

# FISHERMAN'S COVE SECTION 2, PHASE 2A

A SUBDIVISION OF PORTIONS OF LOTS 34, 35 & 38, STUART FARMS, P. BK. 1, Pg. 63, PALM BEACH (NOW MARTIN), CO. FLA. PUBLIC RECORDS. LOCATED IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA

0 50 100 150 200  
SCALE: 1" = 60'  
DATE: MARCH 19, 1980

### DESCRIPTION OF LAND

A Subdivision of portions of Lot 35, Lot 38 and Lot 34 of the Plat of Stuart Farms, as recorded in Plat Book 1, Page 63, Martin County, public records, being more particularly described as follows: Commence at the Southeast corner of Lot 35 of said Plat of Stuart Farms, said point being the Point of Beginning Thence run along the South line of Lot 35 South 66°18'03" West for a distance of 182.83 feet; Thence run North 23°41'57" West for a distance of 40.00 feet; Thence run South 66°18'03" West for a distance of 200.00 feet; Thence run South 23°41'57" East for a distance of 58.00 feet; Thence run South 66°18'03" West for a distance of 202.48 feet; Thence run North 23°29'40" West for a distance of 692.89 feet; Thence run North 66°18'03" East for a distance of 626.00 feet; Thence run South 23°41'57" East for a distance of 164.89 feet; Thence run North 66°18'03" East for a distance of 70.00 feet; Thence run South 23°41'57" East for a distance of 510.00 feet to a point of intersection with the South line of Lot 34, Plat of Stuart Farms; Thence run South 66°18'03" West along said South line for a distance of 113.17 feet to the Point of Beginning.

### CLERK'S RECORDING CERTIFICATE

I, Louise V. Isaacs, Clerk of the Circuit of Martin County, hereby certify that this plat was filed for record in plat Book 8, Page 20, Martin County, Florida, public records, this 26 day of March, 1980.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By: Charlotte Burkey  
Deputy Clerk

File No. 371799

### APPROVAL OF COUNTY

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

Ed Spenninger  
County Engineer

Tommy Fry  
County Attorney

MARCH 26, 1980

26 MARCH, 1980

Planning & Zoning Commission  
Martin County, Florida

Board of County Commissioners  
Martin County, Florida

By: [Signature]  
Chairman  
MARCH 26, 1980

By: [Signature]  
Chairman  
March 26, 1980

ATTEST: Louise V. Isaacs  
Clerk  
By: Charlotte Burkey, P.C.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

Fisherman's Cove of Stuart, Inc. a Fla. 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 throughfares shown on this plat of FISHERMAN'S COVE, SECT. 2, PH. 2A, to the use of the public. The drainage & utility easements shown on this plat of FISHERMAN'S COVE, SECT. 2, PH. 2A, 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 14<sup>th</sup> day of March, 1980, on behalf of said corporation by its President and attested to by its Secretary.

ATTEST: Jack Sailer  
Jack Sailer, its Secretary

FISHERMAN'S COVE OF STUART, INC.  
BY: Arthur G. Quinn, Jr.  
Arthur G. Quinn, Jr., its President

### 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, respectively, of Fisherman's Cove of Stuart Inc., a Fla. corporation, and they acknowledged that they executed such instruments as such officers of said corporation.

Witness my hand and official seal this 14<sup>th</sup> day of March, 1980.  
[Signature]  
Notary Public, State of Fla. at large  
My commission expires: 4-18-83

### MORTGAGE HOLDER'S CONSENT

HANSON GRANT OF STUART, INC., a Florida corporation, formerly 1350 North First Street Company, 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 dedications.  
SIGNED and sealed this 7<sup>th</sup> day of MARCH, 1980.

HANSON GRANT OF STUART, INC.  
Douglas W. McNeil  
DOUGLAS W. McNEIL, President

### ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF MARTIN  
Before me, the undersigned notary public, personally appeared Douglas W. McNeil, President of HANSON GRANT OF STUART, INC., a Fla. corporation, and he acknowledged that he executed such instrument as such officer of said corporation.

SIGNED and sealed this 7<sup>th</sup> day of MARCH, 1980.  
[Signature]  
Notary Public, State of Florida at large  
My commission expires: June 27, 1982

### MORTGAGE HOLDER'S CONSENT

FIRST NATIONAL BANK & TRUST COMPANY OF STUART 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 hereby consent to the dedications hereon and does subordinate its interest in said mortgage to such dedications.  
SIGNED and sealed this 14<sup>th</sup> day of MARCH, 1980, on behalf of FIRST NATIONAL BANK & TRUST COMPANY OF STUART by its Vice President and attested to by its Vice President and Cashier.

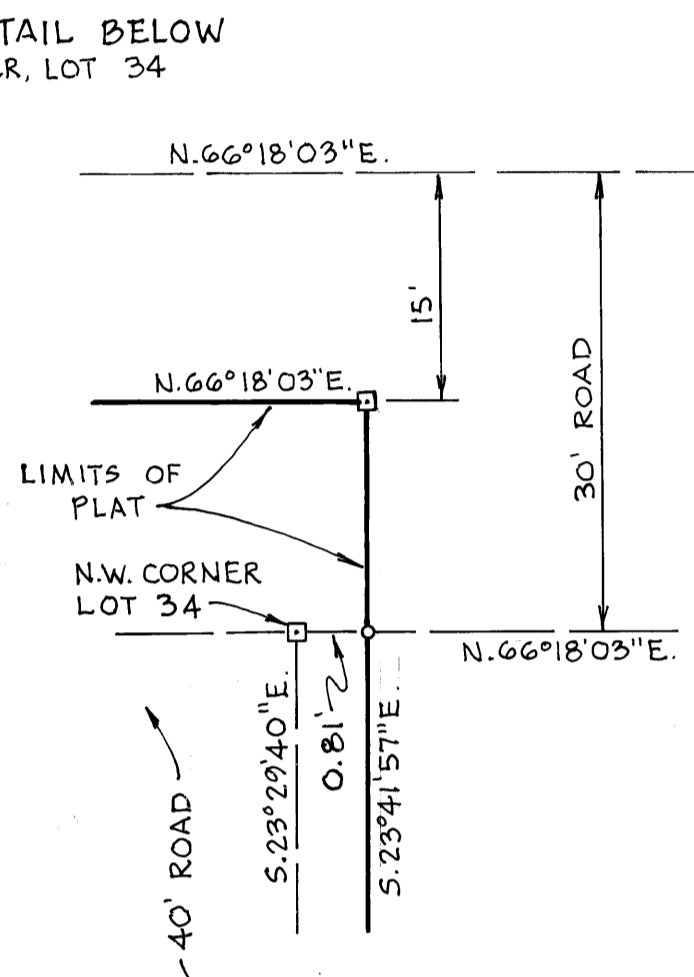
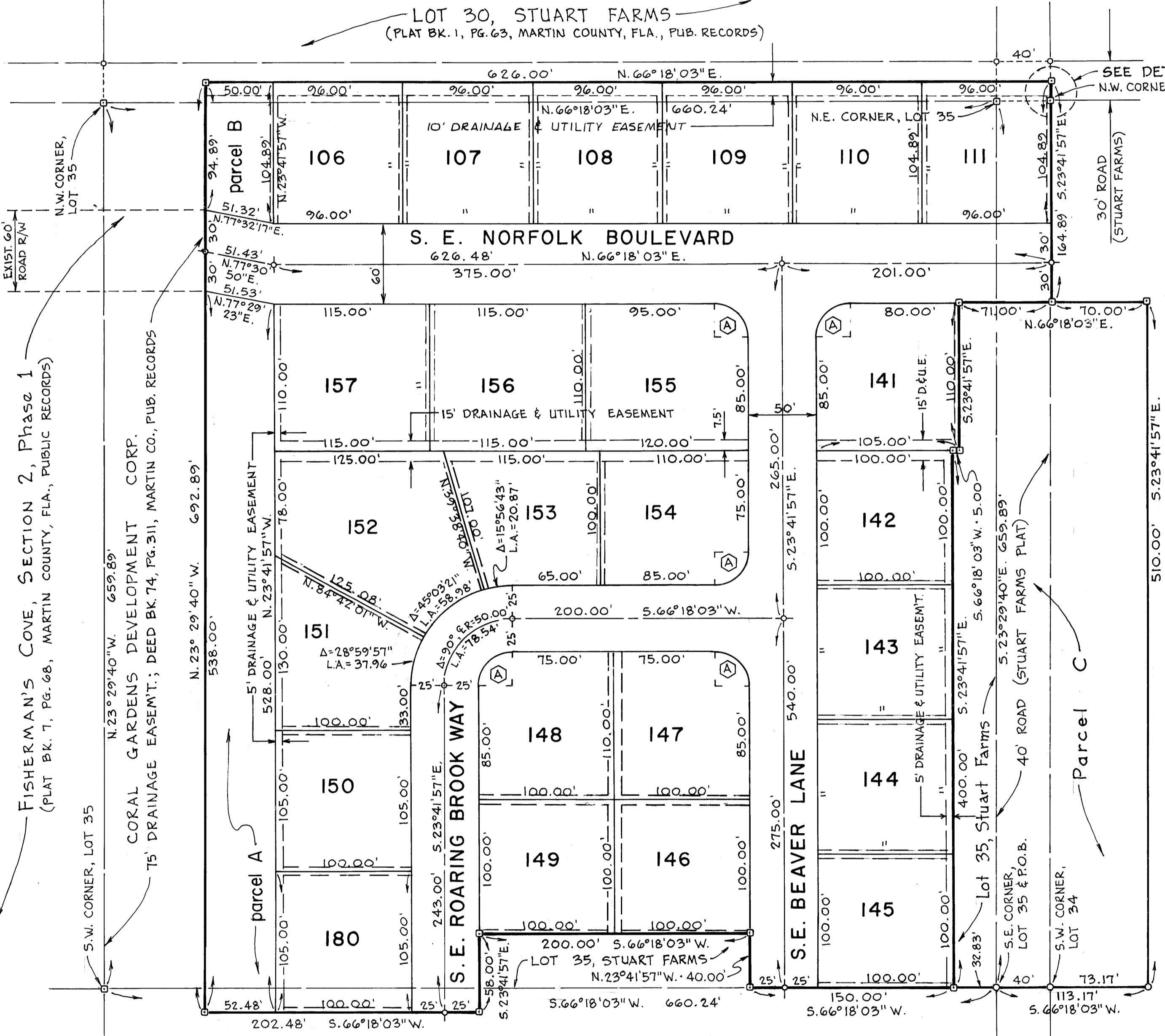
ATTEST: James C. Anthony III  
James C. Anthony III, Vice President & Cashier

BY: Sharen Welker  
Sharen Welker, its Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF MARTIN  
Before me, the undersigned notary public, personally appeared Sharen Welker and James C. Anthony III, to me well known to be the Vice President and Vice President & Cashier, respectively of FIRST NATIONAL BANK & TRUST COMPANY OF STUART, and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 14<sup>th</sup> day of March, 1980.  
[Signature]  
Notary public, State of Florida at large  
My commission expires: 4-18-83



### GENERAL NOTES

- All side lot lines to have 6' wide utility, drainage and access easement (3' each side of lot line) except where otherwise shown.
- All rear lot lines to have 10' wide utilities, drainage and access easement (5' each side of lot line) except where otherwise shown.
- All lots shall have 10' wide drainage and utilities easement adjacent to road rights of way.
- indicates location of permanent reference monuments (P.R.M.).
- ⊕ indicates location of permanent control points (P.C.P.).
- Parcels A, B & C are areas reserved for stormwater retention.
- Bold line indicates limits of plat.

LOT 34, STUART FARMS  
(PLAT BK. 1, PG. 63, MARTIN CO, FLA., PUB. RECORDS)

NOTE: Curve Data for turnout radius (A): Δ=90°00'00", R=25.00, L.A.=39.21'

### SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat of FISHERMAN'S COVE, SECT. 2, PHASE 2A, 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

### TITLE CERTIFICATION

I, James F. Littman, 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:  
1) FISHERMAN'S COVE OF STUART INC. to GUARDIAN MORTGAGE INVESTORS, dated November 17, 1978 Filed November 17, 1978 in Official Record Bk. 457, page 100, Public Records of Martin County, Florida.  
2) FISHERMAN'S COVE OF STUART INC. to FIRST NATIONAL BANK & TRUST CO. of STUART, dated March 14, 1980, Filed March 14, 1980, in Official Record Bk. 491, Page 1752, Public Records of Martin County, Florida.

Dated this 17<sup>th</sup> day of MARCH, 1980.

James F. Littman  
James F. Littman, Attorney-at-law  
P.O. Box 1197, Stuart, Fla. 33494