

FILED FOR RECORD
MARTIN COUNTY, FLA.
AUG 14 10:02
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY: _____ D.C.

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 32, Martin County, Florida, public records, this 14th day of August, 1980.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Burkley
DEPUTY CLERK
FILE NO.
38333-5

DESCRIPTION OF LAND

Commence at the southeast corner of Lot 34, Stuart Farms as recorded in Plat Book I, Page 63, Palm Beach (now Martin) County, Florida, pub records; said point being the point of Beginning for the following described parcel:

Thence run South 66°18'03" West along the South line of said Lot 34 for a distance of 728.06 feet; Thence run North 23°41'57" West for a distance of 510.00 feet; Thence run North 66°18'03" East for a distance of 71.00 feet; Thence run North 23°41'57" West for a distance of 164.89 feet; Thence run North 66°18'03" East for a distance of 659.47 feet to a point of intersection with the East line of lot 34, STUART FARMS; Thence run South 23°29'40" East along said South line for a distance of 674.89 feet to the Point of Beginning.

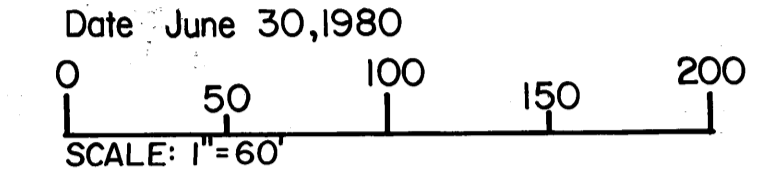
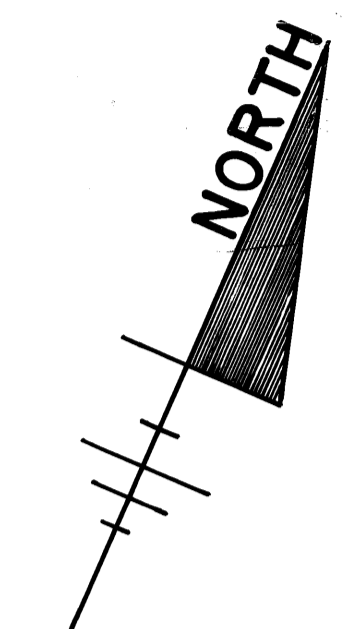
This description includes Parcel C of FISHERMAN'S COVE - SECTION 2, PHASE 2A

FISHERMAN'S COVE - SECTION 2, PHASE 2B

A SUBDIVISION OF A PORTION OF LOT 34, STUART FARMS, PLAT BOOK I, PAGE 63, PALM BEACH (NOW MARTIN), COUNTY, FLORIDA, PUBLIC RECORDS, AND ALSO A REPLAT OF PARCEL C OF FISHERMAN'S COVE - SECTION 2, PHASE 2A AS SHOWN ON THE RECORD PLAT RECORDED IN PLAT BOOK 8, PAGE 20, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
LOCATED IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA

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 easements (5' each side of lot line) except where otherwise shown.
- All lots shall have 10' wide drainage and utilities easements adjacent to road rights of way.
- Indicates location of permanent reference monuments (P.R.M.)
- Parcel C is an area reserved for storm water retention and will be retained by FISHERMAN'S COVE OF STUART, INC. until after completion of FISHERMAN'S COVE - SECTION 2, PHASE 4 at which time it will be dedicated to the FISHERMAN'S COVE HOMEOWNERS' ASSOCIATION.



NOTE: All bearings shown refer to a bearing of N.66°18'03"E. along the north line of lots 34, 35 and 36 of STUART FARMS.

APPROVAL OF COUNTY

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

August 14, 1980
County Engineer

August 14, 1980
County Attorney

August 14, 1980
Board of County Commissioners
Martin County, Florida

By: James D. King
Chairman

By: Levon Baywell
vice Chairman

ATTEST: Louise V. Isaacs
Clerk

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 thoroughfares shown on this plat of FISHERMAN'S COVE, SECT. 2, PH. 2B, to the use of the public.

The utility and drainage easements shown on this plat of FISHERMAN'S COVE SECT. 2 PHASE 2B may be used for utility or drainage purposes by any utility and Martin County 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 12th day of August, 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 Florida corporation, and they acknowledged that they executed such instruments as such officers of said corporation.

Witness my hand and official seal this 12th day of August, 1980.

Arthur G. Quinn, Jr.
Notary Public, State of Florida of 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 12th day of August, 1980, on behalf of FIRST NATIONAL BANK & TRUST COMPANY of STUART by its Vice President and attested to by its Vice President and Cashier

FIRST NATIONAL BANK & TRUST COMPANY of STUART

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

BY: Charles R. Schad
Charles R. Schad, 1st Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Charles R. Schad & 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 12th day of August, 1980.

Anna P. Cattania
Notary Public, State of Florida of large
My commission expires: 12-27-80

SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat of FISHERMAN'S COVE, SECTION 2, PHASE 2B, 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. Liffman, 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 FIRST NATIONAL BANK & TRUST CO. of STUART, dated Filed _____, in official Record Bk. _____, Page _____, Public Records of Martin County, Florida.
Dated this 12 day of August, 1980.

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