

# THE VOLMAR SUBDIVISION

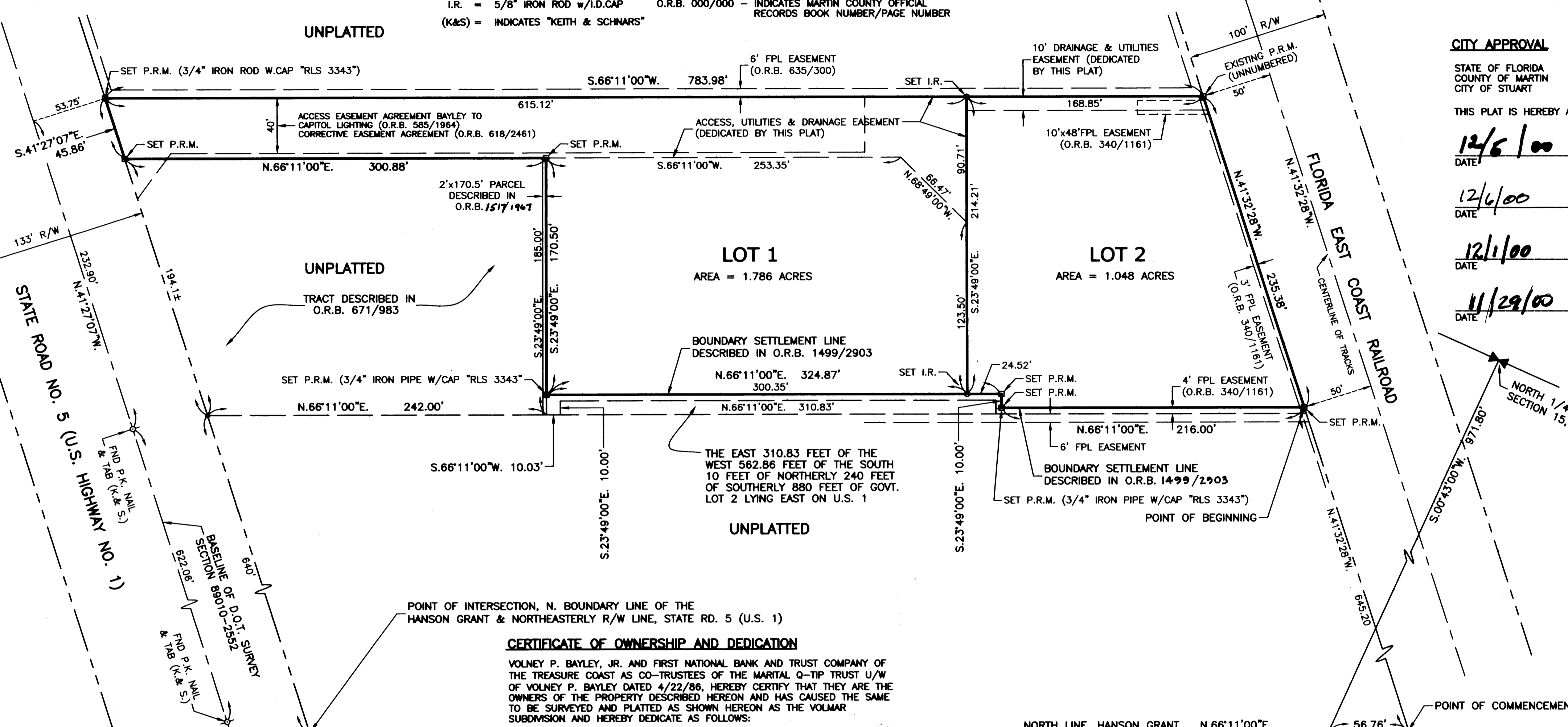
A PARCEL OF LAND LYING IN GOVERNMENT LOT 2,  
SECTION 15, TOWNSHIP 38 SOUTH, RANGE 41 EAST,  
CITY OF STUART, MARTIN COUNTY, FLORIDA.

DATE: NOVEMBER, 2000

UNPLATTED

### LEGEND

- FND = FOUND
- R/W = RIGHT-OF-WAY
- C.M. = CONCRETE MONUMENT
- I.R. = 5/8" IRON ROD w/L.D.CAP
- (K&S) = INDICATES "KEITH & SCHMARS"
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = SET 4" x 4" PERMANENT REFERENCE MONUMENT WITH DISK STAMPED "PRM 3343" UNLESS OTHERWISE NOTED
- O.R.B. 000/000 - INDICATES MARTIN COUNTY OFFICIAL RECORDS BOOK NUMBER/PAGE NUMBER



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 PAGE 98, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 7th DAY OF NOVEMBER, 2000.

FILE NO. 1470037  
(CIRCUIT COURT SEAL)

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: *Samantha Capra*  
DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NUMBER  
15-38-41-003-000-0000.0

**CITY APPROVAL**  
STATE OF FLORIDA  
COUNTY OF MARTIN  
CITY OF STUART

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

12/6/00  
DATE  
*Maria C. Ripstein*  
VICE - MAYOR

12/6/00  
DATE  
*Dianne O'Donnell*  
DIANNE O'DONNELL - CITY CLERK

12/1/00  
DATE  
*Carl M. Coffin*  
CARL V.M. COFFIN - CITY ATTORNEY

11/29/00  
DATE  
*Joseph Capra*  
JOSEPH M. CAPRA, P.E. - CITY ENGINEER

### LEGAL DESCRIPTION

A parcel of land in Government Lot 2, Section 15, Township 38 South, Range 41 East, described as follows: Commence at the intersection of the North line of the Hanson Grant and the Westerly right of way line of the Florida East Coast Railway and run North 41°32'28" West along said Westerly right of way line for 645.20 feet to the Point of Beginning for the following described parcel: Thence continue North 41°32'28" West along said Westerly right of way line for 235.38 feet; thence, departing said Westerly right of way line, run South 66°11'00" West parallel to said North line of the Hanson Grant for 783.98 feet to the Easterly right of way line of U.S. Highway No. 1; Thence run South 41°27'07" East along said Easterly right of way line of U.S. Highway No. 1 for 45.86 feet; thence run North 66°11'00" East parallel to said North line of the Hanson Grant for 300.88 feet to the East line of the 2 foot wide parcel described in Martin County Official Records Book 1517, Page 1967; Thence run South 23°49'00" East along said East line for 170.50 feet to the Boundary Settlement Line recorded in Martin County Official Records Book 1499, Page 2903; Thence run North 66°11'00" East parallel to said North line of the Hanson Grant and along said Boundary Settlement Line for 324.87 feet; Thence run South 23°49'00" East along said Boundary Settlement Line for 10.03 feet; Thence run North 66°11'00" East parallel to the North line of the Hanson Grant and along said Boundary Settlement Line for 216.00 feet to the Point of Beginning.

The area of this parcel is 2.834 acres, more or less.

### NOTES

- 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.
- THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE BASELINE OF U.S. HIGHWAY NO. 1, D.O.T. SURVEY SECTION 89010-2552 WHICH IS N.41°27'07"W.
- SUBJECT PROPERTY LIES IN FLOOD ZONE B ACCORDING TO F.I.R.M. COMMUNITY-PANEL NO. 120181 0181B, DATED 6/15/81.

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT THIS PLAT OF "THE VOLMAR SUBDIVISION" 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; AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, MARTIN COUNTY, FLORIDA.

*Arthur Speedy*  
ARTHUR SPEEDY  
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3343  
DATE: 11-17-2000

### CERTIFICATE OF OWNERSHIP AND DEDICATION

VOLNEY P. BAYLEY, JR. AND FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURY COAST AS CO-TRUSTEES OF THE MARITAL Q-TIP TRUST U/W OF VOLNEY P. BAYLEY DATED 4/22/86, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE VOLMAR SUBDIVISION AND HEREBY DEDICATE AS FOLLOWS:

- ACCESS EASEMENT**  
THE ACCESS EASEMENT SHOWN ON THIS PLAT OF "THE VOLMAR SUBDIVISION" ACROSS PART OF LOT 1 IS DEDICATED TO LOT 2 FOR ACCESS, INGRESS AND EGRESS PURPOSES. THE OWNERS OF LOTS 1 AND 2 WILL SHARE MAINTENANCE RESPONSIBILITY FOR SAID EASEMENT IN ACCORDANCE WITH MAINTENANCE AGREEMENT FILED IN O.R.B. THE COMMISSIONERS OF THE CITY OF STUART SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- DRAINAGE EASEMENT**  
THE DRAINAGE EASEMENT SHOWN ON THIS PLAT OF "THE VOLMAR SUBDIVISION" IS HEREBY DEDICATED TO THE USE AND BENEFIT OF THE LOTS PLATTED HEREON FOR DRAINAGE PURPOSES, AND THE OWNERS OF SAID LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT IN ACCORDANCE WITH MAINTENANCE AGREEMENT FILED IN O.R.B. THE COMMISSIONERS OF THE CITY OF STUART SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- UTILITY EASEMENTS**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "THE VOLMAR SUBDIVISION" MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY (INCLUDING C.A.T.V.) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE COMMISSIONERS OF THE CITY OF STUART. THE COMMISSIONERS OF THE CITY OF STUART SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS. THE OWNERS OF LOTS 1 AND 2 WILL BE RESPONSIBLE FOR ANY NECESSARY MAINTENANCE OF SAID EASEMENT IN ACCORDANCE WITH MAINTENANCE AGREEMENT FILED IN O.R.B.

DATED THIS 21<sup>ST</sup> DAY OF November, 2000.

*Raphe Kruiger*  
WITNESS  
*David P. Beant*  
WITNESS  
*Susan B. Ward*  
WITNESS  
*Paul Hornell*  
WITNESS

*Volney P. Bayley, Jr.*  
VOLNEY P. BAYLEY, JR. AS CO-TRUSTEE OF THE MARITAL Q-TIP TRUST U/W OF VOLNEY P. BAYLEY, JR. DATED 4/22/86  
*Blinda K. Marcini*  
VICE PRESIDENT & TRUST OFFICER OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURY COAST AS CO-TRUSTEE OF THE MARITAL Q-TIP TRUST U/W OF VOLNEY P. BAYLEY, JR. DATED 4/22/86

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED VOLNEY P. BAYLEY, JR., CO-TRUSTEE, TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>ST</sup> DAY OF NOV, 2000.

*S.P. Goyal*  
S.P. GOYAL  
NOTARY PUBLIC  
PRINTED NAME OF NOTARY: S.P. GOYAL  
STATE OF FLORIDA - LARGE  
MY COMMISSION EXPIRES: 12-03-01  
COMMISSION NO.: *(illegible)*

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *W. Thomas Wackeen* AS *W. Thomas Wackeen* OF THE FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURY COAST, CO-TRUSTEE, AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS AN OFFICER OF SAID BANK. HE IS [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>ST</sup> DAY OF November, 2000.

*Susan B. Ward*  
NOTARY PUBLIC  
PRINTED NAME OF NOTARY: Susan B. Ward  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 5/13/03  
COMMISSION NO.: CC 836795

### TITLE CERTIFICATION

I, W. THOMAS WACKEEN, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 11/21/00, 2000, AT *Stuart, Florida*

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF (THE PERSON, CORPORATION, AND/OR OTHER ENTITY) EXECUTING THE CERTIFICATE OF OWNERSHIP (AND DEDICATION) HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
NONE
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 21<sup>ST</sup> DAY OF November, 2000.

*W. Thomas Wackeen*  
W. THOMAS WACKEEN  
ATTORNEY-AT-LAW, FLORIDA BAR NO. WARNER, FOX, WACKEEN, DUNGEY, SEELEY, SWEET & WRIGHT, L.L.P.  
P.O. DRAWER 6 - 1100 S. FEDERAL HIGHWAY  
STUART, FLORIDA 34995-0006  
PHONE: (561) 287-4444

THIS INSTRUMENT PREPARED BY:  
ARTHUR SPEEDY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 3343  
P.O. BOX 92 • 859 S. FEDERAL HWY.  
STUART, FLORIDA 34995  
PHONE (561) 287-3636

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