

LOCATION SKETCH

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF MARTIN

I, LOREN E. BODEM, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY THAT:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE INDIVIDUALS EXECUTING THE DEDICATIONS HEREON.
- 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 June, 1998.

LOREN E. BODEM
 ATTORNEY AT LAW
 815 COLORADO AVENUE
 STUART, FLORIDA 34994

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTH 300 FEET OF THE NORTH 630 FEET OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING WEST OF U.S. HIGHWAY NO. 1, LESS THE WEST 660 FEET, MARTIN COUNTY, FLORIDA.

AND

BEGIN AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 630.55 FEET OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, SAID POINT OF INTERSECTION BEING ON THE SOUTH LINE OF LANDS HERETOFORE CONVEYED BY C. PAULINE MINOR, JOINED BY HER HUSBAND, JOHN E. MINOR, TO MELVIN D. ARNOLD, BY DEED FILED FOR RECORD DECEMBER 7, 1966, AND RECORDED IN OFFICIAL RECORDS BOOK 191, PAGE 251, MARTIN COUNTY, FLORIDA PUBLIC RECORDS; THENCE RUN SOUTH 48°32'18" WEST ALONG A LINE PERPENDICULAR TO SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 600 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 41°27'42" WEST, PARALLEL TO SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 546.06 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTH LINE OF THE NORTH 630.55 FEET OF THE SOUTHEAST QUARTER OF SECTION 9, WHICH LINE IS ALSO THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN ABOVE OFFICIAL RECORDS BOOK 191, PAGE 251; THENCE RUN SOUTH 89°09'22" EAST ALONG SAID SOUTH LINE A DISTANCE OF 811.29 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE PARCELS THE FOLLOWING, TO WIT:

BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 630.55 FEET OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, SAID POINT OF INTERSECTION BEING ON THE SOUTH LINE OF LAND HERETOFORE CONVEYED BY C. PAULINE MINOR TO MELVIN D. ARNOLD BY DEED RECORDED IN OFFICIAL RECORDS BOOK 191, PAGE 251, MARTIN COUNTY, FLORIDA PUBLIC RECORDS; THENCE RUN S 48°32'18" WEST, ALONG A PERPENDICULAR TO SAID U.S. NO. 1 AT SAID POINT OF INTERSECTION, A DISTANCE OF 600.00 FEET; THENCE RUN N 41°27'42" WEST, PARALLEL TO SAID U.S. NO. 1, A DISTANCE OF 160.41 FEET; THENCE RUN NORTH 48°32'18" EAST A DISTANCE OF 600 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 160.41 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 832 SECTION 89010-2552

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 00°59'52" EAST ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 862.50 FEET TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE NORTH 41°27'07" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 2,040.91 FEET; THENCE SOUTH 48°32'53" WEST, A DISTANCE OF 69.29 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD NO. 5 AND THE POINT OF BEGINNING; THENCE SOUTH 38°20'22" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 183.36 FEET; THENCE NORTH 41°27'07" WEST, A DISTANCE OF 192.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE SOUTH 89°17'42" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 13.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 956 SQUARE FEET, MORE OR LESS.

A PLAT OF
CENTURY PLAZA A P.U.D.

BEING A PORTION OF THE S.E. 1/4, SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST AND A RESUBDIVISION OF A PORTION OF "GLENDALE" AS RECORDED IN PLAT BOOK 5 AT PAGE 39 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 CITY OF STUART, MARTIN COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

- R.D. MERRICK AND P.M. MERRICK HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATE AS FOLLOWS:
- THE DRAINAGE TRACT AS SHOWN HEREON IS DEDICATED TO CENTURY PLAZA PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CENTURY PLAZA PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.
 - THE UTILITY EASEMENTS AS 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.
 - THE SIGN EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO CENTURY PLAZA PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF MAINTAINING THE CENTURY PLAZA ENTRY SIGN. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
 - THE ACCESS TRACT AS SHOWN ON THIS PLAT OF CENTURY PLAZA IS HEREBY DECLARED TO BE THE PROPERTY OF CENTURY PLAZA PROPERTY OWNER'S ASSOCIATION, INC., AND THE ACCESS TRACT SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATA) AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THIS ACCESS TRACT.
 - THE NATIVE PRESERVE TRACT AS SHOWN ON THIS PLAT OF CENTURY PLAZA IS HEREBY DEDICATED TO CENTURY PLAZA PROPERTY OWNER'S ASSOCIATION, INC. AND IS HEREBY DECLARED TO BE A PRIVATE PRESERVATION AREA FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THESE AREAS SHALL OCCUR EXCEPT AS APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA.
 - THE NATIVE PRESERVE EASEMENT AS SHOWN ON THIS PLAT OF CENTURY PLAZA IS HEREBY DEDICATED TO CENTURY PLAZA PROPERTY OWNER'S ASSOCIATION, INC. AND IS HEREBY DECLARED TO BE A PRIVATE PRESERVATION AREA FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THESE AREAS SHALL OCCUR EXCEPT AS APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA.
 - THE SIDEWALK EASEMENT AS SHOWN ON THIS PLAT OF CENTURY PLAZA IS HEREBY DEDICATED TO CENTURY PLAZA PROPERTY OWNER'S ASSOCIATION, INC. FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SIDEWALK. THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE SIDEWALK EASEMENT.
 - THE SANITARY SEWER EASEMENTS AS SHOWN HEREON MAY BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER SERVICE 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.

SIGNED AND SEALD THIS 9TH DAY OF July, 1998

WITNESS [Signature] R.D. MERRICK

WITNESS [Signature] P.M. MERRICK

WITNESS [Signature]

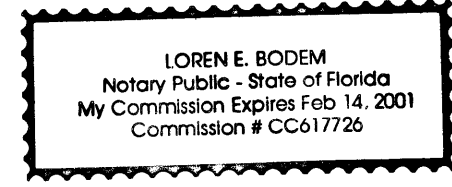
ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED R.D. MERRICK AND P.M. MERRICK, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9TH DAY OF July, 1998.

NOTARY PUBLIC [Signature]



CITY APPROVAL

STATE OF FLORIDA
 COUNTY OF MARTIN
 CITY OF STUART

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

7/17/98 DATE

DATE _____ DATE _____

ATTEST: _____ DATE _____

9-38-41-020-000-0000.0
 PARCEL CONTROL NO.

[Signature]
 CITY ENGINEER

[Signature]
 CITY COMMISSIONERS
 CITY OF STUART, FLORIDA

[Signature]
 CARL V. M. COFFIN
 CITY ATTORNEY

[Signature]
 JEFFREY A. KRAUSKOPF
 MAYOR

[Signature]
 DIANNE M. O'DONNELL
 CITY CLERK

LEGEND

- PERMANENT CONTROL POINT (PCP)
- PERMANENT REFERENCE MONUMENT (PRM)
- FOUND CONCRETE MONUMENT
- (RAD) (RAD) INDICATES RADIAL LINE
- ▲ CENTRAL ANGLE OR DELTA
- L ARC LENGTH
- R RADIUS
- T TANGENT LENGTH
- C CHORD LENGTH
- CB CHORD BEARING
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PCC POINT OF COMPOUND CURVE

GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED RECORD DEED INFORMATION REFERENCE A BEARING OF S41°27'42"E ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.
- THERE SHALL BE NO BUILDING, OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "B", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBER 120161 0161 B, EFFECTIVE DATE JUNE 15, 1981.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
 COUNTY OF MARTIN

I, ELIZABETH A. LINDSAY, DO HEREBY CERTIFY THAT CENTURY PLAZA, 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

[Signature]
 ELIZABETH A. LINDSAY, P.L.S.
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 4724

CITY ENGINEER SEAL	SURVEYOR SEAL	NOTARY SEAL	CORPORATE SEAL
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Keith & Schnars, P.A.
 ENGINEERS - PLANNERS - SURVEYORS

101 S.W. FLAGLER AVENUE
 STUART, FLORIDA 34994
 (888) 287-2828

SHEET 1 OF 2
 PLAT OF
CENTURY PLAZA, A P.U.D.

STUART

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 52 PAGE 32 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 28 DAY OF July, 1998.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER 1311286

BY [Signature] DEPUTY CLERK