



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:
TRACT 46, PORT SEWALL, ACCORDING TO THE OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, CONTAINING 217665 SQUARE FEET OR 5.0 ACRES MORE OR LESS.

MORTGAGEE'S CONSENT TO PLAT
GULFSTREAM BUSINESS BANK, A FLORIDA BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, RECORDED IN OFFICIAL RECORDS BOOK 2253, PAGE 651, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS 4 DAY OF August, 2014 ON BEHALF OF SAID BANK BY ITS S.V. President AND ATTESTED BY ITS A.V. President

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED George E. Haley AND Janey Seiffarth TO ME WELL KNOWN TO BE THE SV AND AVP RESPECTIVELY OF PARKS-INDIAN, LLC, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT WAS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME.

DATED THIS 4 DAY OF August, 2014.

James C. Doyle
NOTARY PUBLIC
STATE OF FLORIDA

COMMISSION NO. FF 038364 MY COMMISSION EXPIRES July 22 2017



TITLE CERTIFICATION:

I, M. LANNING FOX, A MEMBER OF THE FLORIDA BAR, HEREBY

CERTIFY THAT AS OF July 8, 2014, AT 11:00AM.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF PARKS-INDIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.

2. ALL MORTGAGES, LIENS OR ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: GULFSTREAM BUSINESS BANK, A FLORIDA BANKING ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 2253, PAGE 651, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

3. ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO DATE.

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

M. Lanning Fox

DATED THIS 31ST DAY OF July, 2014.

THE COMMONS AT INDIAN STREET

BEING A REPLAT OF TRACT 46, PORT SEWALL, SEWALL'S POINT LAND COMPANY, PLAT BOOK 3, PAGE 7, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
CITY OF STUART, MARTIN COUNTY, FLORIDA.

SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION:

PARKS-INDIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF THE COMMONS AT INDIAN STREET AND HEREBY DEDICATE AS FOLLOWS:

- COMMON AREAS**
ALL AREAS NOT INCLUDED IN LOTS SHALL BE DEEMED COMMON AREAS, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF THE COMMONS AT INDIAN STREET PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER REFERED AS ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR INGRESS AND EGRESS, STORMWATER MANAGEMENT AND UTILITY PURPOSES (INCLUDING CABLE TELEVISION AND INTERNET PROVIDERS), AND ALL OTHER PURPOSES BENEFICIAL TO THE ASSOCIATION, AND 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 AREA WITHIN A COMMON AREA ON THIS PLAT.
- UTILITY EASEMENTS**
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF THE COMMONS AT INDIAN STREET MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING CABLE TELEVISION AND INTERNET PROVIDERS. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- DRAINAGE EASEMENTS**
THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF THE COMMONS AT INDIAN STREET ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE COMMONS AT INDIAN STREET PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES 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 DRAINAGE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- SIGN EASEMENTS**
THE SIGN EASEMENT SHOWN ON THIS PLAT OF THE COMMONS AT INDIAN STREET ARE DESIGNATED AS SIGN EASEMENTS, IS HEREBY DECLARED TO BE THE PROPERTY OF THE COMMONS AT INDIAN STREET PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PURPOSES OF PLACING A SIGN OR SIGNS IDENTIFYING THE PROJECT AND ITS OCCUPANTS AND SUCH SIGN OR SIGNS 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 SIGN EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

WITNESSED: SIGNED THIS 4 DAY OF August, 2014 ON BEHALF OF SAID COMPANY BY ITS MANAGING MEMBER.

BY: Ulma Trantz
(PRINT NAME AND TITLE)
0756 8-4-14
(SIGNATURE AND DATE)

PARKS-INDIAN, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: Ralph Parks
RALPH PARKS, MANAGING MEMBER

BY: Ulma Trantz
(PRINT NAME AND TITLE)
0756 8-4-14
(SIGNATURE AND DATE)

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RALPH PARKS, TO ME WELL KNOWN TO BE THE MANAGING MEMBER OF PARKS-INDIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME.

DATED THIS 4 DAY OF August, 2014.

Ulma Trantz
NOTARY PUBLIC
STATE OF FLORIDA

COMMISSION NO. EE845860 MY COMMISSION EXPIRES Jan 30, 2017



LEGEND

- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- U.D.S.E. - UTILITY, DRAINAGE & SIGNAGE EASEMENT
- U.D.E. - UTILITY & DRAINAGE EASEMENT
- - INDICATES SET 5/8" IRON ROD & CAP P.L.S. 4459

CLERK'S RECORDING CERTIFICATE:

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 17, PAGE 28, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31ST DAY OF August, 2014.

CAROLYN TIMMANN, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA



BY: Sue Komney DC
DEPUTY CLERK (CIRCUIT COURT SEAL)

FILE NO. 2472043

SUBDIVISION PARCEL CONTROL NUMBER:
38-38-41-026-000-0000.0

CITY APPROVAL:
STATE OF FLORIDA
COUNTY OF MARTIN

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

DATE: 8-12-2014

Troy McDonald
TROY McDONALD - CITY MAYOR

DATE: 8-12-2014

Cherry White
CHERRY WHITE - CITY CLERK

DATE: 8-12-2014

Michael Morrell
MICHAEL MORRELL - CITY ATTORNEY

DATE: 8/11/14

Gregory Fleming
GREGORY FLEMING - CITY ENGINEER

DATE: 8/11/14

Gregory Fleming
GREGORY FLEMING, P.E. - CITY PLAT REVIEWER

ATTEST:

CLERK
(BOARD SEAL)

SURVEYOR'S NOTES:

- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS WITHIN UTILITY AND DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF S.E. INDIAN STREET. SAID LINE BEARS NORTH 66°13'39" EAST.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 12085C-0163-F, (COMMUNITY NO. 120161), DATED: OCTOBER 4, 2002.
- COORDINATES SYSTEM BASED ON FLORIDA STATE PLANE COORDINATE EAST ZONE SYSTEM, NAD 83/90 AS ADJUSTED, GCY D14 (N 1030959.916 / E 907152.343) AND GCY D15 (N 1023556.801 / E 911406.678)

SURVEYOR'S CERTIFICATE:

I, EARLE R. STARKEY, DO HEREBY CERTIFY THAT THIS PLAT OF THE COMMONS AT INDIAN STREET IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, BASED ON A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART, FLORIDA.

Earle R. Starkey

EARLE R. STARKEY - PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4459 - STATE OF FLORIDA
LICENSED BUSINESS #6607

DATE: 08/06/2014

ACCURIGHT LAND SURVEYING, INC.

1501 DECKER AVENUE #4190, STUART, FL, 34994
OFFICE PHONE NO. (772) 286-7694 FAX NO. (772) 220-7993
LICENSED BUSINESS NO. 6607

SHEET 1 OF 2

