

TERRACE GARDENS

GOVERNMENT LOT 3, SECTION 32, TOWNSHIP 37 SOUTH,
RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY,
FLORIDA

HUTCHEON ENGINEERS INCORPORATED

Civil Engineers and Land Surveyors

Belle Glade, Palm City, West Palm Beach

September 1980

I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 3, Page 66, Martin County, Florida, public records, this 15th day of May, 1981.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

By Charlotte Bunby
Deputy Clerk

File No 41/355

DESCRIPTION

PARCEL "A"

Being a parcel of land located in Gov't. Lot 3, Section 32, Township 37 South, Range 41 East, Martin County, Florida and being more particularly described as follows:

Commence at the point of intersection of the West line of Gov't. Lot 2, Section 32, Township 37, South, Range 41 East, and the North line of plat of RIVERSIDE PARK as recorded in Plat Book 4, Page 98, Public Records of St. Lucie (now Martin) County, Florida; thence N 89° 31' 12" W, along the said North line of RIVERSIDE PARK, a distance of 318.46 feet to the POINT OF BEGINNING of the following described Parcel "A";

THENCE continue N 89° 31' 12" W, along the said North line of RIVERSIDE PARK, a distance of 135.72 feet to the Northeastly Right of Way line of North River Drive (formerly North Fork Drive); thence N 35° 19' 32" W, along said Northeastly Right of Way line, a distance of 465.20 feet, to a concrete monument in the Southeastly Boundary of line of land described in O.R.B. 433, Page 1530, Public Records of Martin County, Florida and a point herein after referred to as Point "C"; Thence, along the said Southeastly boundary of the lastly described Parcel, N 54° 40' 28" E a distance of 110.00 feet; thence S 35° 19' 32" E, parallel to the aforesaid Northeastly Right of Way line of North River Drive, a distance of 544.59 feet to the POINT OF BEGINNING.

TOGETHER WITH Parcel "B" and being more particularly described as follows:

Commence at the afore described Point "C"; thence N 35° 19' 32" W, along the said Northeastly Right of Way of North River Drive, a distance of 100.04 feet to a concrete monument and the POINT OF BEGINNING of the following described Parcel "B";

Thence continue N 35° 19' 32" W, along the said Northeastly Right of Way line of North River Drive, a distance of 351.96 feet to the South boundary line of lands described in O.R.B. 385, Page 1335, Public Records of Martin County, Florida; thence S 89° 36' 32" E, along said South line, a distance of 135.47 feet; thence S 35° 19' 32" E, parallel to the said Northeastly Right of Way line of North River Drive, a distance of 272.86 feet to a point in the Northwestly boundary line of a parcel of land described in O.R.B. 433, Page 1530, Public Records of Martin County, Florida; thence S 54° 40' 28" W along said Northwestly boundary line, a distance of 110.00 feet to the POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WILLIAM FRED TAYLOR AND LAWRENCE C. GABRIELE, d/b/a TERRACE GARDEN CONDOMINIUMS DEVELOPMENT, a Joint Venture, do hereby certify that they are the owners of the property described hereon.

And do hereby dedicate as follows:

- Easements as recorded in OR BOOK 42, PAGE 115, Public Records of Martin County, Florida.
- UTILITY EASEMENTS
The utility easements shown on this plat of TERRACE GARDENS 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 City Commissioners of the City of Stuart, Florida.

DATED this 12 day of February, 1981

William Fred Taylor
William Fred Taylor
Lawrence C. Gabriele
Lawrence C. Gabriele

TITLE CERTIFICATION

I, Loren E. Bodem, a member of the Florida Bar, hereby certify that:

Apparent record title is in the person, persons, corporation or other entity which executed the certificate of ownership and dedication hereon.

All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

- Mortgage from William Fred Taylor and Lawrence C. Gabriele, d/b/a TERRACE GARDEN CONDOMINIUMS DEVELOPMENT a Joint Venture, to BA Mortgage and International Realty Corporation, dated January 29, 1981, 1981, and recorded in Official Records Book 515, Page 460, Public Records of Martin County, Florida.

Loren E. Bodem
Loren E. Bodem
Attorney-at-law
421 Martin Avenue
Stuart, Florida 33494

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared William Fred Taylor and Lawrence C. Gabriele, d/b/a Terrace Garden Condominiums Development, a Joint Venture, to me well known, and they acknowledged before me that they executed the foregoing Dedication.

WITNESS my hand and official seal this 12 day of February, 1981.

Robert G. Stehlik
Notary Public
State of Florida at large
My commission expires: 10/9/84

MORTGAGE HOLDER'S CONSENT

BA Mortgage and International Realty Corporation hereby certifies that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedications hereon and do subordinate its mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 12th day of February, 1981. On behalf of said corporation by its Vice President and attested by its Assistant Secretary.

ATTEST: Richard B. Miles BY: Robert G. Stehlik
Richard B. Miles Assistant Secretary Robert G. Stehlik Vice President
(Corporate Seal)

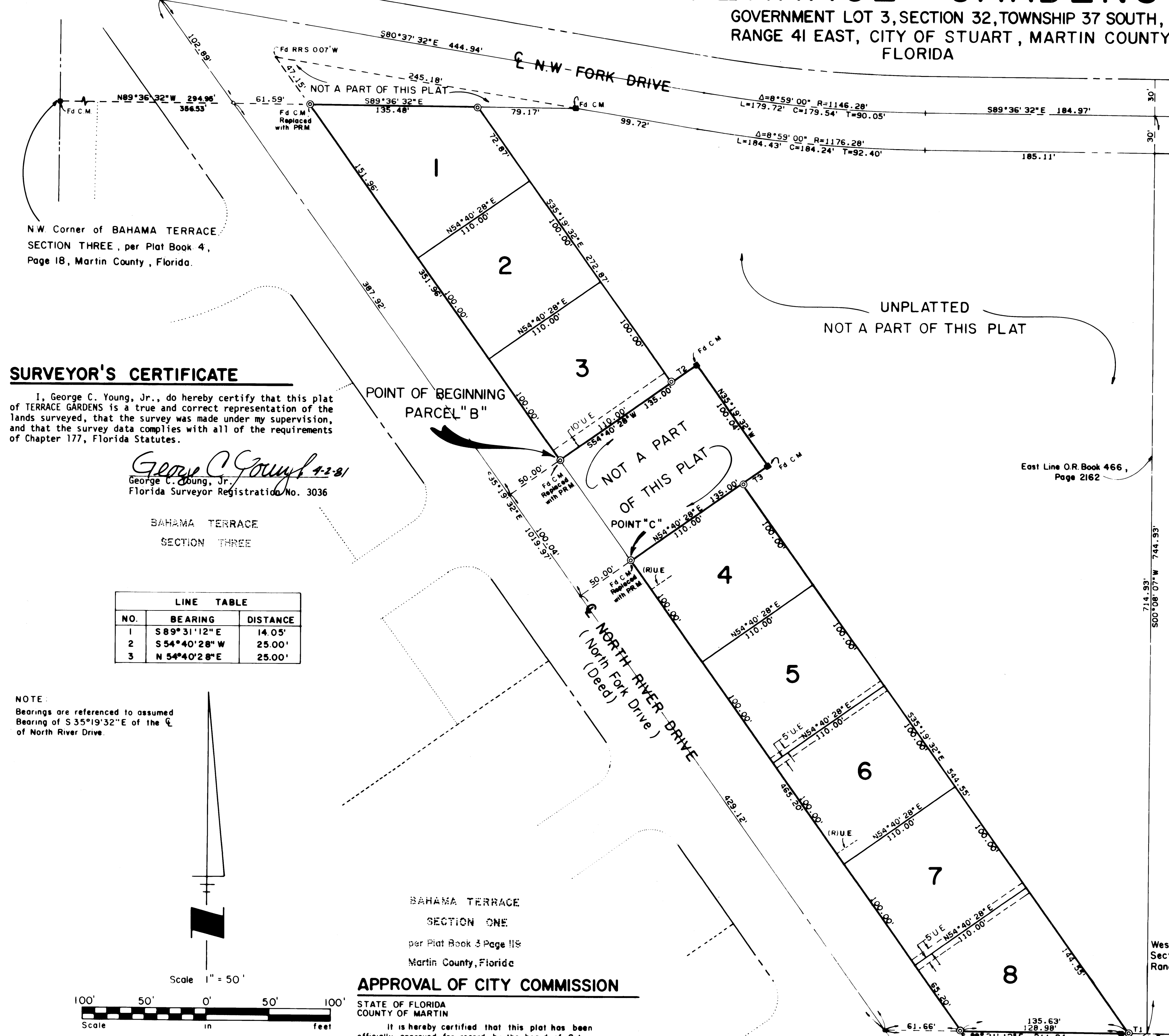
ACKNOWLEDGMENT

State of Illinois
County of Cook

Before me, the undersigned notary public, personally appeared Robert G. Stehlik and Richard B. Miles, to me well known to be the Vice President and Assistant Secretary of BA Mortgage and International Realty Corporation, a Delaware corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 12th day of February, 1981.

Richard B. Miles
Notary Public
State of Illinois at large
My commission expires: 12/2/83
(Notarial Seal)



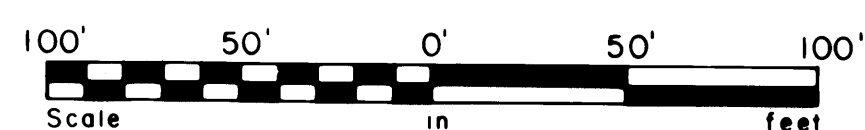
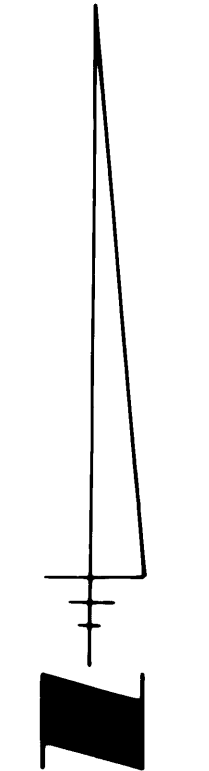
SURVEYOR'S CERTIFICATE

I, George C. Young, Jr., do hereby certify that this plat of TERRACE GARDENS 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.

George C. Young, Jr.
George C. Young, Jr.
Florida Surveyor Registration No. 3036

LINE TABLE		
NO.	BEARING	DISTANCE
1	S 89° 31' 12" E	14.05'
2	S 54° 40' 28" W	25.00'
3	N 54° 40' 28" E	25.00'

NOTE:
Bearings are referenced to assumed Bearing of S 35° 19' 32" E of the E of North River Drive.



- LEGEND
- ⊙ Denotes Permanent Reference Monument (P.R.M.)
 - ⊙ Denotes Permanent Control Points (P.C.P.)
 - (RUE) Denotes Utility Easement, as recorded in OR Book 42, Page 115 Public Records of Martin County, Florida
 - UE. Denotes Utility Easement

APPROVAL OF CITY COMMISSION

STATE OF FLORIDA
COUNTY OF MARTIN
It is hereby certified that this plat has been officially approved for record by the board of City Commissioners of the City of Stuart, Florida, this 20th day of May, 1981.

APPROVED: Edwin A. Blascock
City Manager
Robert G. Stehlik
Mayor

BAHAMA TERRACE
SECTION TWO
per Plat Book 4 Page 2
Martin County, Florida

MAY 29 1981
L. LOUISE V. ISAACS
CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA