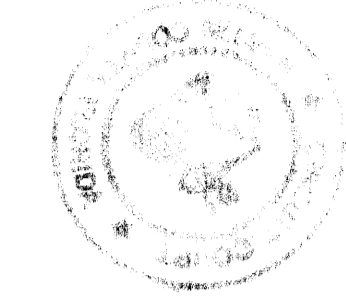
CLERK'S RECORDING CERTIFICATE

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
PAGES 60 MARTIN COUNTY,
FLORIDA PUBLIC RECORDS
THIS 1st DAY OF July 1994

Marsha Stiller,
Clerk of the Circuit Court
Martin County, Florida

File Number LD 20881

By Charolotte Burkey
Deputy Clerk



NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON
THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE RUN S00°31'25"W. ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S00°31'25"W. ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1289.36 FEET; THENCE RUN N89°27'03"W. A DISTANCE OF 574.91 FEET; THENCE RUN N00°30'47"E. A DISTANCE OF 699.34 FEET; THENCE RUN N89°29'48"W. A DISTANCE OF 115.89 FEET; THENCE RUN N00°30'12"E. A DISTANCE OF 129.88 FEET; THENCE RUN N89°29'48"W. A DISTANCE OF 207.90 FEET; THENCE RUN N00°52'30"E. A DISTANCE OF 308.93 FEET; THENCE RUN N37°39'05"E. A DISTANCE OF 62.88 FEET; THENCE RUN N00°19'02"E. A DISTANCE OF 97.85 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ST. LUCIE BOULEVARD; THENCE RUN S89°40'58"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF ST. LUCIE BOULEVARD, A DISTANCE OF 859.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.630 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS OF RECORD.

CITY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
CITY OF STUART

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATED INDICATED.

DATE 7-1-94

Michael J. Hornmeyer
CITY ENGINEER

BOARD OF CITY COMMISSIONERS
CITY OF STUART, FLORIDA

DATE 7-1-94

Doris A. ...
MAYOR

ATTEST:
DATE 7-1-94

Dennis L. Deal
CITY CLERK

SUBDIVISION PARCEL CONTROL NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

CONSERVATION EASEMENT NUMBERS 1, 2 AND 3 SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF STUART FOR PURPOSES OF PRESERVATION OF VEGETATION. THERE SHALL BE NO ALTERATION OF SAID TRACTS EXCEPT AS SPECIFIED IN THE POST DEVELOPMENT MANAGEMENT AND MAINTENANCE PLAN APPROVED BY THE CITY OF STUART. THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY OF SAID AREAS.

STATE OF FLORIDA
COUNTY OF ORANGE

ST. LUCIE CLUB AFFORDABLE HOUSING PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, A PLAT OF ST. LUCIE CLUB APARTMENTS, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

SIGNED AND SEALED THIS 14th DAY OF December, 1993.

WITNESS:
Patricia A. Treat
PATRICIA A. TREAT
Sandra V. Bailey
SANDRA V. BAILEY

ST. LUCIE CLUB AFFORDABLE HOUSING PARTNERS, L.P., a California limited partnership qualified to transact business in Florida as St. Lucie Club Affordable Housing Partners, L.P. Ltd.
By: CED CAPITAL HOLDINGS III, LTD., its General Partner
By: CED Capital, Inc., its Managing General Partner
By: L.P. Shasson
L.P. Shasson, Vice President

SURVEYOR'S NOTES

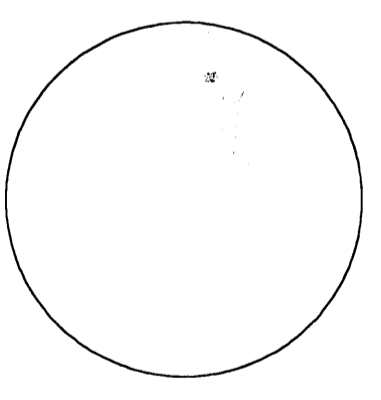
SEE SHEET 2 OF 2

SURVEYOR'S CERTIFICATION

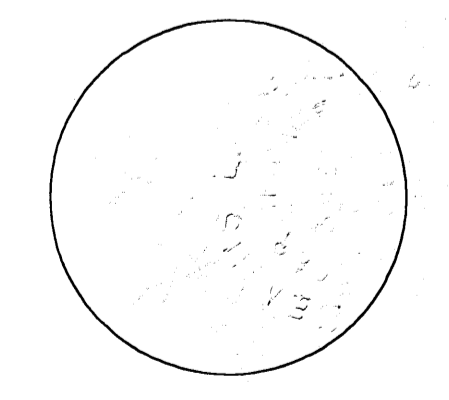
STATE OF FLORIDA
COUNTY OF MARTIN

I, DENNIS L. DEAL, DO HEREBY CERTIFY THAT THIS PLAT OF ST. LUCIE CLUB APARTMENTS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT FURTHER, 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.

Dennis L. Deal
DENNIS L. DEAL
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3421



CITY ENGINEER



DENNIS L. DEAL
CERTIFICATION NO. 3421

ACKNOWLEDGEMENT

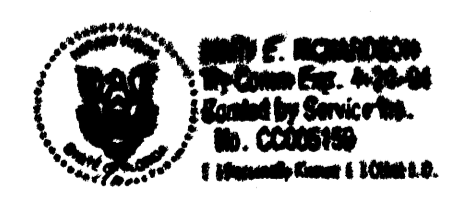
STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned Notary Public, personally appeared who [] is to me well known, or [] has presented as identification, and acknowledged before me that he executed the foregoing dedication, and subscribed before me by and who [] are to me well known, or [] have presented as identification and who did not take an oath.

WITNESS, my hand and official seal this 14th day of December, 1993.

Name: Dennis L. Deal

I am a Notary Public of the State of Florida having a commission number of 1000514 and my commission expires 4/1/97.



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