

A
PLAT
OF

STUART West Phase I

BEING PORTIONS OF SECTIONS 12 AND 13
TOWNSHIP 38 SOUTH, RANGE 39 EAST
MARTIN COUNTY, FLORIDA
JUNE 1980

SEP 10 P. 2: 19

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 8, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 10TH DAY OF September A.D. 1980.
LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA
BY Charlotte Burkey
FILE NO. 385 803

DESCRIPTION

A PARCEL OF LAND IN SECTIONS 12 AND 13, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF SECTION 12 TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 39 EAST, RUN S 88°50'33" W, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 2,663.40 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE N 00°14'50" E, ALONG THE NORTH-SOUTH QUARTER SECTION LINE A DISTANCE OF 100.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 714, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND:

CONTINUE THENCE N 0°14'50" E, ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 5237.79 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 13, THENCE S 89°57'54" E, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE 40.00 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER SECTION OF SAID SECTION 13, THENCE S 0°14'50" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 436.97 FEET, THENCE S 89°45'10" E, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL TO SAID NORTH-SOUTH QUARTER SECTION LINE OF SECTION 13, THENCE S 0°14'50" W, ALONG SAID LINE A DISTANCE OF 898.77 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE S 88°50'33" W, ALONG SAID LINE A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, GLORIA MUROFF, INDIVIDUALLY AND AS TRUSTEE DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE ROAD EASEMENTS SHOWN ON THIS PLAT OF STUART WEST PHASE I ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO THE STUART WEST HOMEOWNER'S ASSOCIATION, INC., FOR THE USE OF THE OWNERS OF LOTS IN STUART WEST. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF STUART WEST PHASE I, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
3. THE PRESERVATION ZONES AS SHOWN ON THIS PLAT OF STUART WEST PHASE I, SHALL REMAIN FREE OF ALTERATIONS AND STRUCTURES EXCEPT FOR EROSION CONTROL OR ACCESS AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
4. THE STORM WATER RETENTION AREAS AND DRAINAGE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF STUART WEST PHASE I, ARE HEREBY DEDICATED TO THE STUART WEST PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS AND EASEMENTS.
5. TRACTS A, B AND C AS SHOWN HEREON ARE HEREBY DEDICATED TO THE STUART WEST PROPERTY OWNER'S ASSOCIATION INC. FOR RECREATION PURPOSES.

SIGNED AND SEALED THIS 29 DAY OF August, 1980

BY: Gloria Muroff
GLORIA MUROFF, TRUSTEE

ATTEST:

William J. Supak
Melvin Muroff



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GLORIA MUROFF, AN INDIVIDUAL, TO ME WELL KNOWN, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF AUGUST 1980.

10-20-81
MY COMMISSION EXPIRES
Melvin Muroff
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, MELVIN MUROFF, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON EXECUTING THE DEDICATION HEREON
2. ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE, AS OF August 29, 1980 AT 8 A.M.

DATED THIS 29 DAY OF AUGUST, 1980.

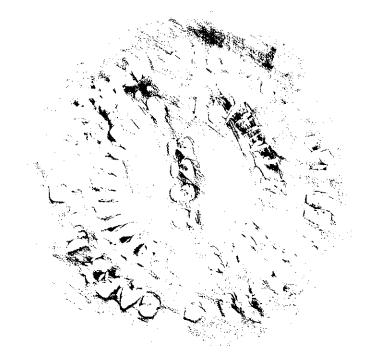
Melvin Muroff
MELVIN MUROFF
ATTORNEY AT LAW
PALM BEACH, FLORIDA

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.

I, GARY M. F. RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF STUART WEST I, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

G. M. F. Rayman
GARY M. F. RAYMAN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2633



COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

E. L. Greenaway SEPT. 10, 1980
COUNTY ENGINEER
Stuart O'Neil 9 SEP 80
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: [Signature]
CHAIRMAN

BOARD OF COUNTY COMMISSIONER
MARTIN COUNTY, FLORIDA
BY: [Signature]
CHAIRMAN

ATTEST:

Louise V. Isaacs, Clerk
By Charlotte Burkey, Ac