

FILED FOR RECORD
OCT 4 PM 1:02
CLERK OF CIRCUIT COURT

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 58, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 4th DAY OF OCTOBER, 1994.
MARSHA STILLER, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NUMBER 1084286 BY Charlotte Buskey DEPUTY CLERK
3-38-41-042-000-000-0
SUBDIVISION PARCEL CONTROL NO.

PLAT OF
PINE CASTLE
A SUBDIVISION IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST
BEING A REPLAT OF LOT 2, PEAK PLAT
AS RECORDED IN PLAT BOOK 13 PAGE 58 PUBLIC RECORDS OF MARTIN COUNTY, FL.
CITY OF STUART, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION

LOT 2, ACCORDING TO THE PEAK PLAT, AS RECORDED IN PLAT BOOK 13, PAGE 58, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS THAT: PINE CASTLE OF MARTIN COUNTY, INC., a Florida corporation, the owner of the land described and shown on this plat, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate the lands and interests for the uses as follows:

- The road right-of-way and all improvements therein including paving, grading, drainage, water and sanitary sewer facilities are hereby dedicated to the use and benefit of the owners of lots platted with access and services thereby, their licensees, invitees, successors and assigns, and all governmental agencies having jurisdiction. Title to said right-of-way and the improvements therein shall be held by the Board of City Commissioners of the City of Stuart, Florida, and all maintenance responsibility shall remain with the Board of City Commissioners of the City of Stuart, Florida, its successors or assigns.
- The drainage easements shown on this PINE CASTLE SUBDIVISION are hereby dedicated to the use and benefit of the owners of lots platted hereon, their licensees, invitees, successors and assigns and all governmental agencies having jurisdiction. Title to said drainage easements shall be held by the Board of City Commissioners of the City of Stuart, Florida, and all maintenance responsibility shall remain with the Board of City Commissioners of the City of Stuart, Florida, its successors or assigns.
- A landscape easement over the road right-of-way shown on this PINE CASTLE SUBDIVISION is hereby dedicated to the Pine Castle Property Owners Association, Inc., its successors and assigns, which shall assume full responsibility for maintenance of all landscape improvements within the road right-of-way. The Board of City Commissioners of the City of Stuart, Florida shall have no responsibility for maintenance of landscape improvements, but shall have authority to review and approve or disapprove present or future improvements thereto.

IN WITNESS WHEREOF the owner named above have caused these Presents to be duly executed on the dates set forth below.

Witnesses: PINE CASTLE OF MARTIN COUNTY, INC. a Florida corporation

By: Peter Hartman
(print name) PETER HARTMAN
Its President
Date: 7/11/94

Anne Drinkwater
(print name) ANNE DRINKWATER

Janice Busby
(print name) Janice G. Busby

ACKNOWLEDGMENT

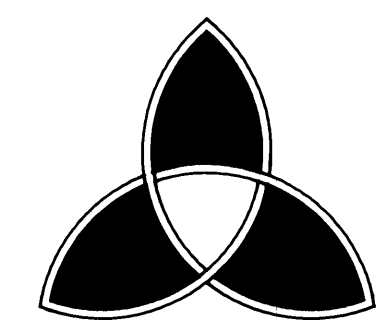
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 18 day of July, 1994 by PETER HARTMAN, as President and Secretary of PINE CASTLE OF MARTIN COUNTY, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

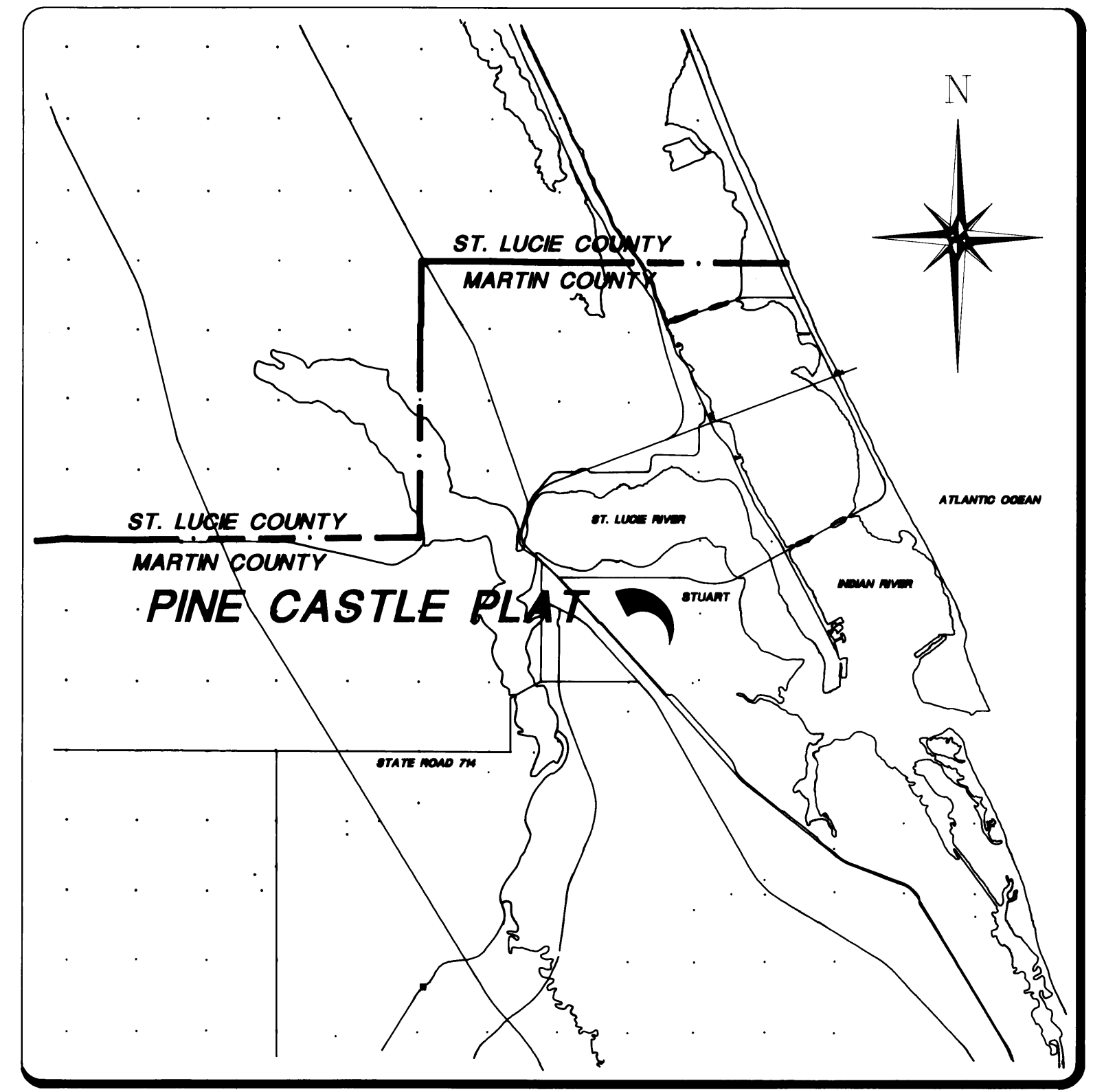
Bonnie N. Walton
(print name) BONNIE N. WALTON
NOTARY PUBLIC
My Commission Expires: 10/18/04

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

Prepared By :



ASLAN, Inc.
CONSULTANTS • PLANNERS • SURVEYORS
LAND INFORMATION SERVICES
2440 S.E. Federal Highway - Suite Z
Stuart, FL 34994 (407) 288-4880 Fax 288-0128



VICINITY MAP
N.T.S.

CITY COMMISSION APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

10-4-94
DATE

10-4-94
DATE

10-4-94
DATE

10-4-94
DATE

Dennis Armstrong
MAYOR - DENNIS ARMSTRONG

Diane O'Donnell
CITY CLERK - DIANE O'DONNELL

Carl W. Coffin
CITY ATTORNEY - CARL W. COFFIN

Michael T. Hermesmeyer
CITY ENGINEER - MICHAEL T. HERMESMEYER, P.E.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I hereby certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.'s) have been placed as required by law; and further that this plat complies with all the requirements of Chapter 177 Florida Statutes and Ordinances of the City of Stuart, Florida.

Dated this 11th day of July, 1994.

ASLAN, Inc.

Eric B. Holly
ERIC B. HOLLY
Professional Land Surveyor
Florida Registration No. 3336

TITLE CERTIFICATION

I, RICHARD J. DUNGEY, a member of THE FLORIDA BAR, hereby certify that as of July 12, 1994 at 11:00 p.m.:

- Record title to the land described and shown on this plat is in the name of PINE CASTLE OF MARTIN COUNTY, INC., a Florida corporation.
- All recorded mortgages, not satisfied or released of record, or otherwise terminated by law, encumbering the land described hereon are as follows:

NONE

Dated this 25 day of July, 1994.

Richard J. Dungey
RICHARD J. DUNGEY, ESQ.
Florida Bar No. 155538
WARNER, FOX, SEELEY, DUNGEY,
& SWEET, ATTORNEYS
1100 S. Federal Highway
Stuart, Florida 34994
(407) 287-4444

