

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF LOTS 158 AND 159, ACCORDING TO THE PLAT OF PORT SEWELL, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF (PALM BEACH) NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF WAL-MART AT PORT SEWELL AS RECORDED IN PLAT BOOK 15, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY CONTROL SURVEY SECTION 89010-2552, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1693, PAGE 1280, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 29°29'29" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 715.20 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF S.E. MIAMI AVENUE, AS DESCRIBED IN OFFICIAL RECORD BOOK 631, PAGE 1627, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 66°19'19" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.E. MIAMI AVENUE, A DISTANCE OF 276.42 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 29°29'29" EAST, A DISTANCE OF 693.12 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT OF WAL-MART AT PORT SEWELL; THENCE ALONG SAID NORTH LINE, SOUTH 66°16'53" WEST, A DISTANCE OF 60.06 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 60°29'03" WEST, A DISTANCE OF 215.25 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 192,987 SQUARE FEET OR 4.43 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

STATE OF FLORIDA  
COUNTY OF MARTIN

DKC STUART LANDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY AND THROUGH ITS UNDERSIGNED REPRESENTATIVES DO HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE LANDS SHOWN HEREON AND REFERED TO AS STUART LANDINGS.

DO HEREBY DEDICATE AS FOLLOWS:

1.) THE 50 FOOT ACCESS EASEMENT, AS SHOWN HEREON RECORDED IN OFFICIAL RECORD BOOK 2823, PAGE 1079, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL NOT BE TERMINATED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF STUART.

2.) THE 54 FOOT CROSS ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS OF LOTS 1 AND 3, THEIR SUCCESSORS AND ASSIGNS FOR CROSS ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF LOT 2. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF STUART NOR MARTIN COUNTY.

SIGNED THIS 21<sup>st</sup> DAY OF December, 2015, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS PRESIDENT.

WITNESS: [Signature] DKC STUART LANDINGS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
PRINT NAME: Blair F. Hoyt  
WITNESS: [Signature] BY: [Signature]  
DAVID COPPA  
PRESIDENT  
EXECUTIVE OFFICER  
PRINT NAME: Beatrice T. Williams

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED DAVID COPPA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF DKC STUART LANDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF December, 2015.

MY COMMISSION EXPIRES: 1/24/2019  
[Signature]  
NOTARY PUBLIC STATE OF FLORIDA  
PRINT NAME: Beatrice T. Williams  
COMMISSION NUMBER: FF903534

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF ORANGE

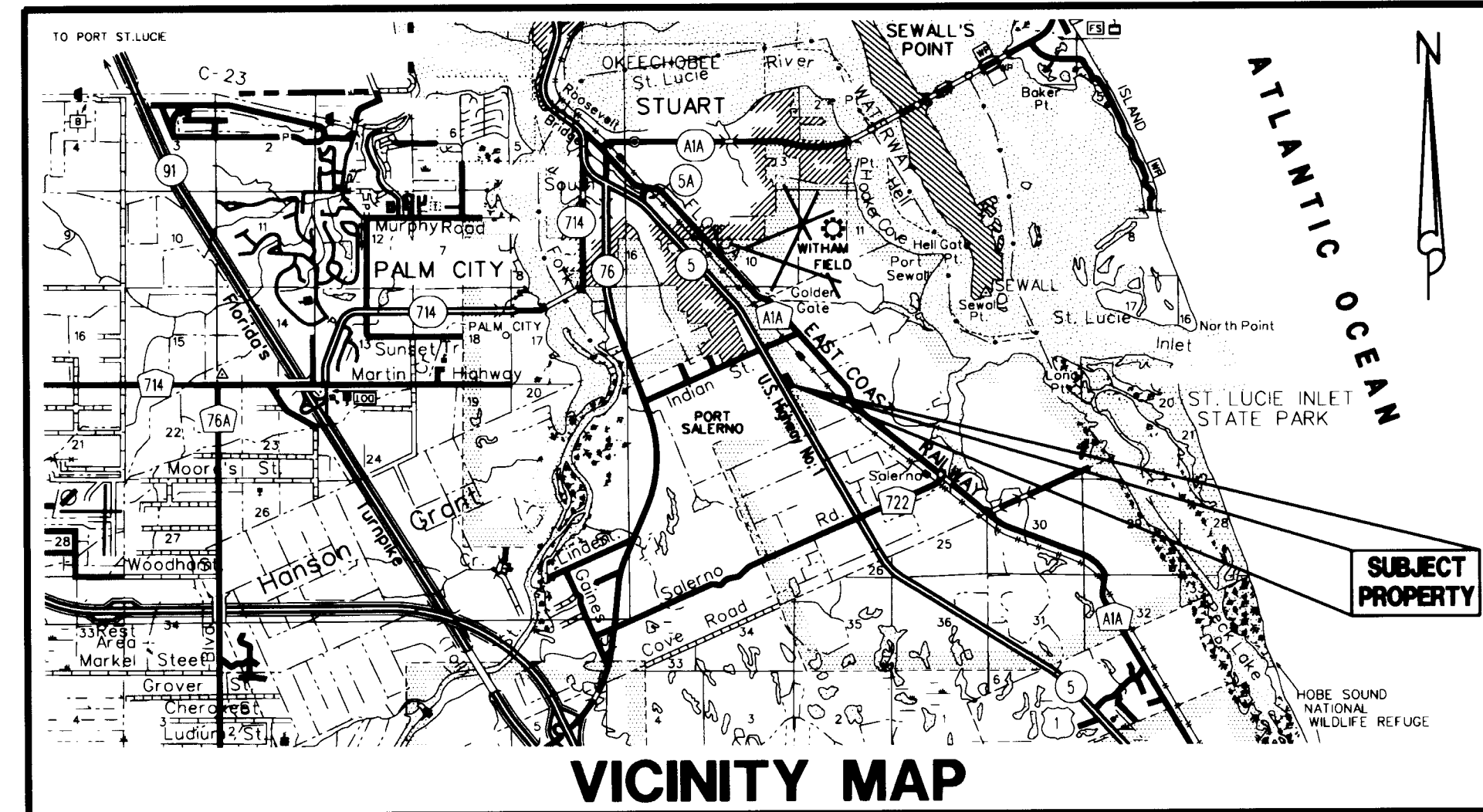
WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN DKC STUART LANDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FIRST AMERICAN TITLE INSURANCE COMPANY  
DATED: 12-18-2015  
[Signature]  
AUTHORIZED SIGNATORY  
PRINT NAME: JEFFREY S. LOCKE

**STUART LANDINGS**

BEING A REPLAT OF A PORTION OF LOTS 158 AND 159, PLAT OF PORT SEWELL, RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING IN HANSON GRANT, CITY OF STUART, MARTIN COUNTY, FLORIDA.

DECEMBER 2015 SHEET 1 OF 2



**MORTGAGEE'S CONSENT:**

STATE OF CONNECTICUT  
COUNTY OF HARTFORD

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 DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2823, PAGE 1553, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17<sup>th</sup> DAY OF December, 2015.

WITNESS: [Signature] PEOPLE'S UNITED BANK, NATIONAL ASSOCIATION  
PRINT NAME: Catherine S. Dawson  
WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Donna L. Mordini VICE PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF CONNECTICUT  
COUNTY OF HARTFORD

BEFORE ME PERSONALLY APPEARED Joseph Kordecki WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PEOPLE'S UNITED BANK, NATIONAL ASSOCIATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17<sup>th</sup> DAY OF December, 2015.

MY COMMISSION EXPIRES: 3/31/2019  
[Signature]  
NOTARY PUBLIC STATE OF FLORIDA  
H. SCOTT MILLER  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MAR 31, 2019  
PRINT NAME: H. Scott Miller  
COMMISSION NUMBER: (NA)

**PROPERTY OWNERS' ASSOCIATION ACCEPTANCE OF DEDICATION**

STATE OF FLORIDA  
COUNTY OF BROWARD

STUART LANDINGS PROPERTY OWNERS' ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 21<sup>st</sup> DAY OF December, 2015.

WITNESS: [Signature] STUART LANDINGS PROPERTY OWNERS' ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT  
PRINT NAME: Blair F. Hoyt  
WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Beatrice T. Williams TITLE: PLC SECRETARY

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED David Coppa WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF STUART LANDINGS PROPERTY OWNERS' ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF December, 2015.

MY COMMISSION EXPIRES: 1/24/2019  
[Signature]  
NOTARY PUBLIC STATE OF FLORIDA  
BEATRICE T. WILLIAMS  
Commission # FF 903534  
Expires November 24, 2018  
PRINT NAME: Beatrice T. Williams  
COMMISSION NUMBER: FF 903 534

**AREA TABULATION**

DESCRIPTION	SQUARE FEET	ACREAGE
LOT "1"	81,887	1.880
LOT "2"	55,943	1.284
LOT "3"	55,157	1.266
<b>TOTAL</b>	<b>192,987</b>	<b>4.430</b>

**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 34, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 26<sup>th</sup> DAY OF January, 2015. 2016  
CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.  
FILE NUMBER 2555383  
BY: [Signature]  
DEPUTY CLERK

38-38-41-021-000-00000-0  
PARCEL CONTROL NUMBER

**LEGEND / ABBREVIATIONS**

- [Symbol] = SET 4"x4" CONCRETE MONUMENT & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED
- CONC. = CONCRETE
- MON. = MONUMENT
- D.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PG. = PAGE

**CITY OF STUART APPROVAL:**

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

DATE: 01/07/16 [Signature] GREGORY S. FLEMING PLAT REVIEWER  
DATE: 01/09/16 [Signature] CITY ENGINEER  
DATE: 01/21/16 [Signature] CITY ATTORNEY  
DATE: 1-22-14 [Signature] MAYOR  
DATE: 1-22-16 [Signature] CITY CLERK

**SURVEYORS NOTES:**

- 1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE SOUTH RIGHT OF WAY LINE OF S.E. MIAMI AVENUE SAID SOUTH LINE BEARS NORTH 66°19'19" EAST.
- 2.) 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.
- 3.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

**CERTIFICATE OF SURVEYOR AND MAPPER:**

I, DAVID C. LIBBERG, HEREBY CERTIFY THAT THIS PLAT OF STUART LANDINGS 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 COMPLES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA

[Signature] DATE: DECEMBER 15, 2015  
DAVID C. LIBBERG  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3613

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

CAD: K:\JUST \ 383841 \ 03-07 \ 15-014-306 \ 15-014-306.DGN	FB: PG.	JOB 15-014-306
REF.		DATE DECEMBER 2015
FLD.		
OFF. E.C. & L.J.C.		
CKD. D.C.L.	SHEET 1 OF 2	DWG. DIS-04P