

# SUGARHILL FIRST ADDITION

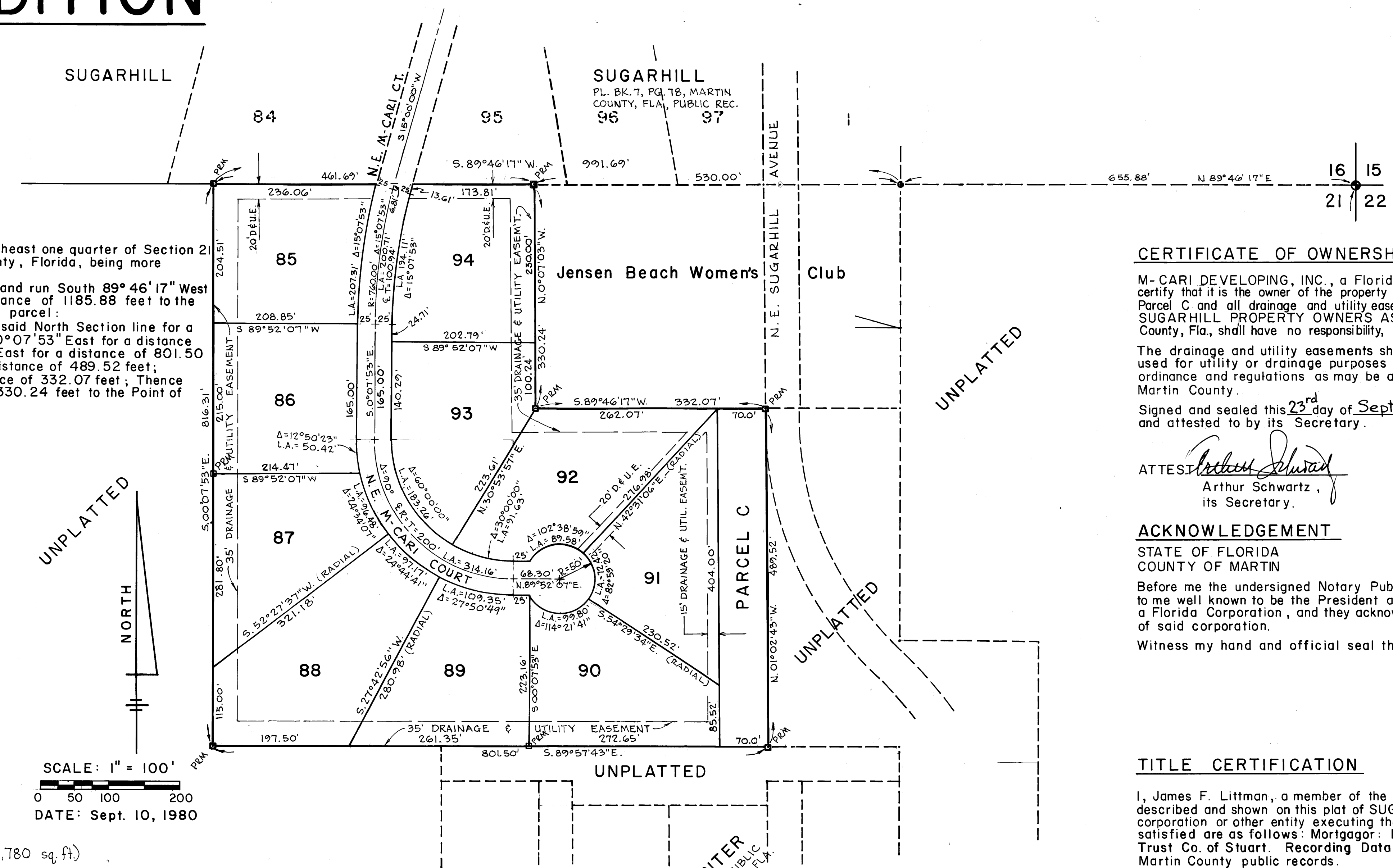
A SUBDIVISION IN THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TWP. 37S., RGE. 41E., MARTIN COUNTY, FLORIDA.

FILED FOR RECORD  
MARTIN COUNTY, FLA.  
80 NOV 26 P 2: 35  
LOUISE V. ISSACS  
CLERK OF CIRCUIT COURT  
BY \_\_\_\_\_ D.C.

**CLERK'S RECORDING CERTIFICATE**  
I, Louise V. Issacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 3, Page 42, Martin County, Florida, Public Records, this 21 day of November, 1980.  
LOUISE V. ISSACS, CLERK  
CIRCUIT COURT,  
MARTIN COUNTY, FLORIDA.  
File No 393947 BY: Charlotte Burkey  
Deputy Clerk

**LEGAL DESCRIPTION**

A Subdivision in the North one half of the Northeast one quarter of Section 21, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:  
Begin at the Northeast corner of said Section 21 and run South 89° 46' 17" West along the North line of said Section 21 for a distance of 1185.88 feet to the Point of Beginning for the following described parcel:  
Thence continue South 89° 46' 17" West along said North Section line for a distance of 461.69 feet; Thence run South 00° 07' 53" East for a distance of 816.31 feet; Thence run South 89° 57' 43" East for a distance of 801.50 feet; Thence run North 01° 02' 43" West for a distance of 489.52 feet; Thence run South 89° 46' 17" West for a distance of 332.07 feet; Thence run North 00° 07' 03" West for a distance of 330.24 feet to the Point of Beginning.



SCALE: 1" = 100'  
DATE: Sept. 10, 1980

**GENERAL NOTES:**

1. Minimum lot size is 1/2 acre (21,780 sq. ft.)
2. ——— crosses on road centerlines indicate locations of permanent control points (PCP)
3. No lot splits to be allowed except to create lots larger than those shown.
4. Utility Easements
  - a. 10 feet on all front lot lines
  - b. 10 feet on all side lot lines (5' each side of lot line) except where otherwise shown
5. Parcel C is an area reserved for stormwater management & retention
6. All bearings shown hereon are referenced to a bearing of "S. 89° 46' 17" W." on the North line of Section 21

7. No septic tank or drainfield to be installed in an area where the finish grade is below elevation 17.5 Mean Sea Level.

**MORTGAGE HOLDER'S CONSENT**

FIRST NATIONAL BANK and 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 consent to the dedication hereon and does subordinate its interest in said mortgage to such dedications. Signed and sealed this 20th day of Sept, 1980, on behalf of First National Bank and 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  
Vice President and Cashier  
BY: Sharen Welker  
Sharen Welker  
Vice President

**ACKNOWLEDGEMENT**

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 and Cashier, respectively, of First National Bank and Trust Company of Stuart and they acknowledged that they executed such instrument as such officers of said  
Witness my hand and official seal this 20th day of Sept, 1980

Shurley Ashcraft  
Notary Public State of Florida at Large  
My Commission Expires: 6-10-81

**CERTIFICATE OF OWNERSHIP & DEDICATION**

M-CARI DEVELOPING, 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 and Parcel C and all drainage and utility easements shown on this plat of SUGARHILL 1ST ADDITION, to the use of SUGARHILL PROPERTY OWNERS ASSOCIATION, INC. The Board of County Commissioners of Martin County, Fla, shall have no responsibility, duty or liability regarding such streets, parcels or easements.

The drainage and utility easements shown on this plat of SUGARHILL 1ST ADDITION, may be used for utility or drainage purposes by any utility or Martin County in compliance with such ordinance and regulations as may be adopted from time to time by the Board of Commissioners of Martin County.

Signed and sealed this 23rd day of September 1980 on behalf of said corporation by its President and attested to by its Secretary.

ATTEST: Arthur Schwartz  
Arthur Schwartz,  
its Secretary.  
Joseph E. Macari  
Joseph Macari, its President

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN  
Before me the undersigned Notary Public personally appeared Joseph Macari and Arthur Schwartz to me well known to be the President and Secretary, respectively, of M-CARI DEVELOPING, INC., a Florida Corporation, and they acknowledged that they executed such instrument as such officers of said corporation.  
Witness my hand and official seal this 23 day of September, 1980

Mary Tilton  
Notary Public State of Florida at Large  
My Commission Expires: March 11, 1983

**TITLE CERTIFICATION**

I, James F. Littman, a member of the Florida Bar, hereby certify that apparent title to the land described and shown on this plat of SUGARHILL 1ST ADDITION is in the name of the person, persons, corporation or other entity executing the dedication hereon. I also certify that all mortgages not satisfied are as follows: Mortgagor: M-CARI Developing, Inc. Mortgagee: First National Bank and Trust Co. of Stuart. Recording Data: Official Record Book. 456, Page 2668, dated Nov. 16, 1978, Martin County public records.

Dated this 25th day of SEPTEMBER, 1980  
James F. Littman  
James F. Littman, Attorney at law  
55 East Ocean Blvd. Stuart, Fla. 33494

**APPROVAL OF COUNTY**

This plat is hereby approved by the undersigned on the date or dates indicated  
E. S. Acemogian  
County Engineer Nov 26, 1980  
Sam J. ...  
County Attorney 20 Nov, 1980

Planning and Zoning Commission  
Martin County, Florida.  
By: Thomas J. ...  
Chairman Nov 20, 1980  
Board of County Commissioners  
Martin County, Florida.  
By: Mary ...  
Chairman Nov 26, 1980

ATTEST: Louise V. Issacs  
Clerk  
By Charlotte Burkey D.C.  
SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat of SUGARHILL 1ST ADDITION, 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 the requirements of Chapter 177, Florida Statutes.

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