

# A Plat of MILLENNIUM SQUARE

A SUBDIVISION IN SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
CITY of STUART, MARTIN COUNTY, FLORIDA

CLERKS 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 14 PAGE 68 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 14 DAY OF June 1999.  
MARSHA STILLER, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
FILE NUMBER 1374096 BY [Signature] DEPUTY CLERK

29-37-41-007-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER

## CERTIFICATE OF OWNERSHIP AND DEDICATION

MILLENNIUM PROPERTIES, INC, a Florida Corporation, by and through its undersigned officer, hereby certifies that it is the owner of the property described on the Plat of MILLENNIUM SQUARE and hereby dedicates as follows:

### PRESERVATION AREAS, DRAINAGE EASEMENTS, UTILITY EASEMENTS, ACCESS EASEMENTS AND OTHER COMMON AREAS

The Wetland Preservation Areas Tracts 1 - 5 inclusive and Upland Preservation Area Tracts 1 - 2 inclusive as shown on this Plat of MILLENNIUM SQUARE are hereby declared to be property of the Millennium Property Owner's Association, Inc. (hereinafter "Association"), and are further declared to be private preservation areas, which shall be conveyed by deed to the Association for preservation purposes and shall be maintained by the Association in accordance with the Preserve Area Management Plan (PAMP) approved by the City of Stuart. No construction in, or alteration or destruction of, the parcels shall occur, except as specified within the PAMP approved by the City Commissioners of the City of Stuart, Florida. The City of Stuart has regulatory authority over, but shall bear no responsibility, duty, or liability for, any wetland and upland preservation areas designated as such on this Plat.

The preservation areas are hereby dedicated as common areas, they shall be the perpetual responsibility of the Association and may in no way be altered from their natural or permitted state. Activities prohibited within the preservation areas include, but are not limited to, construction or placing of buildings on or above the ground; dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation with the exception of exotic/nuisance vegetation removal; excavation, dredging or removal of soil material; diking or fencing; any other activities detrimental to drainage; flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

The private drainage easements shown on this Plat of MILLENNIUM SQUARE, and designated as such on this Plat, are hereby declared to be the property of the Millennium Property Owner's Association, Inc. (hereinafter "Association"), and shall be conveyed by deed to the Association for drainage purposes, and all drainage facilities located therein 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, any private drainage easements designated as such on this Plat.

The utility easements shown on this Plat of MILLENNIUM SQUARE may be used for utility purposes (including CATV) by any utility in compliance with such ordinances and regulations as may be adopted from time to time by the City Commissioners of the City of Stuart, Florida. The City of Stuart has regulatory authority over, but shall bear no responsibility, duty, or liability for, any utility easements designated as such on this Plat.

The Access and Drainage Easement Tract 1 shown on this Plat of MILLENNIUM SQUARE shall be used for access, ingress and egress to and from Lot 1 and Lot 2, and for Lot 3 in the event access to Lot 3 is created by easement over Lot 2 as provided below. Such access and Drainage Easement Tract 1 shall also be used for drainage purposes and is hereby declared to be the property of Millennium Square Property Owners Association, Inc. (hereinafter "Association") and shall be conveyed by deed to the Association for drainage purposes, and all drainage facilities located therein 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, the Access and Drainage Easement Tract 1. The access, ingress and egress improvements constructed on Access and Drainage Easement tract 1 shall be maintained, repaired and replaced by the Association, but the cost of such maintenance, repair and replacement shall be paid by the owners of Lot 1 and Lot 2 equally, and also equally by the owners of Lot 3 in the event access to Lot 3 is created by easement over Lot 2. The Association shall have the right to collect such payment by assessments levied against the lots responsible for such access, ingress and egress areas and improvements within the Access and Drainage Easement Tract 1.

Access to Lot 3 shall be by an access easement over Lot 2 or over Lot 4 (via Buck Hendry Way) which access easement shall be created by an Access Easement Agreement executed and recorded prior to or simultaneously with any conveyance by Millennium Properties, Inc., of Lot 2 or Lot 3 or Lot 4, whichever is the first to be conveyed subsequent to the recording of this Plat, and prior to the issuance of a building permit for construction of improvements on Lot 3.

Access to Lot 4 shall be by an access easement over that private unplatted right-of-way known as Buck Hendry Way, which easement shall be created by an Access Easement Agreement executed and recorded prior to the issuance of a building permit for construction of improvements on Lot 4.

Access to Lot 5 shall be by an access easement over that private unplatted right-of-way known as Buck Hendry Way, which easement shall be created by an Access Easement Agreement executed and recorded prior to the issuance of a building permit for construction of improvements on Lot 5.

The above-described access easements shall provide for the maintenance responsibilities of such access easements.

SIGNED AND SEALED this 12<sup>th</sup> day of APRIL, 1999 on behalf of said corporation by its President and attested to by its Secretary.

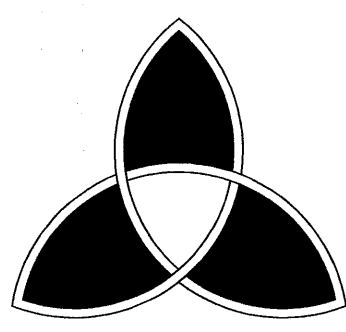
MILLENNIUM PROPERTIES, INC  
BY: [Signature]  
A.A. HENDRY, III, Its President  
ATTEST: [Signature]  
DAVE SATUR, Its Secretary

### STATE OF FLORIDA COUNTY OF MARTIN

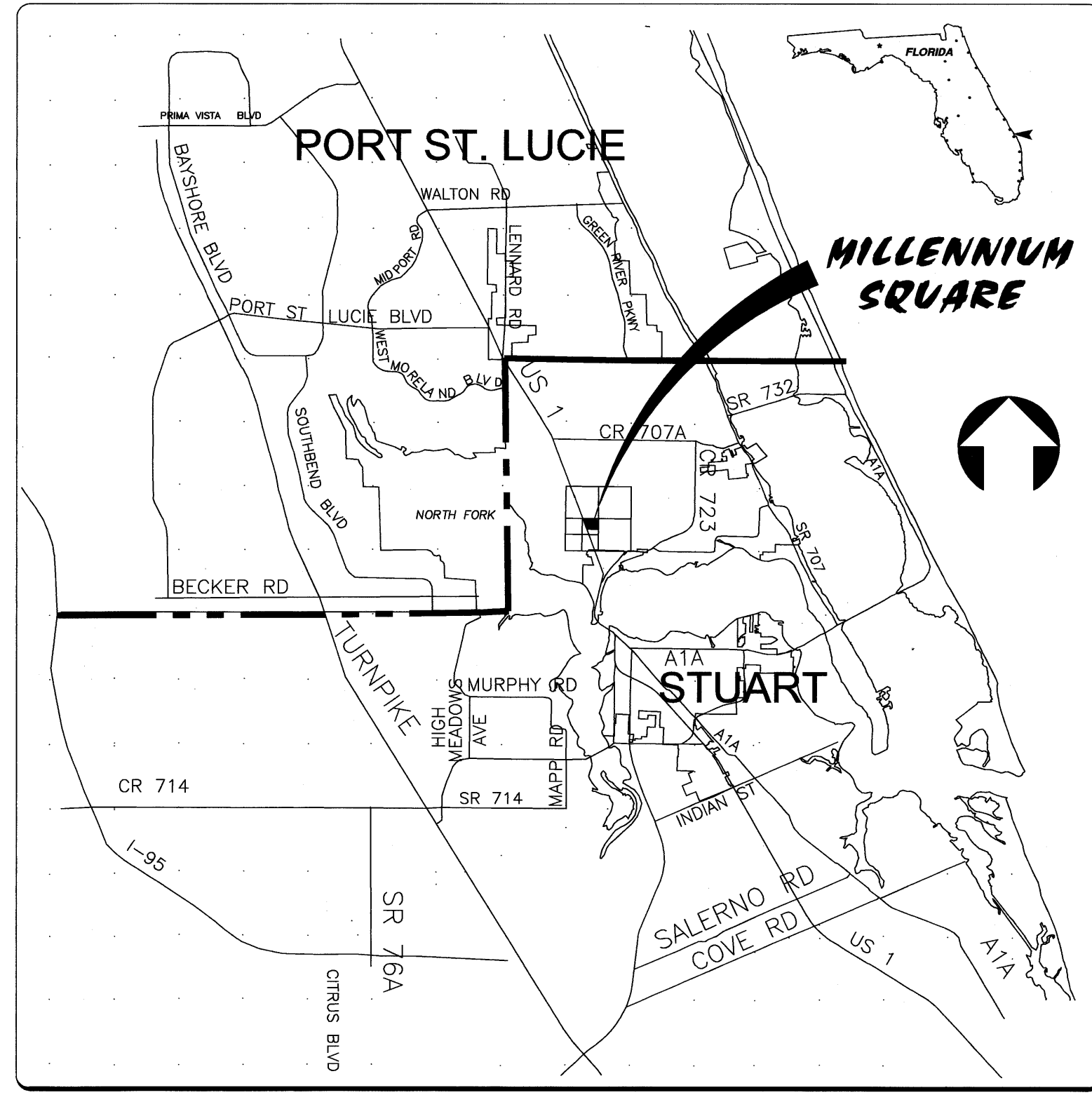
BEFORE ME, the undersigned notary public, personally appeared A.A. Hendry, III and Dave Satur, to me well known to be the President and Secretary, respectively of Millennium Properties, Inc., a Florida corporation, and they acknowledged that they executed such Certificate of Ownership and Dedication as such officers of said corporation and that the seal affixed is the corporate seal of said corporation and that it was affixed by, due and regular corporate authority, and that it is the free act and deed of said corporation. They are: [x] personally known to me.

[Signature]  
ERIC B. HOLLY  
Notary Public, State of Florida at Large  
Commission No: CC245039  
My commission expires: December 16, 2000

Prepared By:



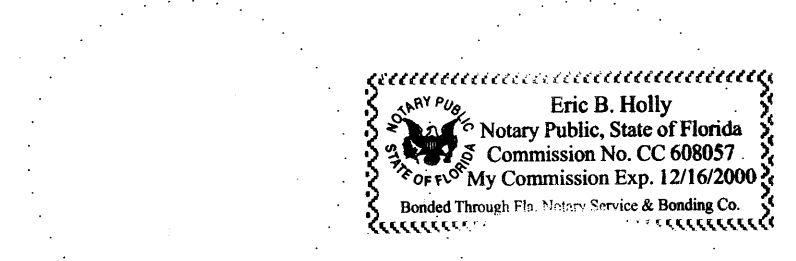
**ASLAN, INC.**  
CONSULTANTS • PLANNERS • SURVEYORS  
LAND INFORMATION SERVICES  
2440 S.E. Federal Highway - Suite 700  
Stuart, FL 34994 (561) 288-4880 Fax 288-0128



VICINITY MAP  
N.T.S.

### NOTES & LEGEND

- BEARINGS REFER TO STATE PLANE COORDINATES IN THE NORTH AMERICAN DATUM OF 1983/ADJUSTMENT OF 1990 (NAD 83/90) FLORIDA EAST ZONE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- = FOUND P.R.M., A FOUND 4"x4" CONCRETE MONUMENT UNNUMBERED.
- = SET P.R.M., A 4"x4" CONCRETE MONUMENT WITH DISK STAMPED ASLAN, INC.
- = SET I.R.C., AN IRON ROD AND CAP STAMPED ASLAN, INC.
- UPA TRACT = UPLAND PRESERVATION AREA TRACT
- WPA TRACT = WETLAND PRESERVATION AREA TRACT



SURVEYOR & MAPPER NOTARY

### LEGAL DESCRIPTION

That part of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4), lying east of U.S. #1, less the South 436.14 feet, all in Section 29, Township 37 South, Range 41 East, Martin County, Florida.

The Northwest one-quarter of the Southwest one-quarter lying East of the Easterly right-of-way of Federal Highway No. 1, Section 29, Township 37 South, Range 41 East, Martin County, Florida.

All of the above contains 24.50 acres.

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ERIC B. HOLLY, hereby certify that this Plat of MILLENNIUM SQUARE is a true and correct representation of the lands surveyed, that such survey was made under my responsible direction and supervision; that Permanent Reference Monuments have been placed, as required by law; that Permanent Control Points will be set for the required improvements within the platted lands; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and applicable ordinances of the City of Stuart and Martin County, Florida.

ASLAN, INC.  
2440 SE Federal Highway, Suite 700  
Stuart, FL 34994  
Florida Certificate of Authorization No. LB 5715

[Signature]  
ERIC B. HOLLY  
Professional Surveyor & Mapper  
Florida Registration No. 3336

### TITLE CERTIFICATION

I, Walter G. Woods, a member of the Florida Bar, hereby certify that as of April 6, 1999, at 5:00 P.M.

- Record title to the land described and shown on this plat is in the name of the corporation executing the Certificate of Ownership and Dedication hereon.
- All mortgages not satisfied or released of record encumbering the land described hereon as follows: "none."
- All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

DATED this 12<sup>th</sup> day of April, 1999.

[Signature]  
WALTER G. WOODS, Attorney-at-Law  
Florida Bar No. 355631  
3388 NE Sugar Hill Avenue  
Jensen Beach, FL 34957

### CITY COMMISSION APPROVAL

#### STATE OF FLORIDA COUNTY OF MARTIN

This plat is hereby approved by the undersigned on the dates indicated.

Date	4/21/99	<u>[Signature]</u> Mayor - Karl J. Krueger, Jr.
Date	4/21/99	<u>[Signature]</u> City Clerk - Diane O'Donnel
Date	4/28/99	<u>[Signature]</u> City Attorney - Carl W. Coffin
Date	4-21-99	<u>[Signature]</u> City Engineer - Samuel T. Amerson, P.E.

ATTEST:  
[Signature]  
Clerk

D:\projects\m\_square\m\_square.dwg Wed Apr 07 08:37:30 1999 ASLAN, Inc. - GIS Mapping