

# A Plat of NORTH STUART CENTRE

BEING A REPLAT OF LOT 1, MILLENNIUM SQUARE  
AS RECORDED IN PLAT BOOK 14, PAGE 68, MARTIN COUNTY, FLORIDA.  
A SUBDIVISION IN SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
CITY of STUART, MARTIN COUNTY, FLORIDA

## 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 North Stuart Centre, being a Replat of Lot 1 of the Plat of MILLENNIUM SQUARE, and hereby dedicates as follows:

### DRAINAGE EASEMENTS, UTILITY EASEMENTS, AND ACCESS EASEMENTS

The private drainage easements shown on this Plat of North Stuart Centre, and designated as such on this Plat, are hereby declared to be the property of the 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, any private drainage easements designated as such on this Plat.

The utility easements shown on this Plat of North Stuart Centre, 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 in this Plat.

Access ingress and egress to Lot 1A shall be by, over and upon the "Access and Drainage Easement Tract 1" shown on the Plat of Millennium Square recorded in Plat Book 14, Page 68, Martin County, Florida, Public Records, which adjoins Lot 1A to the south.

Access, ingress and egress to Lot 1B shall be by, over and upon the "Access and Drainage Easement Tract 1" shown on the Plat of Millennium Square recorded in Plat Book 14, Page 68, Martin County, Florida, Public Records, which adjoins Lot 1B to the south, AND by an access easement over Lot 2 of the said Plat of Millennium Square, which access easement shall be created by an Access Easement Agreement executed and recorded simultaneously with the recordation of this Plat of North Stuart Centre, Lots 1A and 1B, and shall provide for the maintenance responsibility of such access easement.

Millennium Square Property Owners Association, Inc. (the "Association") hereby joins in this Plat as the said "Access and Drainage Easement Tract 1" as shown on the Plat of Millennium Square, Plat Book 14, Page 68, Martin County, Florida, Public Records, is dedicated to the Association and the Association hereby consents to and grants access and drainage rights to and in favor of Lots 1A and 1B of this Plat of North Stuart Centre.

SIGNED AND SEALED this 7<sup>th</sup> day of September, 2000 on behalf of said corporation by its President and attested to by its Secretary.

MILLENNIUM PROPERTIES, INC

BY: Dave Satun  
DAVE SATUN, Its President

ATTEST: Dave Satun  
DAVE SATUN, Its Secretary

MILLENNIUM SQUARE PROPERTY OWNERS ASSOCIATION, INC.

BY: Dave Satun  
Its President

ATTEST: Dave Satun  
Its Secretary

## STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Dave Satun, 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.

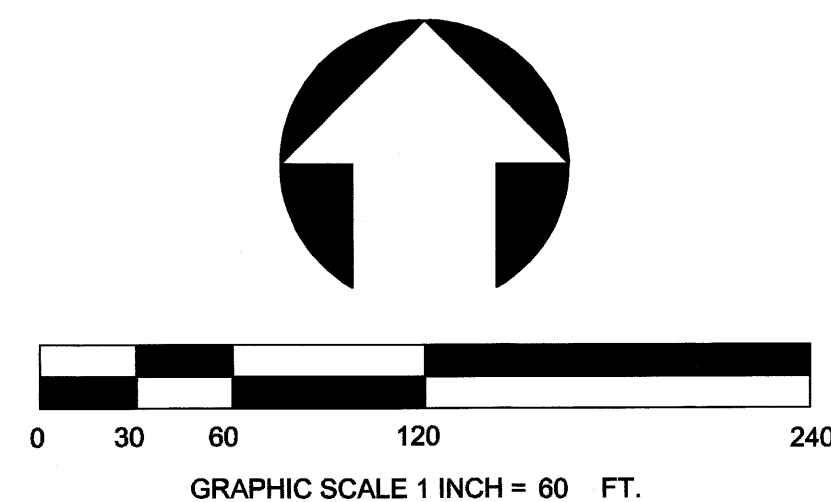
Eric B. Holly  
ERIC B. HOLLY  
Notary Public, State of Florida at Large  
Commission No: CC245039  
My commission expires: December 16, 2000

## CERTIFICATE OF SURVEYOR AND MAPPER

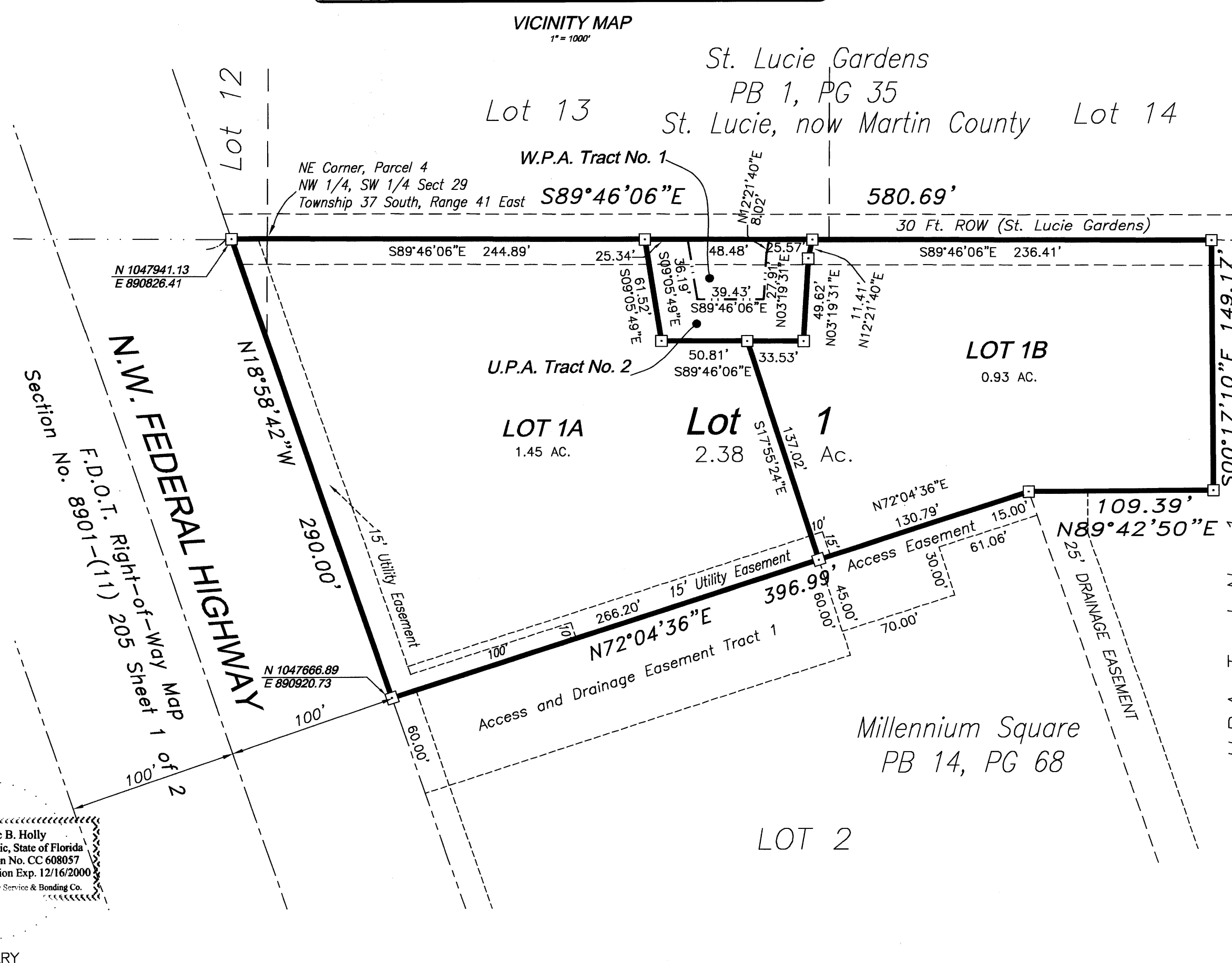
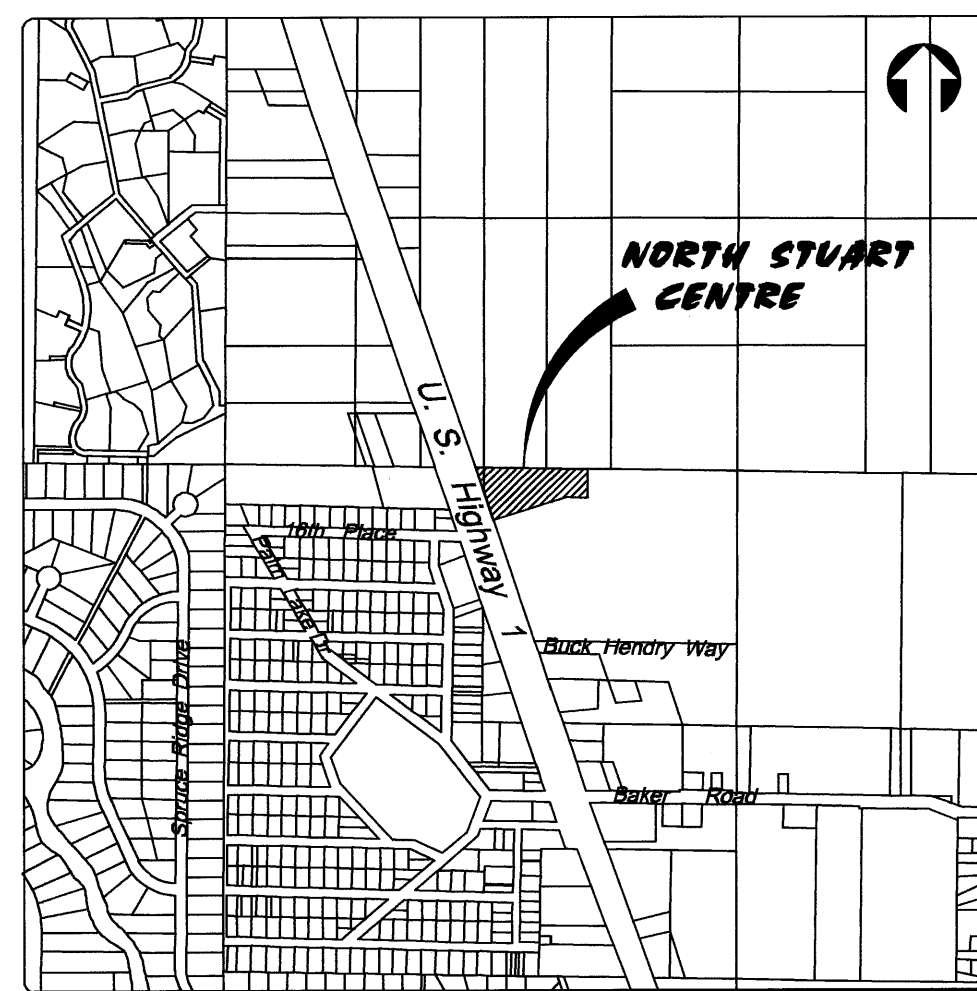
I, ERIC B. HOLLY, hereby certify that this Plat of NORTH STUART CENTRE is a true and correct representation of the lands surveyed, that such survey was made under my responsible direction and supervision; that Permanent Reference Monuments have been placed, as required by law; that Permanent Control 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

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



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



## 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 96 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS DAY OF NOVEMBER 2000.

Marsha Stiller Marsha Ewing By: T. Rogers  
MARSHA STILLER, CLERK OF THE CIRCUIT COURT D.C.  
MARTIN COUNTY, FLORIDA  
FILE NUMBER 1465353 BY Annalisa Popous  
DEPUTY CLERK

29-37-41-009-000-0000.0

SUBDIVISION PARCEL CONTROL NUMBER

## LEGAL DESCRIPTION

Lot 1, Millennium Square, as recorded in Plat Book 14, Page 68 of the Public Records of Martin County, Florida. Containing 2.38 Acres, more or less.

## TITLE CERTIFICATION

I, Walter G. Woods, a member of the Florida Bar, hereby certify that as of August 20, 2000, at 8:00 a.m.:

1. 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.
2. All mortgages not satisfied or released of record encumbering the land described hereon as follows: "none."
3. All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

DATED this 7<sup>th</sup> day of September, 2000.

Walter G. Woods  
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.

11/9/00 Carl W. Coffin 11/9/00 Carl W. Coffin  
Date Mayor Karl J. Guenger, Jr. Date City Attorney - Carl W. Coffin

11/9/00 Diane O'Donnell 10/27/00 Joe Capra  
Date City Clerk - Diane O'Donnell Date City Engineer - Joe Capra, P.E.  
Captec Engineering, Inc.

ATTEST:

Diane O'Donnell  
Clerk

## NOTES & LEGEND

1. BEARINGS AND COORDINATES REFER TO STATE PLANE COORDINATES IN THE NORTH AMERICAN DATUM OF 1983/ADJUSTMENT OF 1990 (NAD 83/90) FLORIDA EAST ZONE.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. 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.
4. ■ = FOUND P.R.M., A FOUND 4"x4" CONCRETE MONUMENT WITH DISK STAMPED ASLAN, INC.
5. □ = SET P.R.M., A 4"x4" CONCRETE MONUMENT WITH DISK STAMPED ASLAN, INC.
6. ○ = FOUND I.R.C., AN IRON ROD AND CAP STAMPED ASLAN, INC.
7. UPA TRACT = UPLAND PRESERVATION AREA TRACT
8. WPA TRACT = WETLAND PRESERVATION AREA TRACT