

CLERK'S RECORDING CERTIFICATE

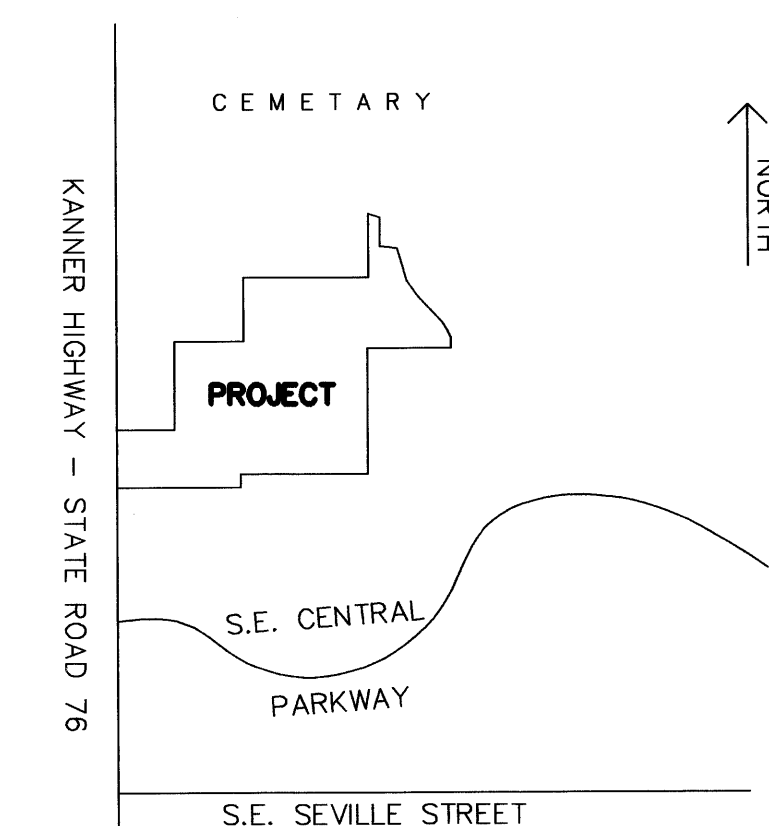
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14 PAGE 87 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 23rd DAY OF NOVEMBER 1999.

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

FILE NUMBER 1402715

BY Sammy S. Copus DEPUTY CLERK

9-38-41-023-000-0000.0
PARCEL CONTROL NO.



LOCATION SKETCH - SCALE: 1"=1000'

A PLAT OF

FAIRVIEW FOREST APARTMENTS

BEING A PORTION OF THE WEST 1/2, SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST
CITY OF STUART, MARTIN COUNTY, FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

WALTER G. WOODS, 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 CERTIFICATES HEREON.
- ALL MORTGAGES NOT SATISFIED, RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 17th DAY OF November, 1999.

Walter G. Woods
WALTER G. WOODS
ATTORNEY AT LAW
3388 N.E. SUGAR HILL AVENUE
JENSEN BEACH, FLORIDA 34957

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE WEST ONE HALF OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9; THENCE NORTH 89° 43' 08" EAST 20.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST ONE QUARTER LINE TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76, (100' RIGHT OF WAY) ALSO KNOWN AS KANNER HIGHWAY; THENCE SOUTH 00° 36' 47" EAST 461.38 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 36' 47" EAST 271.65 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE INTERSECTION WITH A LINE 260.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH THREE QUARTERS OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9; THENCE NORTH 89° 46' 35" EAST 640.57 FEET; THENCE NORTH 00° 30' 12" WEST 70.91 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 89° 43' 38" EAST 660.69 FEET; THENCE NORTH 00° 35' 49" WEST 662.69 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 89° 42' 35" EAST 431.90 FEET ALONG SAID SOUTH LINE; SAID SECTION 9; THENCE NORTH 03° 36' 29" WEST 56.56 FEET; THENCE NORTH 26° 28' 49" WEST 32.59 FEET; THENCE NORTH 53° 34' 23" WEST 55.36 FEET; THENCE NORTH 42° 51' 27" WEST 188.85 FEET; THENCE NORTH 36° 50' 33" WEST 82.83 FEET; THENCE NORTH 21° 31' 57" WEST 168.07 FEET; THENCE NORTH 84° 19' 39" WEST 86.46 FEET THENCE NORTH 01° 00' 00" EAST 147.51 FEET; THENCE NORTH 76° 50' 06" WEST 54.16 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00° 35' 42" EAST 318.41 FEET ALONG SAID WEST LINE TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 990.00 FEET OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE S 89° 44' 09" WEST 646.22 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00° 36' 33" EAST 332.04 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89° 43' 08" WEST 355.51 FEET ALONG SAID NORTH LINE; THENCE SOUTH 00° 36' 44" EAST 461.51 FEET; THENCE SOUTH 89° 46' 01" WEST 299.93 FEET TO THE EAST RIGHT-OF-WAY OF SAID STATE ROAD 76 AND THE POINT OF BEGINNING. CONTAINS 25.8 ACRES, MORE OR LESS.

CITY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
CITY OF STUART

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

DATE 11/22/99

DATE 11-17-99

DATE Nov. 17, 1999

DATE Nov 22, 1999

Joseph Capra
JOSEPH CAPRA, P.E.
CITY ENGINEER

Karl J. Krueger, Jr.
KARL J. KRUEGER, JR.
MAYOR

Carl M. Coffin
CARL V.M. COFFIN
CITY ATTORNEY

ATTEST: Dianne M. O'Donnell
DIANNE M. O'DONNELL
CITY CLERK

DEDICATION

- THE CONSERVATION AREAS SHOWN ON THIS PLAT OF FAIRVIEW FOREST ARE HEREBY DEDICATED AS CONSERVATION AREAS. A CONSERVATION EASEMENT, PURSUANT TO 704.06, FLORIDA STATUTE HAS BEEN CONVEYED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND IS RECORDED IN OFFICIAL RECORD BOOK 1438 PAGE 1201 OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA. THE CONSERVATION AREAS SHALL IN NO WAY BE ALTERED FROM THEIR NATURAL STATE WITH THE EXCEPTION OF PERMITTED ACTIVITIES. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL, EXCAVATION, DREDGING, REMOVAL OF SOIL, DIKING OR FENCING, AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL. PROHIBITED ARE ACTIVITIES DETRIMENTAL TO HABITAT CONSERVATION OR PERSERVATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY CONSERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF FAIRVIEW FOREST APARTMENTS 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 BOARD OF COUNTY 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.

CERTIFICATE OF OWNERSHIP

KANNER INVESTMENTS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGING MEMBER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 17 DAY OF NOVEMBER 1999

KANNER INVESTMENTS, L.C.
BY: James C. Morgan
JAMES C. MORGAN, ITS MANAGING MEMBER

Laura Ferreira Carreno
WITNESS
Dady Killipines
WITNESS

SURVEYOR'S CERTIFICATE

I, SAMUEL T. CAULEY, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE CHARGE; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

Samuel T. Cauley
SAMUEL T. CAULEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. LS 5587
DATED THIS 17th DAY OF November, 1999

SURVEY NOTES

- BEARINGS HEREON ARE BASED ON THE EAST - WEST QUARTER LINE OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, HAVING AN ASSUMED BEARING OF NORTH 89° 43' 08" EAST
- UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED
- 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 GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE LANDS HEREON LIE IN FLOOD ZONE "X" AND FLOOD ZONE "AE" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP CITY OF STUART, COMMUNITY PANEL NO. 120165-0005D, REVISED 6/22/1998

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES C. MORGAN, TO ME WELL KNOWN TO BE THE MANAGING MEMBER OF KANNER INVESTMENTS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND AUTHORITY, AND IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF November, 1999.

Maia K. Hank
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. CC 601822
MY COMMISSION EXPIRES: October 6, 2001

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| CITY ENGINEER SEAL | SURVEYOR SEAL | NOTARY SEAL | <p>Keith & Schnars, P.A. </p> <p>ENGINEERS - PLANNERS - SURVEYORS</p> <p>101 S.W. FLAGLER AVENUE STUART, FLORIDA 34994 (561) 287-2626</p> <p>SHEET 1 OF 2 PLAT OF FAIRVIEW FOREST APARTMENTS</p> <p>STUART</p> |
|--------------------|---------------|-------------|--|