

LOCATION MAP

# DYER ESTATES

A PARCEL OF LAND LYING IN THE SOUTH 200' OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

**STEPHEN J. BROWN, INC.**  
**SURVEYORS-DESIGNERS**  
**LAND PLANNERS-CONSULTANTS**

290 FLORIDA STREET  
 STUART, FLORIDA 34994  
 561-288-7176

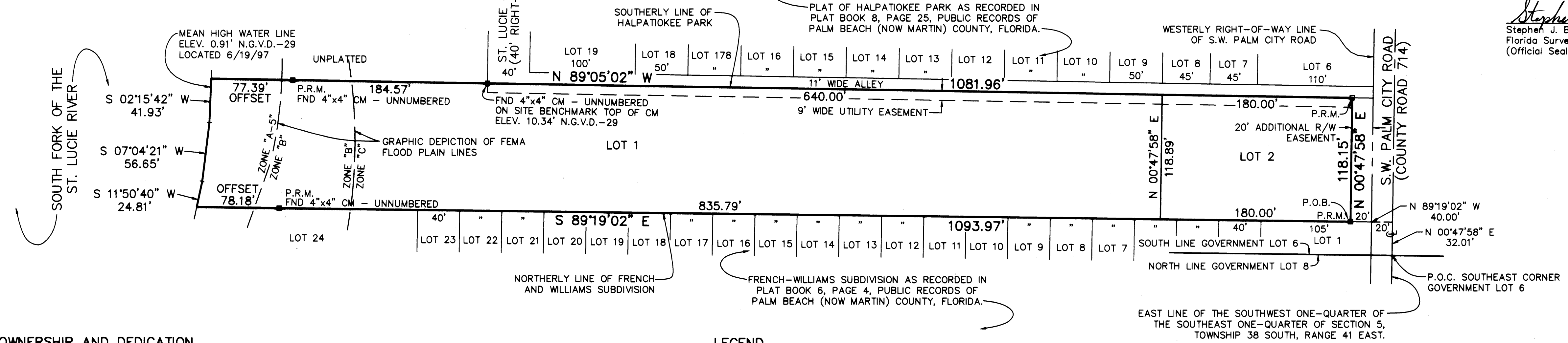
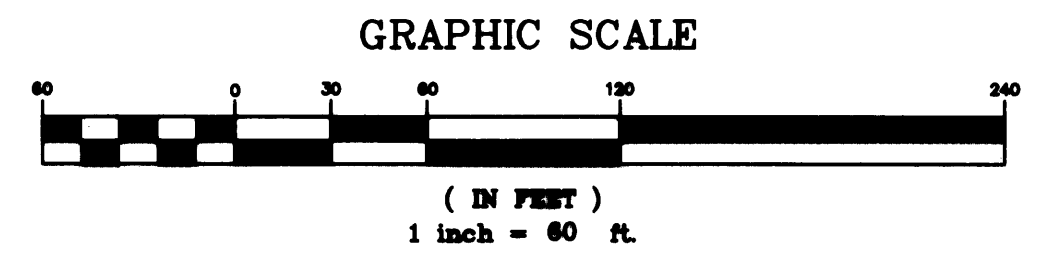
CLERK'S RECORDING CERTIFICATE  
 I, Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 14, Page 36, Martin County, Florida, public records, this 27th day of August, 1997.  
 File No. 1248705  
 Marsha Stiller  
 Circuit Court  
 Martin County, Florida  
 By: *Samuel Capra*  
 Deputy Clerk  
 (Circuit Court Seal)

5-38-40000-000-00430-30000  
 SUBDIVISION PARCEL CONTROL NUMBER

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE SOUTH 200' OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 6, THENCE N 00°47'58" E A DISTANCE OF 32.01 FEET TO A POINT; THENCE N 89°19'02" W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, THENCE N 00°47'58" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S.W. PALM CITY ROAD (STATE ROAD 714) A DISTANCE OF 118.15 FEET TO A POINT; THENCE N 89°05'02" W ALONG THE SOUTHERLY PLATTED LINE OF HALPATIOCKEE PARK SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 25, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA A DISTANCE OF 1081.96 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE S 02°15'42" W ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 41.93 FEET TO A POINT; THENCE S 07°04'21" W A DISTANCE OF 56.65 FEET TO A POINT; THENCE S 11°50'40" W A DISTANCE OF 24.81 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PLATTED LINE OF FRENCH-WILLIAMS SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S 89°19'02" E ALONG SAID NORTHERLY PLATTED LINE A DISTANCE OF 1093.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING: 3.00 ACRES +/-



**CITY COMMISSION APPROVAL**

This plat is hereby approved by the undersigned on the dates indicated.  
 Date: 8-7-97  
 Mayor - *Jeffrey A. Krauskopf*  
 Date: 8/7/97  
 City Clerk - *Diane O'Donnell*  
 Date: 8/6/97  
 City Attorney - *Carl W. Coffin*  
 Date: 8/6/97  
 City Engineer - *Joseph W. Capra, P.E.*

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, Stephen J. Brown, hereby certify that this plat of Dyer Estates 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 (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 Martin County, Florida.

*Stephen J. Brown*  
 Stephen J. Brown, P.S.M.  
 Florida Surveyor and Mapper Registration No. 4049  
 (Official Seal)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

Lynn K. Fessler, hereby certifies that she is the owner of the property described hereon and has caused the same to be surveyed and platted as shown hereon as the plat of Dyer Estates and hereby dedicates as follows:

- C.A.T.V. EASEMENT  
 A blanket C.A.T.V. easement on this Dyer Estates plat is hereby dedicated to the use and benefit of lots platted hereon, for C.A.T.V. licensees, agents, successors and assigns and all governmental agencies having jurisdiction.
- ADDITIONAL R/W EASEMENT  
 The additional right-of-way dedication shown on this plat of Dyer Estates is hereby dedicated to the perpetual use of the public.
- UTILITY EASEMENT  
 The utility easement shown on this plat of Dyer Estates may be used for utility purposes by any utility company in compliance with such ordinances and regulations as may be adopted from time to time by the City of Stuart Commission.

DATED this 5th day of August, 1997.

WITNESS: *Charles L. Sieck*  
 WITNESS: *Lynn K. Fessler*

STATE OF FLORIDA  
 COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Lynn K. Fessler, to me well known, and she acknowledged before me that she executed the foregoing Certificate of Ownership and Dedication. She is:  personally known to me or  has produced \_\_\_\_\_ as identification.

OFFICIAL NOTARY SEAL  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NO. 00326794  
 MY COMMISSION EXPIRES OCT. 20, 1997

*Diana M. Simmons*  
 Notary Public  
 State of Florida at large  
 Commission No. 00326794  
 My commission expires: 10-28-97

**LEGEND**

- |                                |  |
|--------------------------------|--|
| SQ.FT. = SQUARE FEET           | P.R.M. = PERMANENT REFERENCE MONUMENT                  |
| FND = FOUND                    | ■ = FOUND CONCRETE MONUMENT                            |
| P.O.C. = POINT OF COMMENCEMENT | □ = SET 4"x4" PERMANENT REFERENCE MONUMENT WITH #4049  |
| P.O.B. = POINT OF BEGINNING    | CM = CONCRETE MONUMENT                                 |
| ⊙ = CENTERLINE                 | N.G.V.D.-29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929 |
| R/W = RIGHT-OF-WAY             |  |

**NOTES**

- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST RIGHT-OF-WAY LINE OF SW PALM CITY ROAD WHICH IS ASSUMED TO BE N 00°47'58" E.
- THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO. 120165 0005 C, DATED AUGUST 15, 1978, LOCATES THE PARCEL IN ZONES "c", "A-5" (EL. B), & "B".
- OFF SITE BENCH MARK (TIDAL 3, ELEV. 3.891 FEET, NATIONAL GEODETIC SURVEY OF 1929) NORTHEAST CORNER, CITY MUNICIPAL PEIR, WEST 1 ST STREET.
- THE MEAN HIGH WATER SURVEY DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES AND CHAPTER 18-5 FLORIDA ADMINISTRATIVE CODE AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, MEAN HIGH WATER SURVEY FILE.
- MEAN HIGH WATER ELEVATION 0.91 FEET N.G.V.D., 1929 BASED ON EXTENDED TIDAL DATUM, D.E.P. TIDE STATION 872-2357, STUART, FLORIDA.

**TITLE CERTIFICATION**

I, Charles L. Sieck, a member of the Florida Bar, hereby certify that as of July 25th, 1997, at 8:00:  
 1. 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.  
 2. All mortgages not satisfied or released or 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 5th of August, 1997  
*Charles L. Sieck*  
 Charles L. Sieck  
 Attorney-at-Law, Florida Bar No. 291447