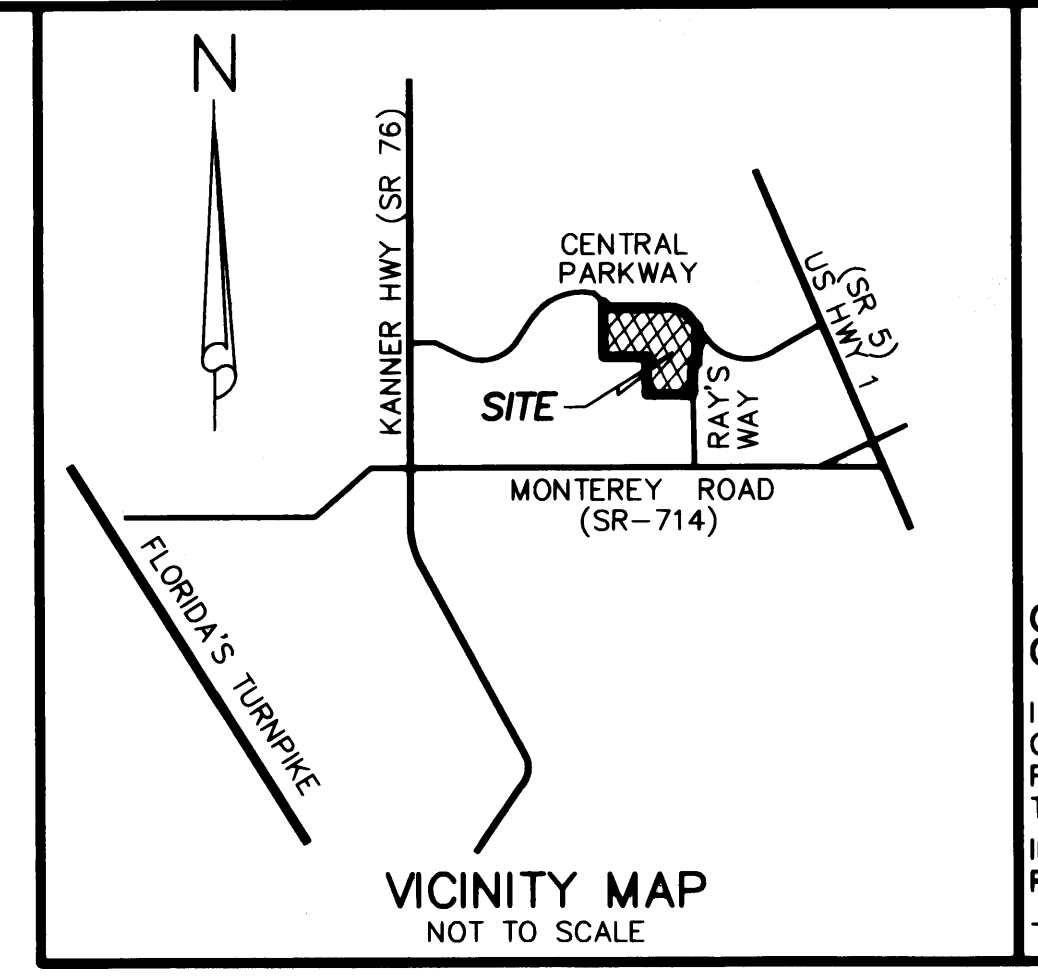


# CENTRAL PARKWAY TWO

BEING A PARCEL OF LAND IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

SHEET 1 OF 2



FILED FOR RECORD  
JAN 13 AM 8:33  
CLERK OF CIRCUIT COURT  
BY \_\_\_\_\_  
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 15, PAGE 48  
FLORIDA STATUTES, THIS 13 DAY OF  
January, 2002.

### DESCRIPTION:

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 89° 11' 49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 2311.15 FEET TO THE EAST LINE OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00° 27' 05" EAST, ALONG SAID EAST LINE, A DISTANCE OF 972.22 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 89° 32' 55" WEST, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.E. RAY'S WAY, AS RECORDED IN OFFICIAL RECORD BOOK 747, PAGE 2628, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 00° 27' 05" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 225.19 FEET; THENCE NORTH 42° 52' 31" EAST, A DISTANCE OF 59.29 FEET TO THE WEST LINE OF THE ROAD AND DRAINAGE RIGHT-OF-WAY, ACCORDING TO TOWN PARK SOUTH, AS RECORDED IN PLAT BOOK 11, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00° 27' 05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 187.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.E. CENTRAL PARKWAY, ACCORDING TO OFFICIAL RECORD BOOK 663, PAGE 1209, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 37° 30' 55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 184.46 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 207.06 FEET, AND A CENTRAL ANGLE OF 51° 48' 49"; THENCE, WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.25 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89° 18' 44" WEST, A DISTANCE OF 256.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 283.41 FEET, AND A CENTRAL ANGLE OF 27° 17' 15"; THENCE, WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.98 FEET TO THE TERMINUS OF SAID CURVE AND THE EAST LINE OF WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00° 22' 19" WEST, ALONG SAID WEST LINE, A DISTANCE OF 355.88 FEET TO THE NORTH LINE OF MONTEREY SUBDIVISION OF STUART FLORIDA, ACCORDING TO PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89° 16' 21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 330.29 FEET TO THE NORTHEAST CORNER OF SAID MONTEREY SUBDIVISION; THENCE SOUTH 00° 22' 40" WEST, ALONG THE EAST LINE OF SAID MONTEREY SUBDIVISION, A DISTANCE OF 357.18 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 89° 32' 55" EAST, A DISTANCE OF 291.40 FEET TO SAID WEST RIGHT-OF-WAY LINE OF S.E. RAY'S WAY, AND THE POINT OF BEGINNING.

CONTAINING 6.99 ACRES, MORE OR LESS.

### DEDICATION:

CENTRAL PARK TWO, L.L.C., A FLORIDA LIMITED LIABILITY CORPORATION, BY AND THROUGH

ITS UNDERSIGNED MEMBERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF CENTRAL PARK TWO AND HEREBY DEDICATES AS FOLLOWS:

1. THE 5 FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF STUART FOR CONTROL AND JURISDICTION OVER ACCESS TO THE SUBJECT PROPERTY. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LIMITED ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
2. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF CENTRAL PARKWAY TWO, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CENTRAL PARKWAY TWO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, (HEREINAFTER "ASSOCIATION") 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.

DATED THIS 10<sup>th</sup> DAY OF DECEMBER, 2002.

Don Anderson CENTRAL PARK TWO, L.L.C.  
DON ANDERSON, MEMBER

Joel L. Prince WITNESS  
JOEL L. PRINCE, MEMBER

George T. Kelly, IV WITNESS  
GEORGE T. KELLY, IV, MEMBER

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF December, 2002 BY DON ANDERSON, MEMBER OF CENTRAL PARK TWO, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Terisa A. Rodgers NAME  
NOTARY PUBLIC, STATE OF FLORIDA  
SEAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF December, 2002 BY JOEL L. PRINCE, MEMBER OF CENTRAL PARK TWO, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Terisa A. Rodgers NAME  
NOTARY PUBLIC, STATE OF FLORIDA  
SEAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF December, 2002 BY GEORGE T. KELLY, IV, MEMBER OF CENTRAL PARK TWO, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Scandie A. Botcher NAME  
NOTARY PUBLIC, STATE OF FLORIDA  
SEAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF December, 2002 BY GEORGE T. KELLY, IV, MEMBER OF CENTRAL PARK TWO, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Scandie A. Botcher NAME  
NOTARY PUBLIC, STATE OF FLORIDA  
SEAL

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE CENTRAL PARKWAY TWO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 10<sup>th</sup> DAY OF December, 2002.

CENTRAL PARKWAY TWO PROPERTY OWNERS ASSOCIATION, INC.,  
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: George T. Kelly, IV BY: Don Anderson  
VICE PRESIDENT/TREASURER PRESIDENT/SECRETARY

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF December, 2002 BY DON ANDERSON, PRESIDENT/SECRETARY AND GEORGE T. KELLY, IV, VICE PRESIDENT/TREASURER OF CENTRAL PARKWAY TWO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

Scandie A. Botcher NAME  
NOTARY PUBLIC, STATE OF FLORIDA  
SEAL

### MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE SUBDIVISION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1557, PAGE 937, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

FIRST NATIONAL BANK AND TRUST  
COMPANY OF THE TREASURE COAST,  
A NATIONAL BANKING ASSOCIATION.

David S. Baloghue NAME  
VICE PRESIDENT TITLE

Kathryn Flood WITNESS  
Scandie A. Botcher WITNESS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF December, 2002 BY David S. Baloghue FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION ON BEHALF OF THE ASSOCIATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Scandie A. Botcher NAME  
NOTARY PUBLIC, STATE OF FLORIDA  
SEAL

### TITLE CERTIFICATION

I, PATRICK M. GORDON, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 12/10/2002, 2002 AT 10:20 AM

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.

ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:

MORTGAGE FROM FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, RECORDED IN OFFICIAL RECORD BOOK 1557, PAGE 937, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 187.192, F.S., HAVE BEEN PAID.

DATE: 12/10/2002

Patrick M. Gordon  
PATRICK M. GORDON, ESQ.  
ATTORNEY AT LAW  
FLORIDA CERTIFICATE NO. 114987

### CERTIFICATE OF SURVEYOR AND MAPPER

I, WRAY D. JORDAN, HEREBY CERTIFY THAT THIS PLAT OF CENTRAL PARKWAY TWO 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 HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

DATE: 12-6-02

Wray D. Jordan  
WRAY D. JORDAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4244  
LIBBERG LAND SURVEYING, INC.  
LICENSE BUSINESS NO. 4431  
675 W. INDIANTOWN ROAD, SUITE 200  
JUPITER, FL 33458

### CITY APPROVAL

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

DATE: 12-16-02

David S. Baloghue  
DATE: 12/16/02

Dianne M. O'Donnell  
DIANNE M. O'DONNELL, CITY CLERK

DATE: 12/20/02

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

DATE: 12/20/02

Joseph M. Capra, P.E.  
JOSEPH M. CAPRA, P.E., CITY ENGINEER

### SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°11'49" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. 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.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT PREPARED BY WRAY D. JORDAN, PROFESSIONAL SURVEYOR AND MAPPER, IN THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. (561) 746-8454. CERTIFICATE OF AUTHORIZATION NO. LB 4431.

**LIBBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

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