

A PLAT OF SNUG HARBOR WEST

BEING A REPLAT OF A PORTION OF KRUEGER PARK, PLAT BOOK 1,
PAGE 25, SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST AND
SECTION 34, TOWNSHIP 37 SOUTH, RANGE 41 EAST
CITY OF STUART, MARTIN COUNTY, FLORIDA

CLERK'S RECORDING CERTIFICATE
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15, PAGE 19, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 5TH DAY OF February, 2002.

MARSHA EWING
CLERK OF CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Anthony R. Caputo
DEPUTY CLERK

FILE NO. 1550951
3-38-41-044-000-0000-0
SUBDIVISION PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

SNUG HARBOR WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. STREET
THE STREET, ALLEY AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF SNUG HARBOR WEST ARE HEREBY DEDICATED TO THE SNUG HARBOR WEST HOMEOWNERS' ASSOCIATION, INC. FOR PRIVATE ROADWAY, UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.
2. UTILITY EASEMENTS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SNUG HARBOR WEST 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 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 ON THIS PLAT.
3. DRAINAGE EASEMENTS AND STORM WATER MANAGEMENT TRACT
THE PRIVATE DRAINAGE EASEMENTS AND THE STORM WATER MANAGEMENT TRACT SHOWN AND DESIGNATED AS SUCH ON THIS PLAT OF SNUG HARBOR WEST ARE HEREBY DEDICATED TO THE SNUG HARBOR WEST HOMEOWNERS' ASSOCIATION, INC. FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE SNUG HARBOR WEST HOMEOWNERS' ASSOCIATION, INC. 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.
4. INGRESS/EGRESS EASEMENT AND LANDSCAPE TRACT
AN INGRESS/EGRESS EASEMENT AND LANDSCAPE TRACT IS HEREBY DEDICATED TO THE SNUG HARBOR WEST HOMEOWNERS' ASSOCIATION, INC. FOR PRIVATE PEDESTRIAN INGRESS/EGRESS AND LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR SAID TRACT DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 7th DAY OF NOVEMBER, 2001 ON BEHALF OF SNUG HARBOR WEST, LLC.

SNUG HARBOR WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: Robert O. Baratta
ROBERT O. BARATTA
ITS: MANAGER

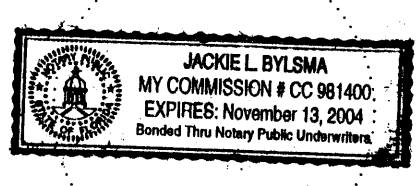
WITNESS OUR HANDS AND OFFICIAL SEALS THIS 7th DAY OF NOVEMBER, 2001.

WITNESS Jacqui D. Byburn
(SEAL)
WITNESS Robert Baratta
(SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT O. BARATTA, TO ME WELL KNOWN TO BE THE MANAGER OF SNUG HARBOR WEST, LLC AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER 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. HE IS () PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

Jacqui D. Byburn
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. CC 981400
MY COMMISSION EXPIRES: Nov. 13, 2004



NOTARY PUBLIC

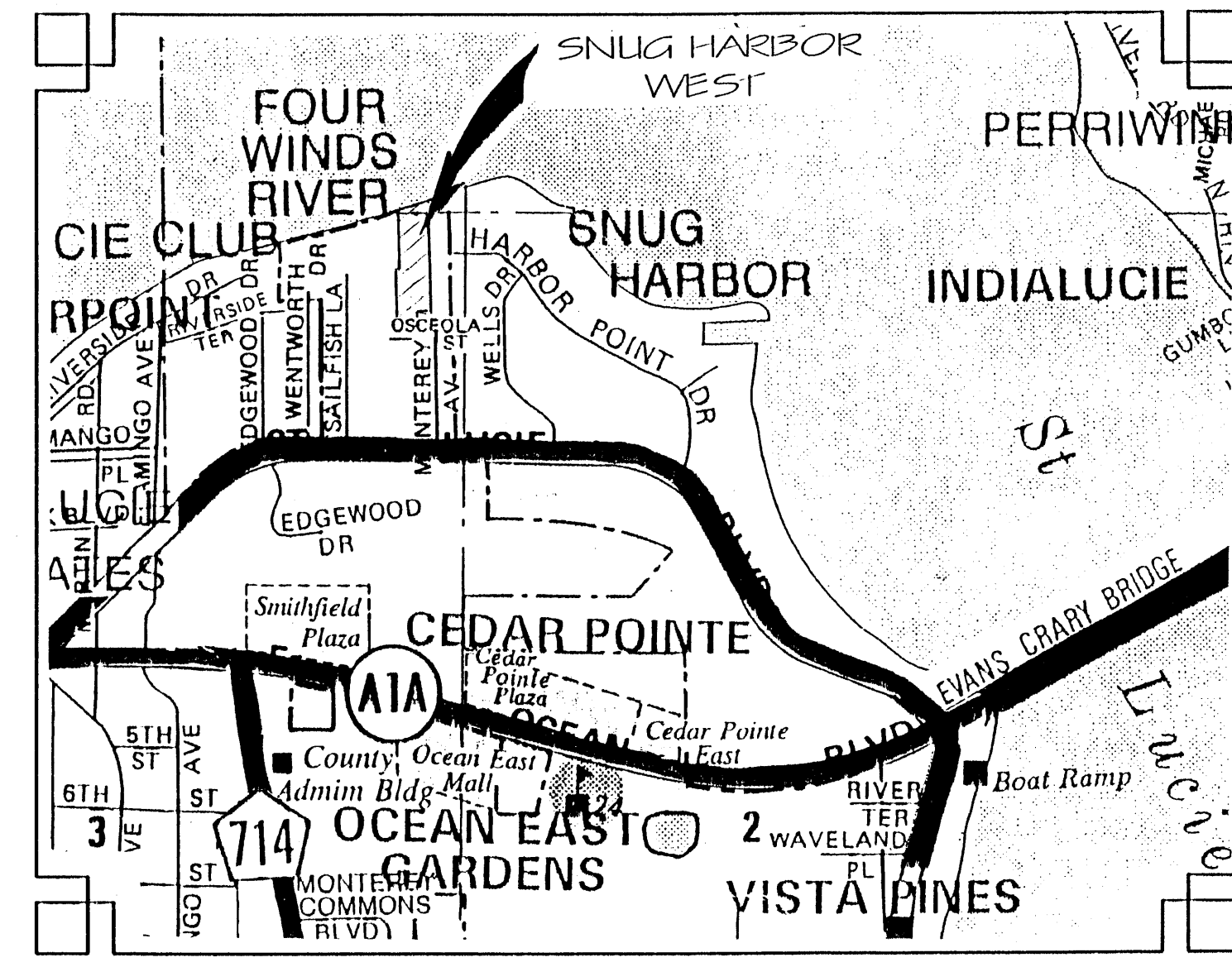
TITLE CERTIFICATION

I, WILLIAM W. ATTERBURY III, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT, AS OF December 12, 2001, AT 9:00 AM.

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.
Error as shown herein
2. THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON.

DATED THIS 10th DAY OF January, 2002
ALLEY, MAASS, ROGERS & LINDSAY, P.A.
321 ROYAL POINCIANA PLAZA, SOUTH
POST OFFICE BOX 431
PALM BEACH, FLORIDA 33480-0431

William W. Atterbury III
WILLIAM W. ATTERBURY III, ESQ.
FLORIDA BAR NO. 0197513



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF KRUEGER PARK AS RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL TWO:
A PORTION OF KRUEGER PARK AS RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA PUBLIC RECORDS LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF OSCEOLA AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 3 OF SAID SUBDIVISION BEAR SOUTH 89°46'48" EAST ALONG THE NORTH LINE OF OSCEOLA AVENUE A DISTANCE OF 444.88 FEET; THENCE NORTH 00°24'12" EAST A DISTANCE OF 166 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°35'48" WEST, A DISTANCE OF 125 FEET; THENCE SOUTH 00°24'12" WEST A DISTANCE OF 75 FEET; THENCE NORTH 89°35'48" WEST A DISTANCE OF 110 FEET; THENCE NORTH 00°24'12" EAST A DISTANCE OF 376 FEET; THENCE SOUTH 89°35'48" EAST A DISTANCE OF 235 FEET; THENCE SOUTH 00°24'12" WEST A DISTANCE OF 301 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:
A PORTION OF KRUEGER PARK AS RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA PUBLIC RECORDS LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF OSCEOLA AVENUE AND A PORTION OF SECTION 34, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING SOUTH OF ST. LUCIE RIVER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 3 OF SAID SUBDIVISION BEAR SOUTH 89°46'48" EAST ALONG THE NORTH LINE OF OSCEOLA AVENUE A DISTANCE OF 444.88 FEET; THENCE NORTH 00°24'12" EAST A DISTANCE OF 467 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°35'48" WEST, A DISTANCE OF 235 FEET; THENCE NORTH 00°24'12" EAST A DISTANCE OF 36 FEET; THENCE SOUTH 89°35'48" WEST, A DISTANCE OF 32 FEET; THENCE NORTH 00°24'12" EAST TO THE WATERS OF ST. LUCIE RIVER; THENCE EASTERLY ALONG SAID WATERS TO THE INTERSECTION WITH A LINE 449.88 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 00°24'12" WEST ALONG SAID LINE TO THE POINT OF BEGINNING.

OVERALL LEGAL DESCRIPTION:
A PORTION OF LOTS 5 AND 6, BLOCK 1, LOTS 1 AND 2, BLOCK 2, LOTS 1 - 11 AND LOTS 17 - 21, BLOCK 4, KRUEGER PARK AS RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA PUBLIC RECORDS;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 3 OF KRUEGER PARK AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEAR SOUTH 89°46'48" EAST ALONG THE NORTH LINE OF OSCEOLA AVENUE A DISTANCE OF 444.88 FEET; THENCE NORTH 00°24'12" EAST A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°35'48" WEST A DISTANCE OF 125.00 FEET; THENCE SOUTH 00°24'12" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 89°35'48" WEST A DISTANCE OF 110.00 FEET; THENCE NORTH 00°24'12" EAST A DISTANCE OF 412.00 FEET; THENCE SOUTH 89°35'48" EAST A DISTANCE OF 32.00 FEET; THENCE NORTH 00°24'12" EAST A DISTANCE OF 328.23 FEET, MORE OR LESS, TO THE WATERS OF THE ST. LUCIE RIVER; THENCE MEANDER EASTERLY ALONG SAID WATERS TO THE INTERSECTION WITH A LINE 449.88 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID KRUEGER PARK; THENCE SOUTH 00°24'12" WEST ALONG SAID LINE A DISTANCE OF 735.09 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ENGINEERS INC.

CREECH ENGINEERS, INC.
CIVILIZATION ENGINEERED

203 WEST 3RD STREET STUART, FLORIDA 34994 (561)283-1413
4450 WEST EAU GALIE BLVD., MELBOURNE, FL 32934 (321) 255-5434
707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-000705

GENERAL NOTES

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON DEED CALLS REFERRING TO THE EAST LINE OF SUBJECT PARCEL BEARING SOUTH 00°24'12" WEST.
- 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) THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO. 120162 0005 D, LOCATES THE PARCEL IN ZONES X AND AE. SUBJECT TO ANY SCALING AND INTERPOLATION FACTORS ASSOCIATED WITH MAPPING OF THIS ACCURACY.
- 5) THE ELEVATIONS DEPICTED ON THIS PLAT ARE BASED ON N.G.V.D. OF 1929, REFERENCED AS ADMIN-1 WITH ELEVATION 8.606 ESTABLISHED AS A SQUARE CUT IN THE CENTER OF A CONCRETE SIDEWALK IN THE CENTER LINE WITH THE WESTERLY ENTRANCE TO THE MARTIN COUNTY ADMINISTRATION CENTER BUILDING ON THE EAST SIDE OF MONTEREY ROAD.
- 6) THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON OR WITHIN ANY EASEMENTS.

LEGEND

- = FOUND 4"x4" CONCRETE MONUMENT
- ⊕ = SET PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT WITH DISK STAMPED LB #6705
- = FOUND NAIL AND DISC #5102
- = PERMANENT CONTROL POINT, PK NAIL AND DISK LB #6705
- ⊕ = CENTERLINE
- R = CURVE RADIUS
- △ = CURVE CENTRAL ANGLE
- A = ARC LENGTH
- CH = CHORD BEARING AND DISTANCE
- SQ. FT. = SQUARE FEET

CERTIFICATE OF SURVEYOR AND MAPPER

I, WALLACE L. HIGGINS, HEREBY CERTIFY THAT THIS PLAT OF SNUG HARBOR WEST IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID 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 UPON COMPLETION OF THOSE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART.

DATED THIS 2nd DAY OF November, 2001.

CREECH ENGINEERS, INC.
203 WEST 3RD STREET
STUART, FLORIDA 34994
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6705

Wallace L. Higgins
WALLACE L. HIGGINS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 5832

(Seal: WALLACE L. HIGGINS, PROFESSIONAL SURVEYOR & MAPPER, FLORIDA LICENSE NO. 5832)

SURVEYOR & MAPPER

MORTGAGEE'S CONSENT TO PLAT

MCK ENTERPRISES, A NEVADA CORPORATION, HEREBY CERTIFY THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED SEPTEMBER 19, 2001, AND RECORDED IN OFFICIAL RECORDS BOOK 1582, PAGE 1393, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO HEREBY CONSENT TO THE DEDICATION HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED THIS 5th DAY OF November, 2001.

MCK ENTERPRISES
7900 SE LITTLE HARBOR DRIVE, #E-4 WILMINGTON, HOBE SOUND, FLORIDA 33455

Leo L. Lucas
BY: Jacqueline M. Williams
JAMES McWILLIAMS,
PRESIDENT

CITY COMMISSION APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE <u>2/4/02</u>	MAYOR - <u>Charles S. Foster</u>
DATE <u>2/1/02</u>	CITY ATTORNEY - <u>Carl W. Coffin</u>
DATE <u>11/30/02</u>	CITY ENGINEER - <u>Joseph W. Capri A</u>
DATE <u>2/4/02</u>	CITY CLERK - <u>Diane O'Donnell</u>
ATTEST:	CLERK <u>Diane O'Donnell</u>

(Seal: CITY OF MARTIN COUNTY, FLORIDA)

S:\Surveying\Drawings\20069\20069DWR.dwg Thu Nov 01 11:37:58 2001 Crech Engineers