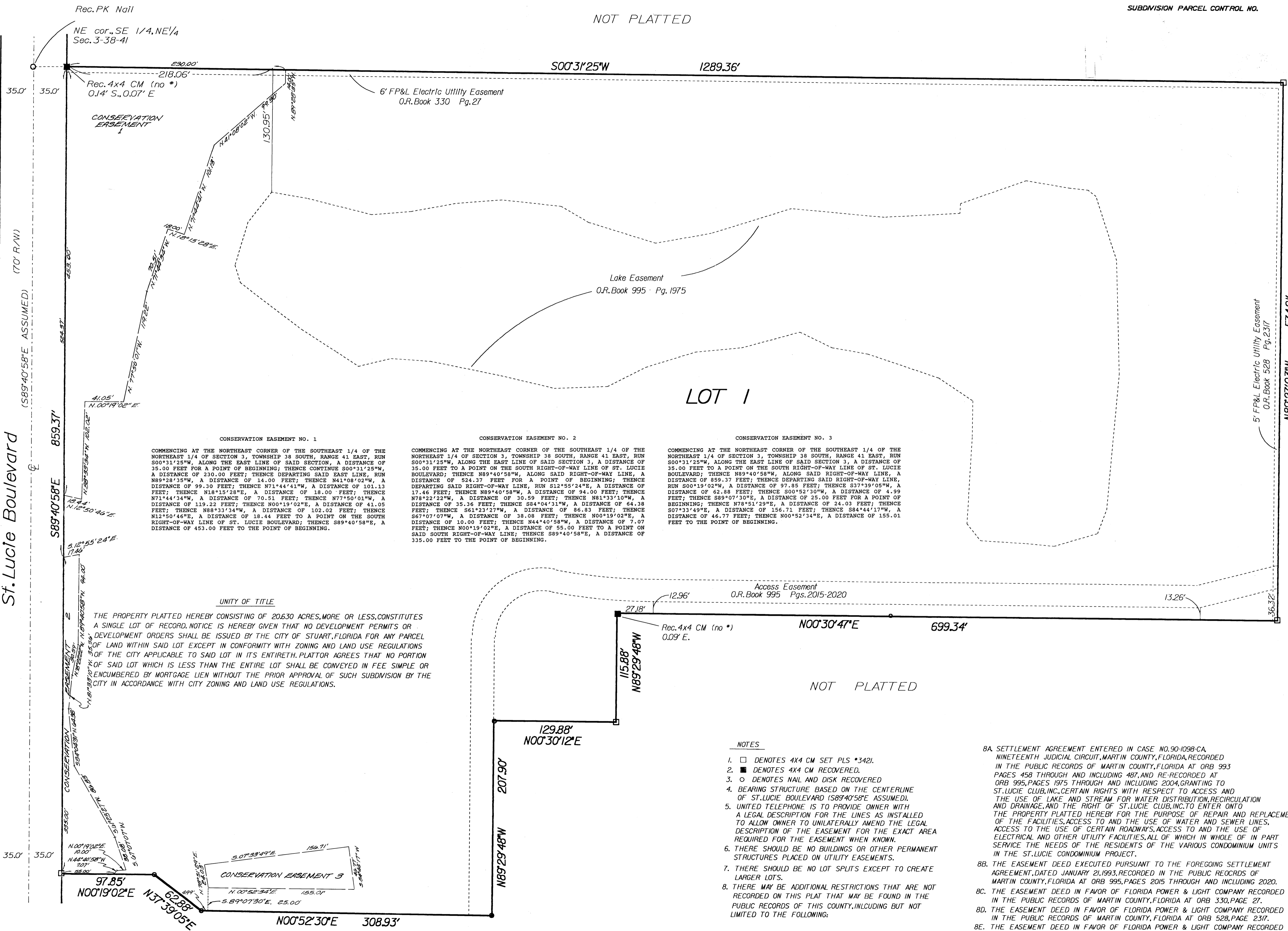


A PLAT OF ST. LUCIE PLACE APARTMENTS BEING A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST CITY OF STUART, MARTIN COUNTY, FLORIDA



St. Lucie Boulevard
(589'40'58\" E ASSUMED)
(70' R/W)

35.0'

35.0'

Rec. PK Nail

NE cor., SE 1/4, NE 1/4
Sec. 3-38-41

Rec. 4x4 CM (no *)
0.14' S., 0.07' E

CONSERVATION
EASEMENT 1

41.05'
N 00°19'02\" E

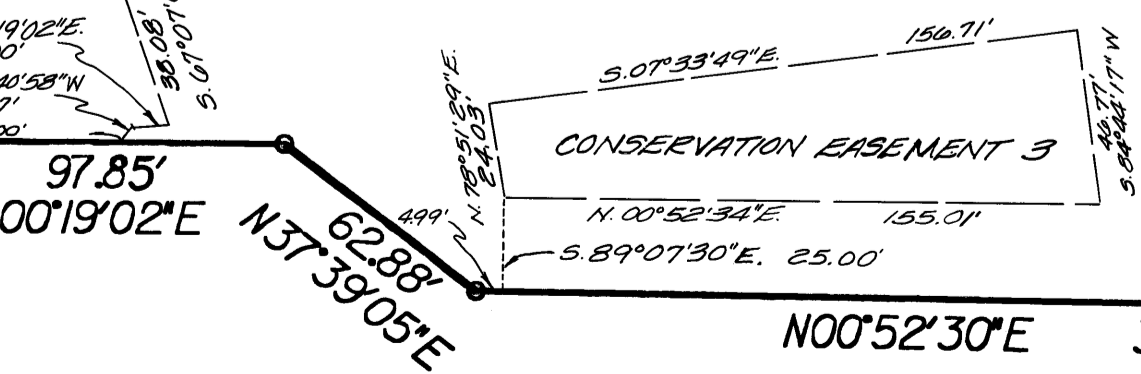
3.12' 55' 24\" E
11.44'

UNITY OF TITLE
THE PROPERTY PLATTED HEREBY CONSISTING OF 20.630 ACRES, MORE OR LESS, CONSTITUTES A SINGLE LOT OF RECORD. NOTICE IS HEREBY GIVEN THAT NO DEVELOPMENT PERMITS OR DEVELOPMENT ORDERS SHALL BE ISSUED BY THE CITY OF STUART, FLORIDA FOR ANY PARCEL OF LAND WITHIN SAID LOT EXCEPT IN CONFORMITY WITH ZONING AND LAND USE REGULATIONS OF THE CITY APPLICABLE TO SAID LOT IN ITS ENTIRETY. PLATTOR AGREES THAT NO PORTION OF SAID LOT WHICH IS LESS THAN THE ENTIRE LOT SHALL BE CONVEYED IN FEE SIMPLE OR ENCUMBERED BY MORTGAGE LIEN WITHOUT THE PRIOR APPROVAL OF SUCH SUBDIVISION BY THE CITY IN ACCORDANCE WITH CITY ZONING AND LAND USE REGULATIONS.

CONSERVATION EASEMENT NO. 1
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, RUN S00°11'25\" W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 35.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S00°11'25\" W, A DISTANCE OF 230.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°38'15\" W, A DISTANCE OF 14.00 FEET; THENCE N41°08'02\" W, A DISTANCE OF 99.30 FEET; THENCE N71°44'41\" W, A DISTANCE OF 101.13 FEET; THENCE N18°15'28\" E, A DISTANCE OF 18.00 FEET; THENCE N71°44'34\" W, A DISTANCE OF 70.51 FEET; THENCE N7°50'01\" W, A DISTANCE OF 119.22 FEET; THENCE N00°19'02\" E, A DISTANCE OF 41.05 FEET; THENCE N88°33'34\" W, A DISTANCE OF 102.02 FEET; THENCE N12°50'46\" E, A DISTANCE OF 18.44 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ST. LUCIE BOULEVARD; THENCE S89°40'58\" E, A DISTANCE OF 453.00 FEET TO THE POINT OF BEGINNING.

CONSERVATION EASEMENT NO. 2
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, RUN S00°11'25\" W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ST. LUCIE BOULEVARD; THENCE N89°40'58\" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 524.37 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S12°55'24\" E, A DISTANCE OF 17.46 FEET; THENCE N89°40'58\" W, A DISTANCE OF 34.00 FEET; THENCE N78°22'22\" W, A DISTANCE OF 30.59 FEET; THENCE N81°33'10\" W, A DISTANCE OF 35.36 FEET; THENCE S84°04'31\" W, A DISTANCE OF 64.38 FEET; THENCE S61°23'27\" W, A DISTANCE OF 86.83 FEET; THENCE S67°07'07\" W, A DISTANCE OF 38.08 FEET; THENCE N00°19'02\" E, A DISTANCE OF 10.00 FEET; THENCE N44°40'58\" W, A DISTANCE OF 7.07 FEET; THENCE N00°19'02\" E, A DISTANCE OF 55.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE S89°40'58\" E, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING.

CONSERVATION EASEMENT NO. 3
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, RUN S00°11'25\" W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ST. LUCIE BOULEVARD; THENCE N89°40'58\" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 819.37 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S00°19'02\" W, A DISTANCE OF 97.85 FEET; THENCE S37°39'05\" W, A DISTANCE OF 62.88 FEET; THENCE S00°52'10\" W, A DISTANCE OF 4.99 FEET; THENCE S89°07'10\" E, A DISTANCE OF 25.00 FEET FOR A POINT OF BEGINNING; THENCE N78°51'29\" E, A DISTANCE OF 24.03 FEET; THENCE S07°33'49\" E, A DISTANCE OF 156.71 FEET; THENCE S84°44'17\" W, A DISTANCE OF 46.77 FEET; THENCE N00°52'14\" E, A DISTANCE OF 155.01 FEET TO THE POINT OF BEGINNING.



NOT PLATTED

S00°31'25\" W 1289.36'

6' FP&L Electric Utility Easement
O.R. Book 330 Pg. 27

Lake Easement
O.R. Book 995 Pg. 1975

LOT 1

CONSERVATION EASEMENT NO. 3

Access Easement
O.R. Book 995 Pgs. 2015-2020

Rec. 4x4 CM (no *)
0.09' E.

N00°30'47\" E 699.34'

NOT PLATTED

NOTES

- 1. □ DENOTES 4X4 CM SET PLS #3421.
- 2. ■ DENOTES 4X4 CM RECOVERED.
- 3. ○ DENOTES NAL AND DISK RECOVERED
- 4. BEARING STRUCTURE BASED ON THE CENTERLINE OF ST. LUCIE BOULEVARD (589'40'58\" E ASSUMED).
- 5. UNITED TELEPHONE IS TO PROVIDE OWNER WITH A LEGAL DESCRIPTION FOR THE LINES AS INSTALLED TO ALLOW OWNER TO UNILATERALLY AMEND THE LEGAL DESCRIPTION OF THE EASEMENT FOR THE EXACT AREA REQUIRED FOR THE EASEMENT WHEN KNOWN.
- 6. THERE SHOULD BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- 7. THERE SHOULD BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
- 8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 8A. SETTLEMENT AGREEMENT ENTERED IN CASE NO. 90-1098-CA, NINETEENTH JUDICIAL CIRCUIT, MARTIN COUNTY, FLORIDA, RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AT ORB 993 PAGES 458 THROUGH AND INCLUDING 487, AND RE-RECORDED AT ORB 995, PAGES 1975 THROUGH AND INCLUDING 2004, GRANTING TO ST. LUCIE CLUB, INC. CERTAIN RIGHTS WITH RESPECT TO ACCESS AND THE USE OF LAKE AND STREAM FOR WATER DISTRIBUTION, RECIRCULATION AND DRAINAGE, AND THE RIGHT OF ST. LUCIE CLUB, INC. TO ENTER ONTO THE PROPERTY PLATTED HEREBY FOR THE PURPOSE OF REPAIR AND REPLACEMENT OF THE FACILITIES, ACCESS TO AND THE USE OF WATER AND SEWER LINES, ACCESS TO THE USE OF CERTAIN ROADWAYS, ACCESS TO AND THE USE OF ELECTRICAL AND OTHER UTILITY FACILITIES, ALL OF WHICH IN WHOLE OR IN PART SERVICE THE NEEDS OF THE RESIDENTS OF THE VARIOUS CONDOMINIUM UNITS IN THE ST. LUCIE CONDOMINIUM PROJECT.
- 8B. THE EASEMENT DEED EXECUTED PURSUANT TO THE FOREGOING SETTLEMENT AGREEMENT, DATED JANUARY 21, 1993, RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AT ORB 995, PAGES 2015 THROUGH AND INCLUDING 2020.
- 8C. THE EASEMENT DEED IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AT ORB 330, PAGE 27.
- 8D. THE EASEMENT DEED IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AT ORB 528, PAGE 2317.
- 8E. THE EASEMENT DEED IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN ORB 536, PAGE 844.
- 9. THE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN O.R. BOOK 330, PAGE 27 HAS SENIOR RIGHTS TO THE CONSERVATION EASEMENT SHOWN ON THIS PLAT.

SUBDIVISION PARCEL CONTROL NO.

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 9 DAY OF July 1994

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

File Number 1070881
By Charlotte Burley
Deputy Clerk

THIS PLAT PREPARED BY:
**bowyer-
singleton &
associates**
INCORPORATED
520 S. MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

NOT PLATTED

LEGEND
CM = CONCRETE MONUMENT
REC = RECOVERED
C = CENTERLINE
R/W = RIGHT-OF-WAY

DHF:TBL
PC
ZF A41020.317151.CIPPT.D001
01/13/94 16:53:02