

# SHOPPES AT MONTEREY AND KANNER

LOCATED IN GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.  
A COMMERCIAL PLANNED UNIT DEVELOPMENT

FILE NUMBER:  
**2500417**

PLAT BOOK: **17** PAGE: **30**

SUBDIVISION PARCEL CONTROL NUMBER

### LEGAL DESCRIPTION (PARCEL 1):

A PARCEL OF LAND BEING SITUATE IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 76 AND THE SOUTH RIGHT OF WAY LINE OF S. E. MONTEREY ROAD (SAID POINT OF COMMENCEMENT BEING 33 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 4 IN SAID SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, A DISTANCE OF 1253.48 FEET WESTERLY OF THE EAST LINE OF SAID GOVERNMENT LOT 4; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 9772.18 FEET AND A CENTRAL ANGLE OF 00°02'29" ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD 76, A DISTANCE OF 7.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°30'52" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S. E. MONTEREY ROAD, A DISTANCE OF 302.12 FEET TO THE NORTHWEST CORNER OF LEISURE VILLAGE MOBILE HOME COMMUNITY (UNRECORDED) (BEING APPROXIMATELY 7 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LEISURE VILLAGE MOBILE HOME COMMUNITY AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 419, PAGE 2576, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 08°44'41" EAST, ALONG THE WEST LINE OF SAID LEISURE VILLAGE MOBILE HOME COMMUNITY A DISTANCE OF 176.12 FEET; THENCE NORTH 89°30'52" WEST, A DISTANCE OF 310.06 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 9772.18 FEET AND A CENTRAL ANGLE OF 01°01'34", A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THAT PART CONVEYED TO THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 1860, AND THAT PART CONVEYED TO MARTIN COUNTY RECORDED IN OFFICIAL RECORDS BOOK 719, PAGE 2433, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

### LEGAL DESCRIPTION (PARCEL 2):

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76 AND THE SOUTH RIGHT-OF-WAY LINE OF S.E. MONTEREY ROAD IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76 ALONG THE ARC OF A CURVE WITH RADIUS OF 9772.18 FEET AND CENTRAL ANGLE OF 1°01'34" A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°30'52" EAST PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF S.E. MONTEREY ROAD A DISTANCE OF 310.06 FEET TO AN INTERSECTION WITH THE WEST LINE OF LEISURE VILLAGE MOBILE HOME COMMUNITY (UNRECORDED); THENCE RUN SOUTH 8°44'41" EAST ALONG THE WEST LINE OF LEISURE VILLAGE MOBILE HOME COMMUNITY A DISTANCE OF 842.54 FEET; THENCE RUN NORTH 89°28'52" WEST ALONG THE NORTH LINE OF LEISURE VILLAGE MOBILE HOME COMMUNITY A DISTANCE OF 303.84 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76 ALONG THE ARC OF A CURVE WITH RADIUS OF 9772.18 FEET AND CENTRAL ANGLE OF 4°56'47" A DISTANCE OF 843.64 FEET TO THE POINT OF BEGINNING.

SAID PARCELS 1 AND 2 BEING COLLECTIVELY DESCRIBED AS FOLLOWS (ENTIRE PIECE)

### LEGAL DESCRIPTION: (ENTIRE PIECE)

PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 89°38'01" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 369.07 FEET; THENCE RUN SOUTH 00°21'59" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 46.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD (STATE ROAD NO. 714-A VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512) AND THE POINT OF BEGINNING; THENCE RUN SOUTH 08°48'11" EAST, ALONG THE WEST LINE OF THE LEISURE VILLAGE MOBILE HOME COMMUNITY AS DESCRIBED IN OFFICIAL RECORDS BOOK 419, PAGE 2576, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1012.07 FEET; THENCE RUN NORTH 89°37'05" WEST, ALONG THE NORTH LINE OF THE AFORESAID LEISURE VILLAGE MOBILE HOME COMMUNITY, A DISTANCE OF 303.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KANNER HIGHWAY (STATE ROAD NO. 76-A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 9772.18 FEET, A CENTRAL ANGLE OF 05°46'50", A CHORD BEARING AND DISTANCE OF NORTH 08°45'58" WEST, 985.49 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 985.91 FEET TO A POINT OF COMPOUND CURVATURE OF A 23.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; 2) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°14'31" AN ARC DISTANCE OF 39.47 FEET TO A POINT OF TANGENCY AND A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD; THENCE RUN SOUTH 89°38'01" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.72 FEET TO THE POINT OF BEGINNING.

SAID CONTAINING 311,325 SQUARE FEET (7.147 ACRES) MORE OR LESS.

### MORTGAGEE'S CONSENT TO PLAT

WHITNEY BANK, A MISSISSIPPI CHARTERED BANK D/B/A HANCOCK BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN, OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ 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 3<sup>rd</sup> DAY OF February 2015 ON BEHALF OF SAID BANK

BY ITS Vice President AND ATTESTED BY ITS Sharon McCarthy

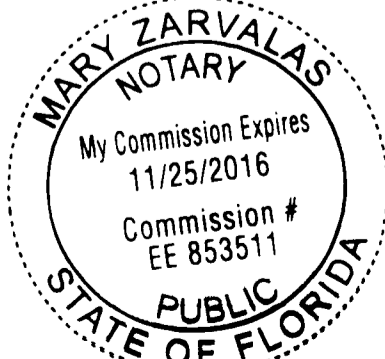
**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Sharon McCarthy AND \_\_\_\_\_ TO ME WELL KNOWN TO BE THE Vice President AND THEY RESPECTIVELY OF \_\_\_\_\_ 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 3<sup>rd</sup> DAY OF Feb 2015.

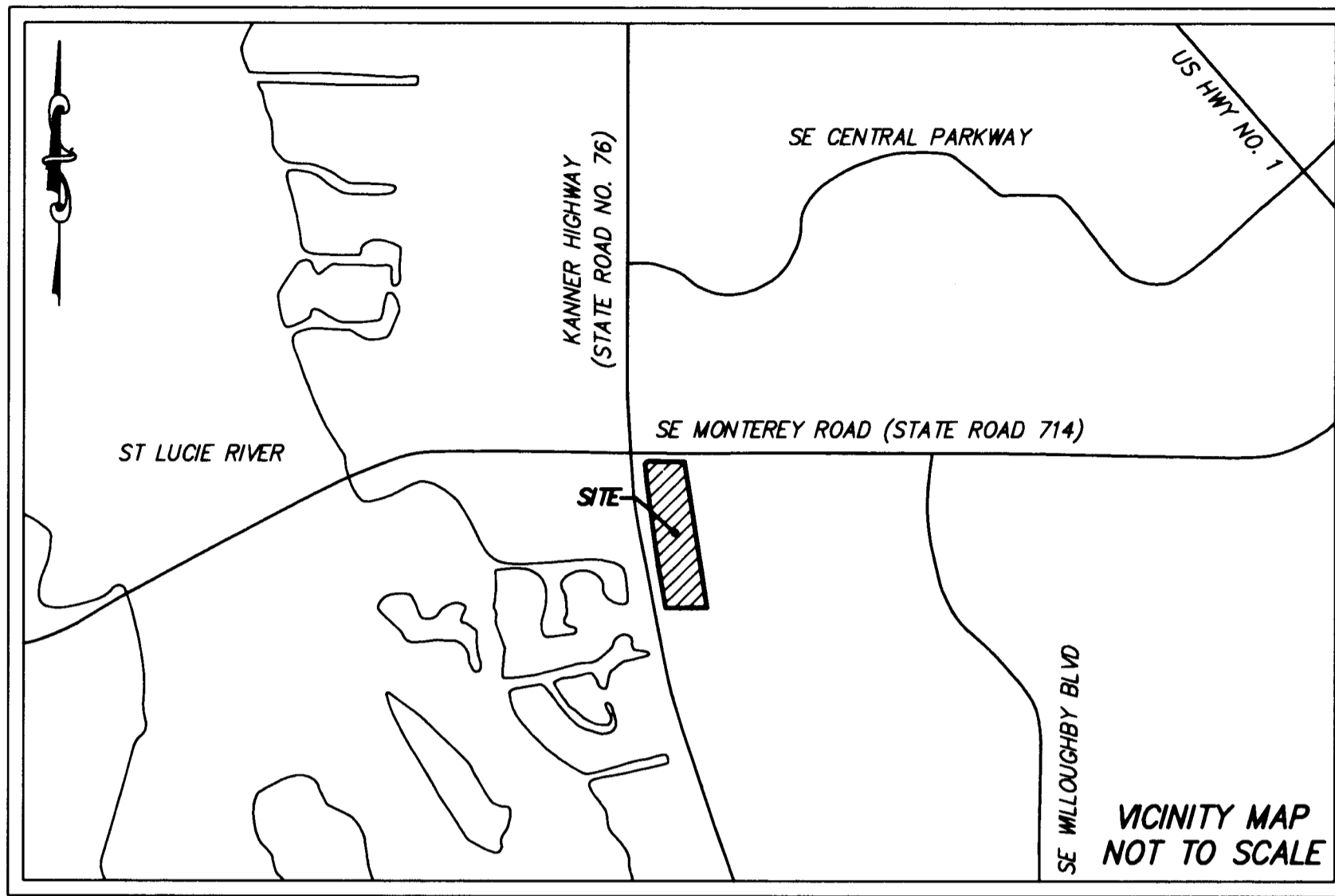
Thay Zamalad  
NOTARY PUBLIC  
STATE OF FLORIDA

COMMISSION NO. EE 853511 MY COMMISSION EXPIRES \_\_\_\_\_



### LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	LB	LANDSCAPE BUFFER
LB	LICENSED BUSINESS FPL ESMT FLORIDA POWER NO. NUMBER	LS	LAND SURVEYOR
LS	LAND SURVEYOR	WSE	WATER & SEWER EASEMENT
I.D.	IDENTIFICATION		EASEMENT
C	CENTERLINE		
R	RADIUS		
L	ARC LENGTH		
Δ	DELTA (CENTRAL ANGLE)		
CH	CHORD LENGTH		
CB	CHORD BEARING		
C-1	CURVE TAG LABEL (SEE CURVE TABLE)		
L-1	LINE TAG LABEL (SEE LINE TABLE)		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
(D)	DEED MEASUREMENT		
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED		
■	SET 4"x4" CONCRETE MONUMENT (LB 8011)		
●	SET NAIL & DISK (LB 8011)		
●	SET 5/8" IRON ROD & CAP (LB 8011)		
PRM	PERMANENT REFERENCE MONUMENT		
S.R.	STATE ROAD		



### SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	PLAT DETAILS

### PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT, AS DERIVED FROM THE TRIMBLE VIRTUAL REFERENCE STATION NETWORK. AS A REFERENCE FOR THIS PLAT, THE WEST LINE OF THE LEISURE VILLAGE MOBILE HOME COMMUNITY HAS A BEARING OF SOUTH 08°48'11" EAST. THE COORDINATES SHOWN HEREON WERE DETERMINED FROM SAID NETWORK.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ANY CONSTRUCTION IN THAT PORTION OF THE PLATTED UTILITY EASEMENT MAY NOT CONFLICT WITH FPL'S USE (FACILITIES, RIGHTS, ETC.) AND THE INSTALLING PARTY PAYS FOR ANY DAMAGE CAUSED TO FPL FACILITIES. THE INSTALLING PARTY MUST OBTAIN FPL'S PERMISSION PRIOR TO COMMENCING CONSTRUCTION IN THE EASEMENT AREA.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF STUART LAND DEVELOPMENT REGULATIONS.
- ALL LOT LINES ALONG CURVES ARE NOT RADIAL UNLESS NOTED OTHERWISE.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- THIS IS NOT A BOUNDARY SURVEY. THE SURVEY MEASUREMENTS SHOWN ON THIS PLAT ARE REFERENCED TO A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY THIS COMPANY, JOB # AFER-J25.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE SHOWN IN US SURVEY FEET AND ARE REFERENCED TO THE FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT. COORDINATES SHOWN HEREON WERE DETERMINED FROM MULTIPLE OBSERVATIONS OBTAINED FROM THE TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 142, MAP NO. 12085C0142F, MARTIN COUNTY, FLORIDA, EFFECTIVE DATE OF OCTOBER 4, 2002, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "AE" (BASE FLOOD ELEVATION = 7.0 FEET) AND "X".
- LOT 1 IS SUBJECT TO A UTILITY EASEMENT WITH GUY ANCHOR RIGHTS AS RECORDED IN DEED BOOK 246, PAGE 72, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- PER THE TERMS OF THE DECLARATION, EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR THE LANDSCAPE BUFFER AREAS LYING WITHIN THEIR PARTICULAR LOT.
- EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE WALL LYING WITHIN THE WALL EASEMENT IN THEIR PARTICULAR LOT. SAID WALL IS TO BE LOCATED ALONG THE EASTERLY LINE OF THE LANDS SHOWN HEREON.
- EACH INDIVIDUAL LOT OWNER IS REQUIRED TO LOCATE, PERMIT, CONSTRUCT, AND MAINTAIN A POINT OF CONNECTION FROM KANNER HIGHWAY TO THE CROSS ACCESS EASEMENT AREA LOCATED WITHIN THEIR LOT. SHARED DRIVEWAY ACCESS TO KANNER HIGHWAY IS PERMITTED.

### TITLE CERTIFICATION

I, RICHARD B. WARREN, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY THAT AS OF December 24, 2014 AT 5PM  
1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF 2014 MONTEREY STUART ASSOCIATES, LLC., AND GRAND BANK & TRUST OF FLORIDA, A FLORIDA BANKING CORPORATION, EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.  
2) THE LAND IS SUBJECT TO THE FOLLOWING EASEMENTS (ALL SHOWN ON THE PLAT):  
a. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT RECORDED IN DEED BOOK 9, PAGE 567;  
b. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT RECORDED IN OFFICIAL RECORDS BOOK 169, PAGE 388, AND IN BOOK 246, PAGE 72; AND  
c. EASEMENT IN FAVOR OF MARTIN COUNTY, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 719, PAGE 2433.  
3) 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: WHITNEY BANK, A MISSISSIPPI CHARTERED BANK D/B/A HANCOCK BANK, RECORDED IN OFFICIAL RECORDS BOOK 2730, PAGE 2730 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.  
4) ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID to date 12/31/2012.  
THIS CERTIFICATE IS ISSUED SOLELY FOR THE PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

DATED THIS 30<sup>th</sup> DAY OF January 2015.

### 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 GRAPHIC OR DIGITAL FORM OF THE PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DEWBERRY | BOWYER-SINGLETON - 7220 FINANCIAL WAY, SUITE 200 JACKSONVILLE, FLORIDA 32256 LICENSED BUSINESS NO. 8011

Jerem D. Hallick  
FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS 6715  
DATED 01-29-2015

CLERK'S RECORDING CERTIFICATE: 16-38-41-015-000-0000-0-0  
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 30, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 30 DAY OF Feb, 2015.

CAROLYN TIMMANN, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
Michelle Imose  
DEPUTY CLERK (CIRCUIT COURT SEAL)

### CERTIFICATE OF OWNERSHIP AND DEDICATION

2014 MONTEREY STUART ASSOCIATES, LLC. AND GRAND BANK & TRUST OF FLORIDA, A FLORIDA BANKING CORPORATION, THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT OF SHOPPES AT MONTEREY AND KANNER AND HEREBY DEDICATES AS FOLLOWS:

UTILITY EASEMENTS:  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SHOPPES AT MONTEREY AND KANNER 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.  
CROSS ACCESS EASEMENTS:  
THE DEVELOPER HEREBY DEDICATES AND RESERVES TO THE OWNERS OF LOTS 1, 2, 3, AND 4 AND THEIR ASSIGNS, A PERPETUAL, NON-EXCLUSIVE CROSS ACCESS EASEMENT AS SHOWN ON THIS PLAT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, REGRESS, AND PASSAGE AS NEEDED TO SERVE THE LOTS AND TRACTS AS SHOWN ON THIS PLAT. ADDITIONAL CROSS ACCESS EASEMENTS CROSS FUTURE DRIVEWAY CUTS WILL NEED TO BE CREATED TO SERVICE FUTURE DRIVEWAY ACCESS TO KANNER HIGHWAY.  
LIFT STATION EASEMENT, WATER EASEMENT, AND SEWER EASEMENT:  
THE LIFT STATION EASEMENT, WATER EASEMENT, AND SEWER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF STUART, AS A PERMANENT EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING, BUT NOT LIMITED TO: LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, POWER LINE HOOKUPS, AND INGRESS/EGRESS IN, UNDER, AND ACROSS THE LIFT STATION EASEMENT, AS MAY BE REASONABLY NECESSARY FOR LIFT STATION AND UTILITY PURPOSES.  
WALL EASEMENT:  
THE DEVELOPER HEREBY DEDICATES AND RESERVES TO THE OWNERS OF LOTS 1, 2, 3, AND 4 AND THEIR ASSIGNS, A PERPETUAL, NON-EXCLUSIVE WALL EASEMENT AS SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, MAINTENANCE, AND ACCESS OF THE WALL TO BE BUILT ON THE EASTERLY LINE OF THE PROPERTY SHOWN HEREON.  
AT&T EASEMENT:  
THE AT&T EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO AT&T AS A PERMANENT EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT.

WITNESSED: SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 ON BEHALF OF SAID COMPANY BY ITS MANAGING MEMBER.

BY: Michelle L. Pelletier, COMPT 2014 MONTEREY STUART ASSOCIATES, LLC.  
(PRINT NAME AND TITLE)  
SIGNATURE AND DATE: Michelle L. Pelletier 2/15  
BY: E. Patrick Dolezal  
SIGNATURE AND DATE: E. Patrick Dolezal  
BY: Michelle L. Pelletier, COMPT GRAND BANK & TRUST OF FLORIDA, A FLORIDA BANKING CORPORATION  
(PRINT NAME AND TITLE)  
SIGNATURE AND DATE: Michelle L. Pelletier 2/15  
BY: Sharon McCarthy  
SIGNATURE AND DATE: Sharon McCarthy

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED E. Patrick Dolezal AND Gerald E. Mariani TO ME WELL KNOWN TO BE THE Executive Vice President AND Executive Vice President RESPECTIVELY OF \_\_\_\_\_ 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 2<sup>nd</sup> DAY OF February 2015.

Michelle L. Pelletier  
NOTARY PUBLIC  
STATE OF FLORIDA

COMMISSION NO. EE 131316 MY COMMISSION EXPIRES September 18, 2015

### NOTARY STAMP:

**CITY APPROVAL:**  
STATE OF FLORIDA  
COUNTY OF MARTIN  
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE: 2-16-15  
DATE: 2-16-15  
DATE: 2-16-15  
DATE: 2-13-15  
DATE: 2-13-15  
DATE: 2-13-15  
Kelli Glass-Leighton - CITY MAYOR  
Cherie White - CITY CLERK  
Michael B. Wood - CITY ATTORNEY  
Brian Wood - CITY ENGINEER  
E. C. Demeter - CITY PLAT SURVEYOR

**SHEET 1 OF 2**

LAND DEVELOPMENT & TRANSPORTATION ENGINEERING  
PLANNING | SURVEYING & MAPPING

7220 FINANCIAL WAY, SUITE 200  
JACKSONVILLE, FLORIDA 32256  
PHONE: 904.332.8601 FAX: 904.332.8633  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011