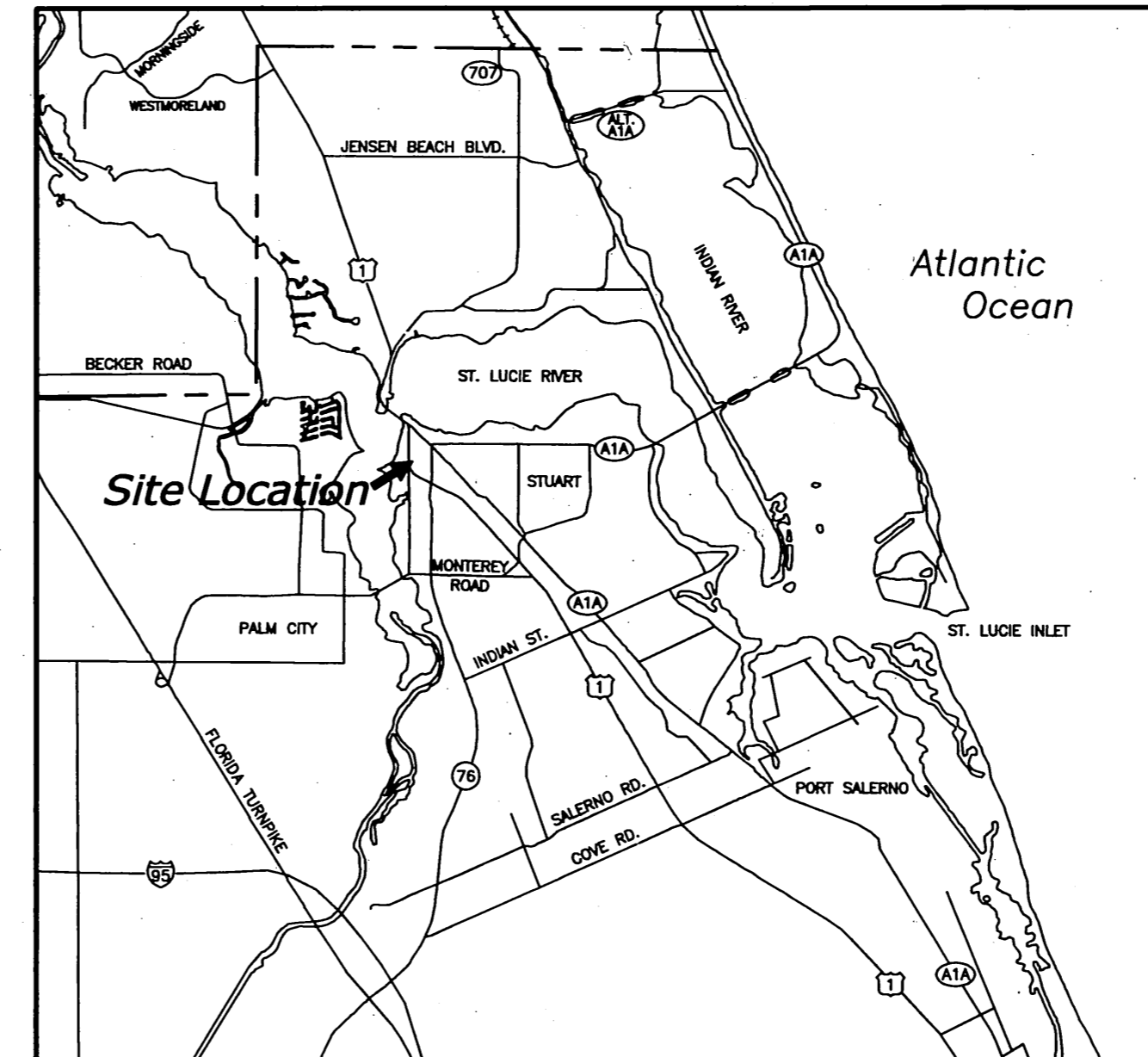


# A PLAT OF STUART CAY

A RE-PLAT OF LOT 3 AND LOTS 8-12, BLOCK 19, FRAZIER ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 66, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA LOCATED IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA

DATE: DECEMBER 2004



LOCATION MAP

FILED FOR RECORD  
MARTIN CO., FLA.  
2005 FEB -9 PM 3:31  
MARSHA EWING  
CLERK OF CIRCUIT COURT  
BY: \_\_\_\_\_ D.C.



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 2, PAGE 66, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 9<sup>th</sup> DAY OF February 2005  
MARSHA EWING, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Charlotte Suley  
DEPUTY CLERK  
FILE NO.  
1813625  
(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER  
**05-38-41-028-000-0000.0**

**CITY APPROVAL**

STATE OF FLORIDA  
COUNTY OF MARTIN  
CITY OF STUART

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

2/9/05  
DATE  
\_\_\_\_\_  
JOSEPH T. CAPRA, P.E. - CITY ENGINEER

2/9/05  
DATE  
\_\_\_\_\_  
MICHAEL MORTON, MAYOR

2/9/05  
DATE  
\_\_\_\_\_  
CHELSEA WHITE - CITY CLERK

2/9/05  
DATE  
\_\_\_\_\_  
CARL V.M. COFFIN - CITY ATTORNEY

1/25/05  
DATE  
\_\_\_\_\_  
GREGORY S. FLEMING - P.S.M. PLAT REVIEWER

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

JEFFREY P. DOUGHERTY, MANAGING MEMBER OF TREASURE COAST COMMUNITIES, L.L.C., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATES AS FOLLOWS:

- DRAINAGE, UTILITY AND INGRESS-EGRESS EASEMENTS**  
THE DRAINAGE, UTILITY AND INGRESS-EGRESS EASEMENTS SHOWN ON THIS PLAT OF "STUART CAY" ARE HEREBY DEDICATED TO THE STUART CAY PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE, UTILITY AND INGRESS-EGRESS PURPOSES (INCLUDING ACCESS TO AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES), 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 SUCH EASEMENTS.
- UTILITY EASEMENTS**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "STUART CAY" ARE HEREBY DEDICATED TO THE STUART CAY PROPERTY OWNERS ASSOCIATION, INC. FOR UTILITY PURPOSES (INCLUDING ACCESS TO AND MAINTENANCE OF UTILITIES) AND MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V. (A) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COMMISSIONERS OF THE CITY OF STUART AND (B) AS APPROVED BY THE STUART CAY PROPERTY OWNERS ASSOCIATION, INC. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SUCH EASEMENTS.
- PARCEL "A"**  
PARCEL "A" SHOWN ON THIS PLAT OF "STUART CAY" IS HEREBY DEDICATED TO THE STUART CAY PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE, UTILITY AND OTHER PUBLIC 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 PARCEL.
- PARKING EASEMENT**  
THE PARKING EASEMENT SHOWN OVER PART OF LOT 19 OF THIS PLAT OF "STUART CAY" IS TO BE USED FOR PARKING PURPOSES AND IS DEDICATED TO THE OWNERS OF LOTS 20 AND 21 OF THIS PLAT OF "STUART CAY" AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF SAID LOTS 20 AND 21.

SIGNED THIS 20<sup>th</sup> DAY OF December, 2004.

SIGNED IN THE PRESENCE OF:  
TREASURE COAST COMMUNITIES, L.L.C.  
\_\_\_\_\_  
JEFFREY P. DOUGHERTY, MANAGING MEMBER  
\_\_\_\_\_  
Scott Montgomery  
WITNESS

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY P. DOUGHERTY, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGING MEMBER OF TREASURE COAST COMMUNITIES, L.L.C. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF December, 2004.



Arthur H. Speedy  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO.: DD 076480  
MY COMMISSION EXPIRES: 1-18-2006

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF PLAT.

NOTICE: 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:**

LOT 3 AND LOTS 8 THROUGH 12, BLOCK 19, FRAZIER ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 66, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; TOGETHER WITH THAT PART OF THE 40 FOOT WIDE RIGHT OF WAY OF AKRON AVENUE (SHOWN AS AVENUE C ON SAID PLAT OF FRAZIER ADDITION) LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF FIFTH STREET; TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:  
BEGINNING AT A POINT 190.00 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 5, BLOCK 18, FRAZIER ADDITION, PLAT BOOK 2, PAGE 66, PALM BEACH (NOW MARTIN) COUNTY, PUBLIC RECORDS; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 237.52 FEET TO FRAZIER CREEK; THENCE MEANDER ALONG SAID FRAZIER CREEK NORTH 47°50'58" WEST A DISTANCE OF 3.44 FEET; THENCE NORTH 42°41'33" WEST A DISTANCE OF 22.44 FEET; THENCE NORTH 41°00'13" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 40°30'19" WEST A DISTANCE OF 27.27 FEET; THENCE NORTH 37°41'40" WEST A DISTANCE OF 33.52 FEET; THENCE NORTH 35°17'09" WEST A DISTANCE OF 35.37 FEET; THENCE NORTH 31°48'15" WEST A DISTANCE OF 37.04 FEET; THENCE NORTH 30°44'25" WEST A DISTANCE OF 33.90 FEET; THENCE NORTH 24°31'29" WEST A DISTANCE OF 56.45 FEET; THENCE LEAVING SAID FRAZIER CREEK, NORTH 89°51'00" EAST A DISTANCE OF 162.93 FEET TO THE POINT OF BEGINNING.

THE AREA OF THIS PARCEL 1.801 ACRES, MORE OR LESS.

**MORTGAGEE'S CONSENT TO PLAT**

FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST HEREBY CERTIFIES THAT IT IS THE HOLDER OF THOSE CERTAIN MORTGAGES RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE 912 (FILED NOV. 6, 2003); PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGES TO SUCH DEDICATION.

SIGNED, SEALED AND ATTESTED THIS 23<sup>rd</sup> DAY OF December, 2004 ON BEHALF OF SAID CORPORATION, BY ITS AUTHORIZED REPRESENTATIVES.

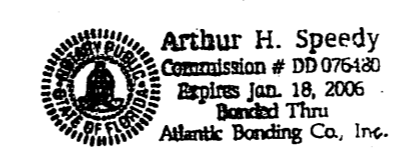
ATTEST:  
FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST  
\_\_\_\_\_  
SENIOR VICE PRESIDENT  
BY: Branaccio  
VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JENNIFER BRANACCIO AND DAVID BALONGUE TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SENIOR VICE PRESIDENT RESPECTIVELY, OF FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23<sup>rd</sup> DAY OF DECEMBER, 2004.

Arthur H. Speedy  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO.: DD 076480  
MY COMMISSION EXPIRES: 1-18-2006



**TITLE CERTIFICATION**

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF DECEMBER 16, 2004, AT 8:20 A.M.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES, LIENS OR ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:  
TREASURE COAST COMMUNITIES, L.L.C. TO FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, FILED 11/06/2003, IN OFFICIAL RECORDS BOOK 1836, PAGE 912, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
- ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO DATE.

THIS CERTIFICATE IS ISSUED SOLELY FOR PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

DATED THIS 13<sup>th</sup> DAY OF JANUARY, 2005

Terence P. McCarthy  
TERENCE P. MCCARTHY  
FLORIDA BAR NUMBER 166845  
MCCARTHY, SUMMERS, BOBKO, WOOD, SAWYER & PERRY, P.A.  
2400 S.E. FEDERAL HIGHWAY - FOURTH FLOOR  
STUART, FLORIDA 34994 - PH. (772) 286-1700

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, ARTHUR SPEEDY, HEREBY CERTIFY THAT THIS PLAT OF "STUART CAY" 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART, FLORIDA

Arthur Speedy  
ARTHUR SPEEDY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 3343  
DATE: Dec. 16, 2004

THIS INSTRUMENT PREPARED BY:  
Arthur Speedy for:  
C. Calvert Montgomery & Associates, Inc.  
P.O. Box 92, 959 S. Federal Highway  
Stuart, Florida 34994

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