

FISHERMAN'S COVE

A REPLAT OF LOTS 21, 28 and 29 OF STUART FARMS, PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA - LOCATED IN THE HANSON GRANT, MARTIN COUNTY, FLA.

77 FEB 17 A9: 56

LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY: *Queen Henry, D.C.*

CLERK'S RECORDING CERTIFICATE

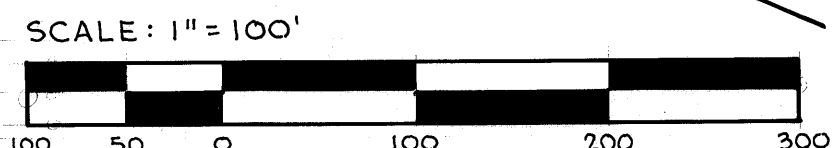
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, hereby certify that this plat was filed for record in Plat Book 7, Page 8, Martin County, Florida, public records, this 17th day of February, 1977.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: *Queen Henry, D.C.*
Deputy Clerk

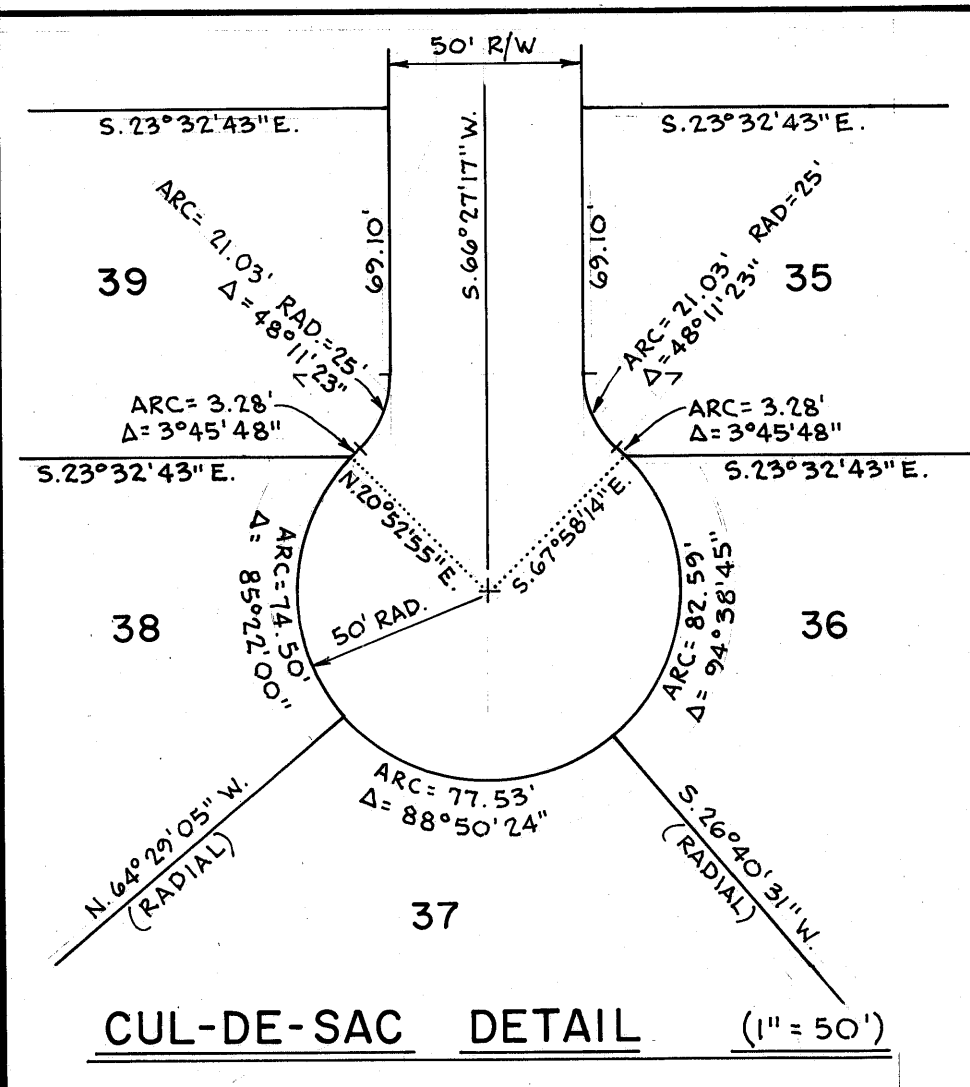
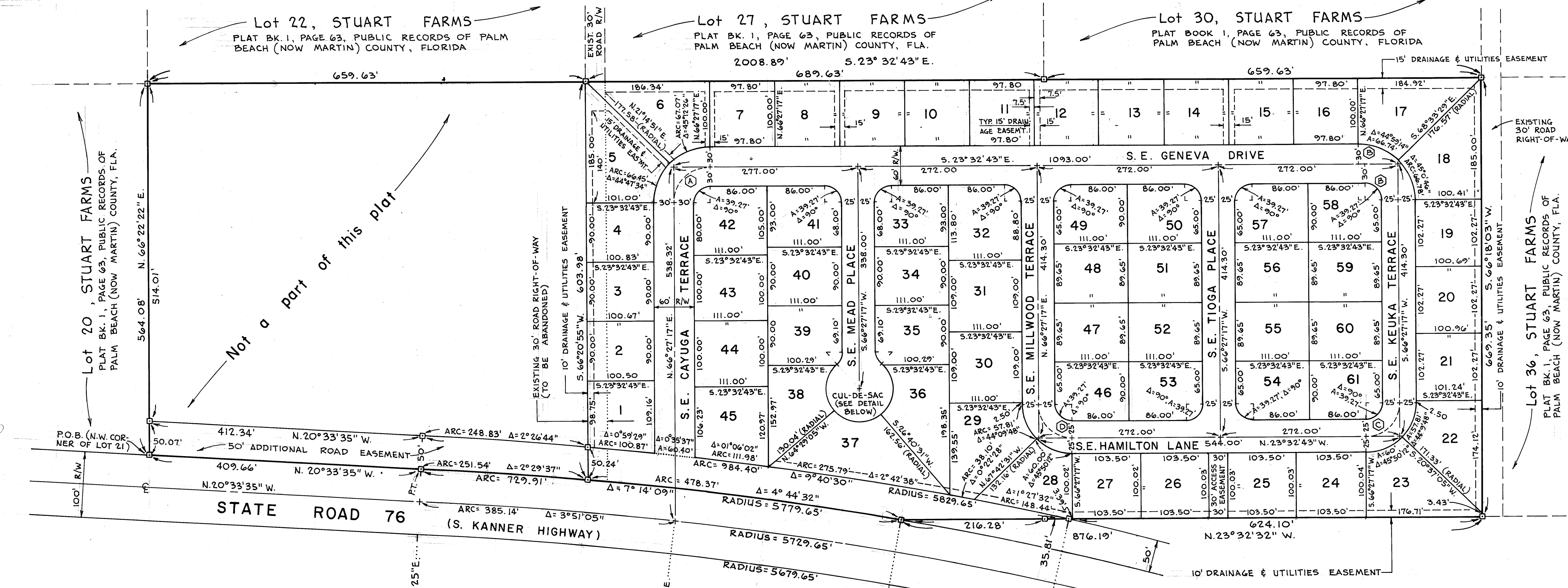
File No.
266150

LEGAL DESCRIPTION:

Lots 21, 28 & 29 of STUART FARMS, P.B. 1, Pg. 63, Public Records of Palm Beach (now Martin) County, Fla., being described more particularly as follows: START at the Northwest corner of Lot 21 of STUART FARMS; said point lying on the easterly R/W line of State Road 76 and being the Point of Beginning for the following described parcel; Thence run N. 66° 22' 22" E. for a distance of 564.08 feet; Thence run S. 23° 32' 43" E. for a distance of 2008.89 feet; Thence run S. 66° 22' 22" E. for a distance of 669.35 feet; Thence run N. 23° 32' 32" W. for a distance of 876.19 feet to a point on a curve concave to the left, having a radius of 5779.65' and a central angle of 7° 14' 09"; said point also lying on the east R/W line of State Road 76; Thence run northerly along the arc of this curve (which is also the easterly R/W of S.R. 76) for a distance of 729.91 feet to a point of tangency on the easterly R/W line of S.R. 76; Thence run N. 20° 33' 35" W. along the easterly R/W line of S.R. 76 for a distance of 409.66 feet to the Point of Beginning.



NOTE: ALL BEARINGS SHOWN REFER TO STATE ROAD DEPARTMENT SURVEY DATUM FOR STATE ROAD 76



GENERAL NOTES

- ALL REAR LOT LINES TO HAVE A 10' WIDE UTILITIES, DRAINAGE & ACCESS EASEMENT (S' EITHER SIDE OF REAR LINE) EXCEPT WHERE OTHERWISE SHOWN
- ALL SIDE LOT LINES TO HAVE A 6' WIDE UTILITIES, DRAINAGE & ACCESS EASEMENT (3' EITHER SIDE OF SIDE LOT LINE) EXCEPT WHERE OTHERWISE SHOWN
- INDICATES LOCATION OF PERMANENT REFERENCE MONUMENT (P.R.M.)
- CROSSSES ON ROAD CENTERLINE INDICATE LOCATION OF PERMANENT CONTROL POINT (P.C.P.)
- ALL CORNERS TO HAVE A 25' RADIUS, EXCEPT AS SHOWN IN CURVE DATA BELOW
- LOTS 7, 10, 13, 16, 20 AND 47 TO HAVE A 5' WIDE UTILITIES EASEMENT ON FRONT LOT LINE

CURVE DATA

CURVE SYMBOL	Δ	RADIUS	ARC	CHORD	TANGENT
(A) (CENTERLINE)	90° 00' 00"	55.00'	86.39'	77.78'	55.00'
(B) (INSIDE)	90° 00' 00"	25.00'	39.21'	35.36'	25.00'
(B) (OUTSIDE)	90° 00' 00"	85.00'	133.52'	120.21'	85.00'
(C) & (D) (CENTERLINE)	90° 00' 00"	50.00'	78.54'	70.71'	50.00'

TITLE CERTIFICATION

I, Evans Crary, Jr., a member of the Florida Bar, hereby certify that apparent record title to the land described and shown on this plat is in the name of the person, persons, corporation, or other entity executing the certificate of ownership and dedication hereon. I also certify that all mortgages not satisfied or released of record encumbering the land described hereon are as follows: FISHERMAN'S COVE OF STUART, INC. to First National Bank and Trust Company of Stuart dated October 29, 1976; filed Nov. 1, 1976 and recorded in O.R. Book 408, Page 2674, Martin County, Florida, public records. Dated this Twenty-First day of January, 1977.

Evans Crary, Jr.
Evans Crary, Jr., Attorney-at-Law
Suite 201, First Nat'l Bank Bldg.
Stuart, Florida 33494

APPROVAL OF COUNTY

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

Kenneth J. Serrani
County Engineer
February 16, 1977

James P. McCarty
County Attorney
February 16, 1977

Planning & Zoning Commission
Martin County, Florida
By: *John J. Blackwood*
Chairman
February 17, 1977

Board of County Commissioners
Martin County, Florida
By: *James P. McCarty*
Chairman
February 17, 1977

ATTEST: *Louise V. Isaacs*
Clerk of Circuit Court - By
Queen Henry, D.C.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Fisherman's Cove of Stuart, Inc., a Florida corporation, by and through its undersigned officers does hereby certify that it is the owner of the property described hereon and does hereby dedicate all of the streets, walkways and thoroughfares shown on this plat of FISHERMAN'S COVE to the use of the public.

The utility easements shown on this plat of FISHERMAN'S COVE may be used for utility purposes by any utility in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County.

SIGNED and sealed this 26th day of January, 1977 on behalf of said corporation by its President and attested to by its Secretary.

Signed, sealed and delivered in the presence of:

Witness: *Arthur G. Quinn, Jr.*
Jack Sailer

FISHERMAN'S COVE OF STUART, INC.
BY: *Arthur G. Quinn, Jr.*, its President
ATTEST: *Jack Sailer*, its Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Arthur G. Quinn, Jr. and Jack Sailer, to me well known to be the President and Secretary of Fisherman's Cove of Stuart, Inc., a Florida corporation, and they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 26th day of January, 1977.

Mary Filton
Notary Public, state of Florida at large.
My Commission expires: March 11, 1979.

MORTGAGE HOLDER'S CONSENT

First National Bank and Trust Co. of Stuart, Inc., a Florida banking corporation, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage to such dedication.

Signed and sealed this 27th day of January, 1977, on behalf of First National Bank and Trust Co. of Stuart, Inc., by its 1st Vice President and attested to by its Cashier.

ATTEST: *Carrie Belle Law*
Carrie Belle Law, its Cashier

BY: *C.R. Schad*
C.R. Schad, its 1st Vice President

Signed, sealed & delivered in the presence of: WITNESS: *Carrie Belle Law*
WITNESS: *James W. Hawk*

ACKNOWLEDGMENT

State of Florida - County of Martin

Before me, the undersigned Notary Public, personally appeared C.R. Schad and Carrie Belle Law, to me well known to be the 1st Vice Pres. and Cashier of First National Bank and Trust Co. of Stuart, Inc., a Florida banking corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 27th day of January, 1977.

James W. Hawk
Notary Public, state of Florida at large.
My commission expires: April 11, 1977

SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat of FISHERMAN'S COVE is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

W.L. Williams
W.L. Williams, Registered Land Surveyor
Florida Registration No. 1272