

A Plat of FRAZIER CREEK VILLAGE RPUD ADDITION

BEING A REPLAT OF THE SOUTH 10 FEET OF LOT 56 AND LOTS 57 AND 58 OF H.W. BESSEY ADDITION TO THE TOWN OF STUART, FLORIDA, IN PLAT BOOK 2, PAGE 14, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND A REPLAT OF LOTS 7 AND 8 OF FRAZIER CREEK VILLAGE RPUD PLAT BOOK 14, PAGE 99, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. A SUBDIVISION IN SECTION 5, TOWNSHIP 38 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 34 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 20 DAY OF FEB, 2003.
MARSHA EWING, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NUMBER 1636811 BY [Signature] DEPUTY CLERK

5-38-41-025-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

Frazier Creek TH, LLC, a Florida Limited Liability Corporation, by and through its undersigned officer, hereby certifies that it is the owner of the property described on the Plat of FRAZIER CREEK VILLAGE RPUD ADDITION and hereby dedicates as follows:

COMMON AREA

The Common Area shown on this Plat of FRAZIER CREEK VILLAGE RPUD ADDITION, is hereby declared to be the property of FRAZIER CREEK VILLAGE RPUD ADDITION Homeowners Association, Inc., which shall be conveyed by deed to the Association and may be used for utility (including CATV) purposes, also for access and recreation purposes, and shall be maintained by the Association. The City of Stuart has regulatory authority over, but shall bear no responsibility, duty or liability for any common areas designated as such on this plat.

UTILITY EASEMENTS

The utility easements shown on this Plat of FRAZIER CREEK VILLAGE RPUD ADDITION 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. The construction, installations, maintenance or operation of cable television services shall not interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television service damages the facilities of a public utility, it shall be solely responsible for those damages.

PARKING TRACTS

The Parking Tracts as shown on this Plat of FRAZIER CREEK VILLAGE RPUD ADDITION, are hereby declared to be used for Parking purposes. The City of Stuart has regulatory authority over, but shall bear no responsibility, duty or liability for any Parking Tracts designated as such on this plat.

SIGNED AND SEALED this 13 day of FEB, 2003 on behalf of Frazier Creek TH, LLC by its President.

FRAZIER CREEK TH, LLC

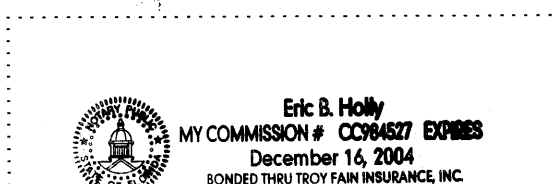
BY: [Signature]
MICHAEL SANDS, Its President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Michael Sands, to me well known to be the President of Frazier Creek TH, LLC, a Florida Limited Corporation, and he acknowledges that he executed such Certificate of Ownership and Dedication as such President of said Florida Limited Liability Corporation. He is [] personally known to me or [] has produced SS12-595-44-391-0 as identification.

[Signature]
ERIC B. HOLLY
Notary Public, State of Florida at Large



506 BUILDING LLC

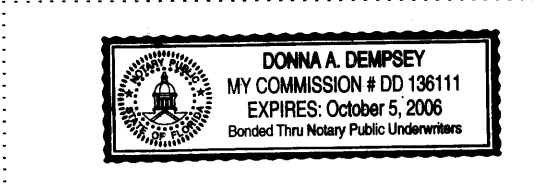
BY: [Signature]
HENRY SANGUILY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Henry Sanguly, to me well known to be the managing member of 506 Building LLC, a Florida Limited Liability Company, and he acknowledges that he executed such Certificate of Ownership and Dedication as such managing member. He is [] personally known to me or [] has produced P.D. Lic. SS24210610530 as identification.

[Signature]
DONNA A. DEMPSEY
Notary Public, State of Florida at Large



506 BUILDING LLC

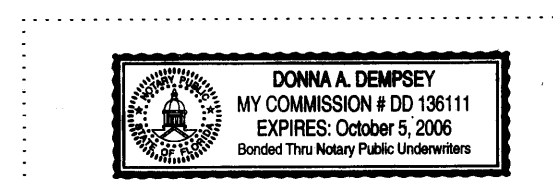
BY: [Signature]
LILY SANGUILY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Lily Sanguly, to me well known to be the managing member of 506 Building LLC, a Florida Limited Liability Company, and she acknowledges that she executed such Certificate of Ownership and Dedication as such managing member. She is [] personally known to me or [] has produced _____ as identification.

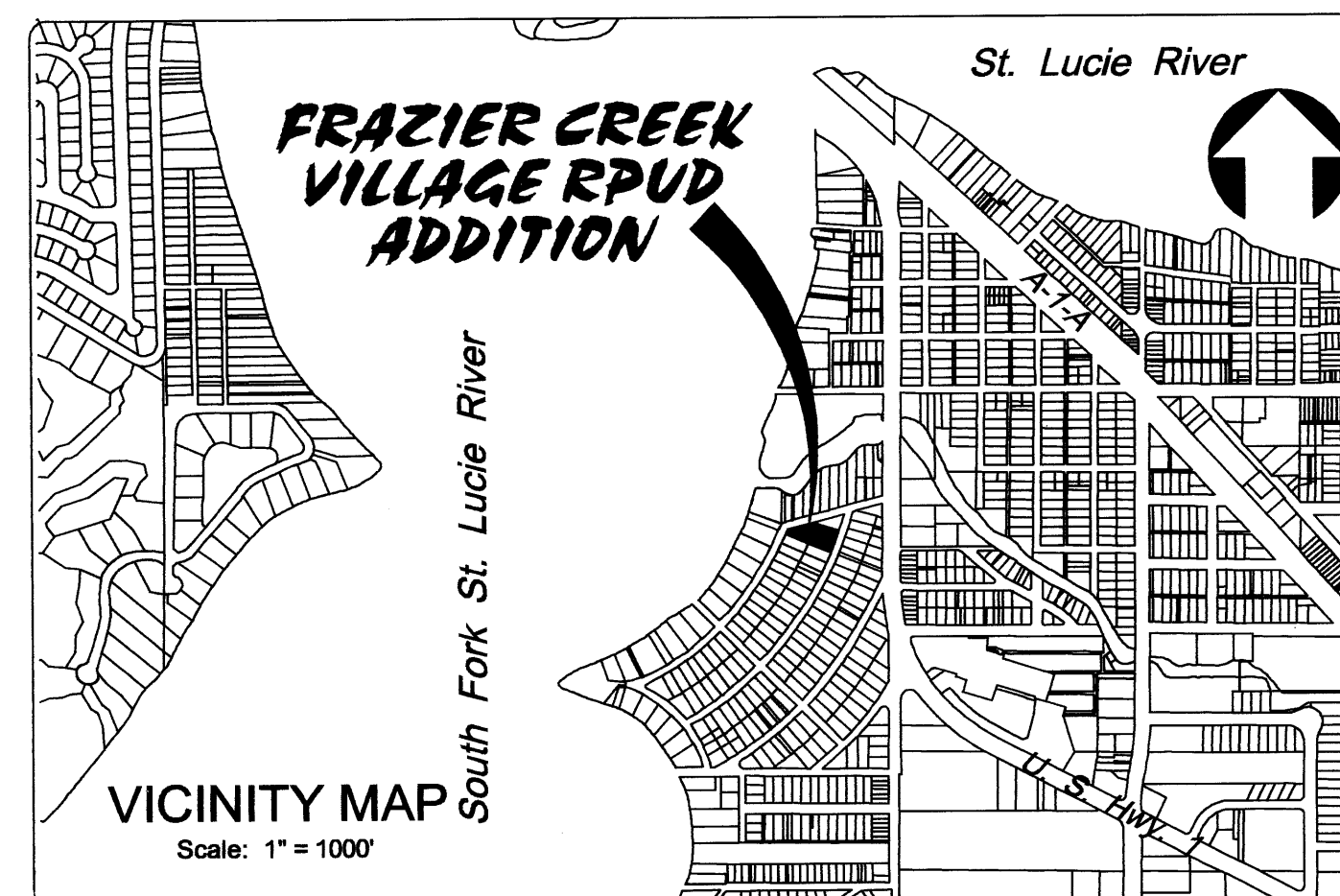
[Signature]
DONNA A. DEMPSEY
Notary Public, State of Florida at Large



PREPARED BY: Eric B. Holly, P.S.M.



ASLAN, INC.
CONSULTANTS • PLANNERS • SURVEYORS
LAND INFORMATION SERVICES
2440 S.E. Federal Highway - Suite 700
Stuart, FL 34994 (772) 288-4880 Fax 288-0128
email: aslaninc@adelphia.net



SURVEYOR'S NOTES

- Bearings refer to the centerline of St. Lucie Crescent, having a Bearing of N 74°50'08" E, assumed.
- In the event that the City of Stuart disturbs the surface of a private street due to maintenance, repair or replacement of a public improvement located therein, then the City shall be responsible for restoring the street surface only to the extent which would be required if the street were a public street, in accordance with City specifications.
- Coordinates shown hereon are based upon NAD 1983/1990 Adjustment, State Plane Transverse Mercator Projection, Florida East Zone, US Survey Feet Units.
- The National Flood Insurance Program Designation as indicated on the F.E.M.A. Map Panel No. 120165 0134F, Dated 10/04/02, Locates the parcel in Zone X; Subject to any scaling and interpolation factors associated with mapping of this accuracy.

LEGEND AND ABBREVIATIONS

- = Found Permanent Reference Monument, a Found 4"x4" Concrete Monument and Disk Stamped P.L.S. 3336.
- = Set Permanent Reference Monument, a Set 4"x4" Concrete Monument and Disk Stamped P.L.S. 3336.
- NGVD = National Geodetic Vertical Datum
- NAD = North American Datum
- P.K. Nail = Parker-Kalon Nail
- R. = Arc Radius
- L. = Arc Length
- Δ = Arc Included Angle
- Ch. Brg. = Arc Chord Bearing
- P.S.M. = Professional Surveyor and Mapper

NOTICE
1. 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.

LEGAL DESCRIPTION

The South 10 feet of Lot 56 and Lots 57 and 58 of H.W. Bessey addition to the Town of Stuart, Florida as recorded in Plat Book 2, Page 14, of the Public Records of Palm Beach (now Martin) County, Florida and Lots 7 and 8 of Frazier Creek Village RPUD as Recorded in Plat Book 14, Page 99 of the Public Records of Martin County, Florida. Containing 0.628 Acres (27,366 Square Feet).

MORTGAGEE'S CONSENT TO PLAT

Fidelity Federal Bank & Trust, hereby certifies that it is the holder of that certain mortgage dated FEBRUARY 14, 2003 and recorded in Official Records Book 1731, Page 0160, 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 13 day of FEBRUARY, 2003.

FIDELITY FEDERAL BANK & TRUST
208 Datura Street
West Palm Beach, FL 33401

[Signature]
Witness

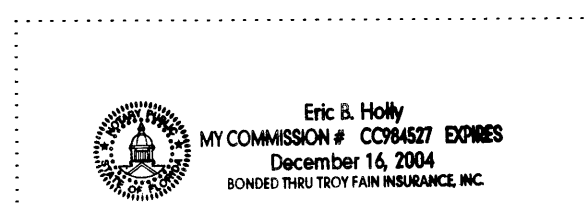
BY: [Signature]
FES VICE, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned notary public, personally appeared Don M. HRENUK to me well known to be the FIRST VICE President, respectively, of Fidelity Federal Bank & Trust, and he/she acknowledged that he executed such Mortgagee's Consent 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/she is: [] personally known to me or [X] has produced AC 413 52 258 0 as identification.

[Signature]
Notary Public
State of Florida at Large



TITLE CERTIFICATION

I, Terence P. McCarthy, a member of the Florida Bar, hereby certify that as of FEBRUARY 13, 2003, at 5:00 PM:

- Record title to the land described and shown on this plat is in the name of the corporation and parties executing the Certificate of Ownership and Dedication hereon.
- All mortgages not satisfied or released or record encumbering the land described hereon as follows: Mortgage to Fidelity Federal Bank and Trust for 2003-02-14, dated FEB 14, 2003, as recorded in Official Records Book 1731, Page 0160.
- All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

DATED this 13 day of FEBRUARY, 2003.
McCarthy, Summers, Bobko, Wood, Sawyer & Perry, P.A.
2400 S.E. Federal Highway, 4th Floor
Stuart, FL 34994

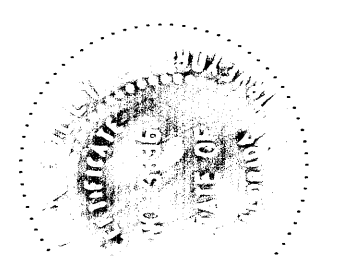
[Signature]
TERENCE P. MCCARTHY, Attorney-at-Law
Florida Bar No. 168845

CERTIFICATE OF SURVEYOR AND MAPPER

I, ERIC B. HOLLY, hereby certify that this Plat of FRAZIER CREEK VILLAGE RPUD ADDITION 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; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and applicable ordinances of the City of Stuart, Florida.

ASLAN, INC.
2440 SE Federal Highway, Suite 700
Stuart, FL 34994
Florida Certificate of Authorization No. LB 5715

[Signature]
ERIC B. HOLLY
Professional Surveyor & Mapper
Florida Registration No. 3336



CITY COMMISSION APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

This plat is hereby approved by the undersigned on the dates indicated.

[Signature]
Date Mayor - Karin Krueger
[Signature]
Date City Clerk - Diane O'Donnell

[Signature]
Date City Attorney - Carl W. Coffin
[Signature]
Date City Engineer - Joe Capra, P.E.
Captec Engineering, Inc.

ATTEST: [Signature]
Clerk

