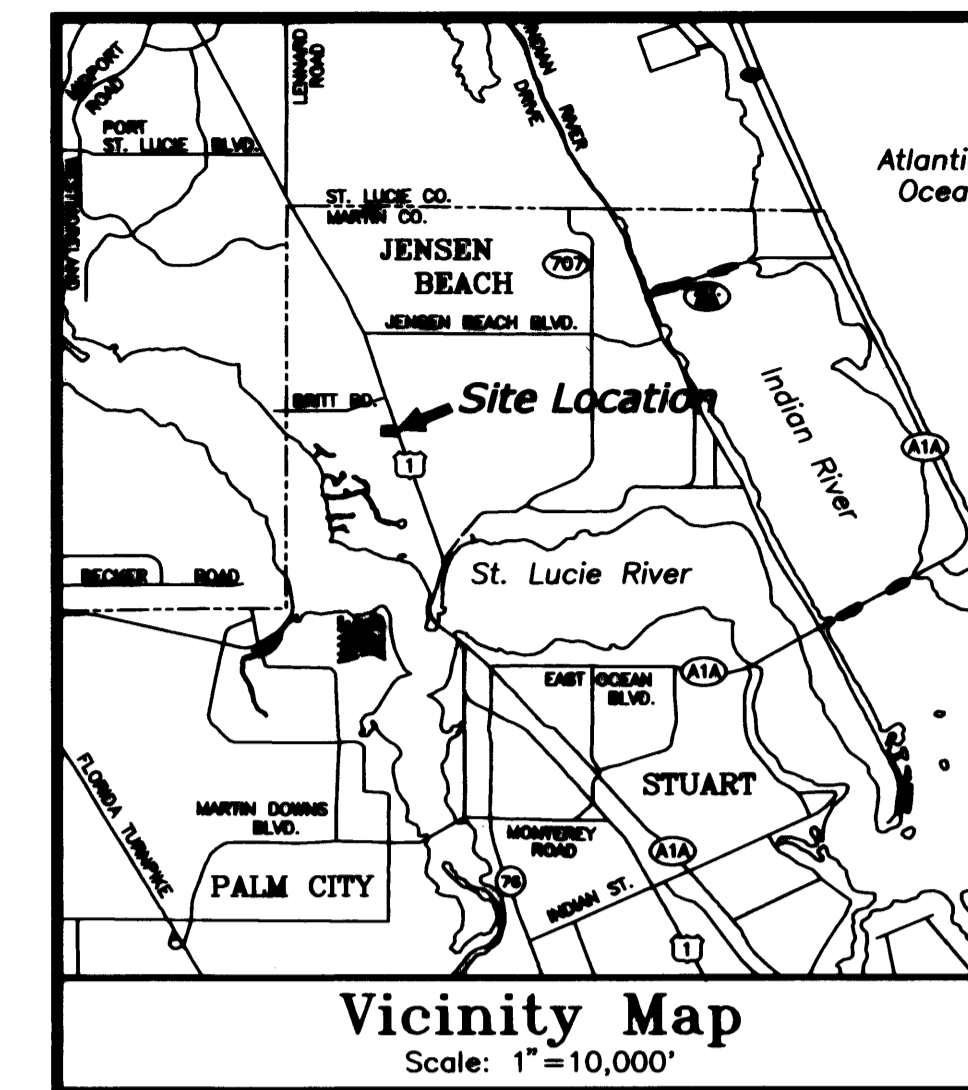


A PLAT OF VISTA COMMONS

A RE-PLAT OF A PORTION OF LOTS 9 AND 11, BLOCK 2,
ST. LUCIE GARDENS, LYING IN THE NORTHWEST ONE-QUARTER OF
SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

DATE: MAY 1999



CLERK'S RECORDING CERTIFICATE
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 77
MARTIN COUNTY, FLORIDA, PUBLIC
RECORDS, THIS 9 DAY OF
May, 1999.
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Y. WOOD
DEPUTY CLERK
FILE NO.
1390189
(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER
29-37-41-008-000-0000.0

LEGAL DESCRIPTION

BEING A PORTION OF LOTS 9 AND 11, BLOCK 2, ST. LUCIE GARDENS,
PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY
(NOW MARTIN COUNTY), FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 37
SOUTH, RANGE 41 EAST; THENCE SOUTH 00°50'53" WEST ALONG THE WEST
LINE OF SECTION 29, A DISTANCE OF 1540.49 FEET TO A POINT; THENCE
SOUTH 89°39'07" EAST A DISTANCE OF 15 FEET TO THE POINT AND PLACE
OF BEGINNING; THENCE CONTINUING ALONG SAID COURSE SOUTH 89°39'07"
EAST A DISTANCE OF 685.14 FEET TO A CONCRETE MONUMENT ON THE WEST
RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 18°38'24"
EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 478.80 FEET TO A
POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE NORTH 89°49'31"
WEST ALONG SAID SOUTH LINE OF LOTS 9 AND 11 A DISTANCE OF 845.30
FEET TO THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH 00°50'53"
EAST ON A LINE PARALLELING THE WEST LINE OF SECTION 29 A DISTANCE
OF 455.19 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 7.976 ACRES, MORE OR LESS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED
IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM
OF PLAT.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

JAMES K. BRUNER AND JEFFREY C. BRUNER, AS TRUSTEES OF THE VISTA COMMONS LAND TRUST DATED DECEMBER 28, 1973, AS AMENDED,
DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATE AS FOLLOWS:

- DRAINAGE, UTILITY AND ACCESS EASEMENTS**
THE DRAINAGE, UTILITY AND ACCESS EASEMENTS SHOWN ON THIS PLAT OF "VISTA COMMONS" ARE HEREBY DEDICATED TO THE VISTA COMMONS PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES (INCLUDING ACCESS TO AND MAINTENANCE OF DRAINAGE FACILITIES), FOR UTILITY PURPOSES AND FOR ACCESS, INGRESS AND EGRESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SUCH EASEMENTS. THIS DEDICATION DOES NOT PRECLUDE INDIVIDUAL LOT OWNERS FROM CONSTRUCTING DRIVES AND PARKING AREAS WITHIN SAID EASEMENTS.
- UTILITY EASEMENTS**
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "VISTA COMMONS" ARE HEREBY DEDICATED TO THE VISTA COMMONS PROPERTY OWNERS ASSOCIATION, INC. FOR UTILITY PURPOSES (INCLUDING ACCESS TO AND MAINTENANCE OF UTILITIES) AND MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V. (A) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF MARTIN COUNTY COMMISSIONERS AND (B) AS APPROVED BY THE VISTA COMMONS PROPERTY OWNERS ASSOCIATION, INC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SUCH EASEMENTS.
- PRESERVATION AREAS, DRAINAGE EASEMENTS AND OTHER COMMON AREAS**
PARCEL "A" (STORMWATER MANAGEMENT AND BUFFER TRACT) SHOWN ON THIS PLAT OF "VISTA COMMONS" IS HEREBY DECLARED TO BE THE PROPERTY OF THE VISTA COMMONS PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR STORMWATER MANAGEMENT PURPOSES AND FOR BUFFERING AND LANDSCAPING PURPOSES AND ALL FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SAID PARCEL.

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF "VISTA COMMONS", AND DESIGNATED AS SUCH ON THIS PLAT, ARE HEREBY DEDICATED TO THE VISTA COMMONS PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

THE WETLAND PRESERVE EASEMENT SHOWN ON THIS PLAT OF "VISTA COMMONS" WITHIN PARCEL "A" IS HEREBY DECLARED TO BE THE PROPERTY OF THE VISTA COMMONS PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND 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 MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, PARCELS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SAID WETLAND PRESERVE EASEMENT.

SIGNED THIS 21 DAY OF June, 1999.

James K. Bruner
JAMES K. BRUNER, AS TRUSTEE OF THE
VISTA COMMONS LAND TRUST DATED
DECEMBER 28, 1973 AS AMENDED

Jeffrey C. Bruner
JEFFREY C. BRUNER, AS TRUSTEE OF THE
VISTA COMMONS LAND TRUST DATED
DECEMBER 28, 1973 AS AMENDED

SIGNED IN THE PRESENCE OF:
Kim N. Kyle
WITNESS KIM N. KYLE

SIGNED IN THE PRESENCE OF:
Kim N. Kyle
WITNESS KIM N. KYLE

Debra McConaughy
WITNESS DEBRA MCCONAUGHY

Debra McConaughy
WITNESS DEBRA MCCONAUGHY

CERTIFICATE OF SURVEYOR AND MAPPER

I, ARTHUR SPEEDY, HEREBY CERTIFY THAT THIS PLAT OF VISTA COMMONS IS A
TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH
SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION;
THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND
BELIEF; 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 MARTIN COUNTY,
FLORIDA.

Arthur Speedy
ARTHUR SPEEDY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 3343
DATE: June 18, 1999

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES K. BRUNER AND JEFFREY C. BRUNER AND
THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS
TRUSTEES OF THE VISTA COMMONS LAND TRUST DATED DECEMBER 28, 1973, AS AMENDED. THEY ARE PERSONALLY
KNOWN TO ME OR HAVE PRODUCED N/A AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF June, 1999.
Kim N. Kyle
NOTARY PUBLIC KIM N. KYLE
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 5/16/2000
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

COUNTY APPROVAL

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

August 19, 1999
DATE 8-23-99
DATE
Samuel T. Caeley
COUNTY SURVEYOR & MAPPER
Samuel T. Caeley
COUNTY ENGINEER

9-1-99
DATE
Samuel T. Caeley
COUNTY ATTORNEY

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: Jim Pythe
ATTEST:
CLERK

TITLE CERTIFICATION

I, M. LANNING FOX, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY
THAT AS OF MAY 24, 1999, AT 11:00 P.M.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS
PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION
OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP
AND DEDICATION HEREON.
- ALL MORTGAGES, LIENS OR ENCUMBRANCES NOT SATISFIED OR
RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW
ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS
FOLLOWS:
NONE
- ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY
HAVE BEEN PAID TO DATE.

THIS CERTIFICATE IS ISSUED SOLELY FOR PURPOSE OF COMPLYING
WITH SECTION 177.041, FLORIDA STATUTES.

DATED THIS 18th DAY OF JUNE, 1999.

M. Lanning Fox
M. LANNING FOX
FLORIDA BAR NUMBER 197051
WARNER, FOX, SEELEY, DUNGEY & SWEET, ATTORNEYS, P.A.
1100 S. FEDERAL HIGHWAY
STUART, FLORIDA 34994
(561) 287-4444

THIS INSTRUMENT PREPARED BY:
Arthur Speedy for:
C. Calvert Montgomery & Associates, Inc.
P.O. Box 92, 959 S. Federal Highway
Stuart, Florida 34994