

SEE

SURVEYOR'S AFFIDAVIT RECORDED IN OR BOOK 566 PAGE 1538 ON 3-24-83 MARSHA Stiller CLERK OF COURT By Wm Wheeler D.C.

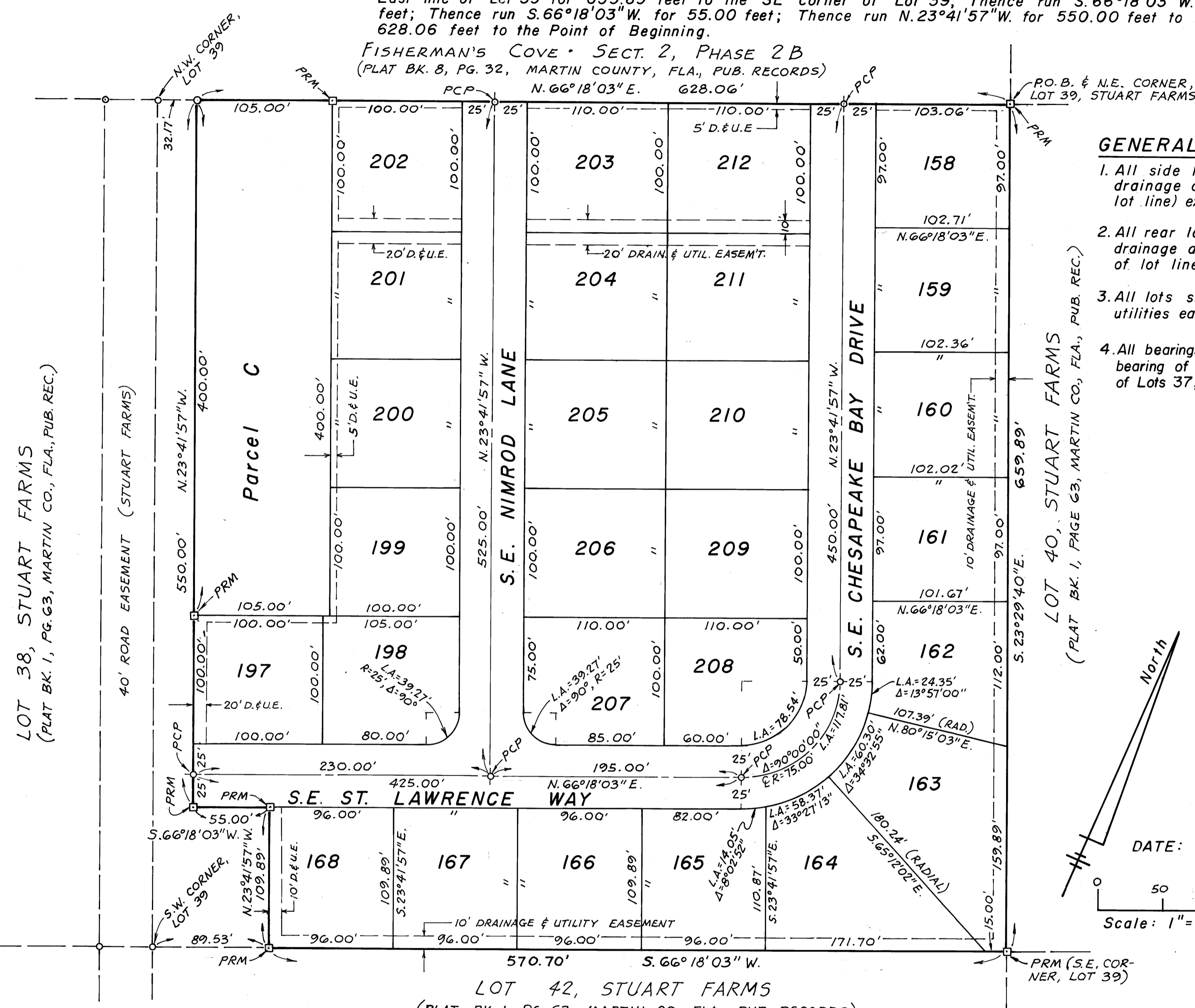
FISHERMAN'S COVE · SECTION 2, PHASE 3A

A SUBDIVISION OF A PORTION OF LOT 39, STUART FARMS, PLAT BOOK 1, PAGE 63, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS · LOCATED IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA

DESCRIPTION OF LAND

A portion of Lot 39, STUART FARMS, Plat Book 1, Page 63, Martin County, Florida, public records, more particularly described as follows: Commence at the NE corner of Lot 39, STUART FARMS, said point being the Point of Beginning for the following described parcel; Thence run South 23°29'40" East along the East line of Lot 39 for 659.89 feet to the SE corner of Lot 39; Thence run S. 66°18'03" W. along the South line of Lot 39 for 570.70 feet; Thence run N. 23°41'57" W. for 109.89 feet; Thence run S. 66°18'03" W. for 55.00 feet; Thence run N. 23°41'57" W. for 550.00 feet to the North line of Lot 39; Thence run N. 66°18'03" E. along the North line of Lot 39 for 628.06 feet to the Point of Beginning.

FISHERMAN'S COVE · SECT. 2, PHASE 2B (PLAT BK. 8, PG. 32, MARTIN COUNTY, FLA., PUB. RECORDS) PCP N. 66°18'03" E. 628.06'



GENERAL NOTES

- All side lot lines to have 6' wide utility, drainage and access easement (3' each side lot line) except where otherwise shown.
- All rear lot lines to have 10' wide utility, 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.
- All bearings shown hereon are based on a bearing of N. 66°18'03" E. on the South line of Lots 37, 38 and 39, STUART FARMS.

CLERK'S RECORDING CERTIFICATE

I, Louise V. Issacs, Clerk of the Circuit Court of Martin County, hereby certify that this plat was filed for record in Plat Book 2, Page 86, Martin County, Florida, public records, this 12th day of January, 1981.

LOUISE V. ISSACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Bunkey
Deputy Clerk

File No. 430622

APPROVAL OF COUNTY

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

Paul O'Dewey
County Engineer
Sept. 16, 1981

St. John
County Attorney
Jan. 17, 1981

Planning & Zoning Commission
Martin County, Florida.
By: Jack
Chairman
Sept. 10, 1981

Board of County Commissioners
Martin County, Florida.
By: Arthur G. Quinn, Jr.
Chairman
January 12, 1981

ATTEST: Louise V. Issacs
Clerk
By Charlotte Bunkey D.C.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Fisherman's Cove of Stuart, 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, walkways and thoroughfares shown on this plat of FISHERMAN'S COVE · SECTION 2, PHASE 3A, to the use of the public. 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. The utility easements shown on this plat of FISHERMAN'S COVE SECTION 2, PHASE 3A, 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 3 day of September, 1981, on behalf of said corporation by its President and attested to by its Secretary.

ATTEST: Jeffrey Price
Jeffrey Price, its Secretary

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 Jeffrey Price, 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 instrument as such officers of said corporation.
Witness my hand and official seal this 3 day of September, 1981.

Marion Ann Warner
Notary Public, State of Florida at Large.
My commission expires: March 7, 1984

SURVEYOR'S CERTIFICATE

I, W. L. Williams, do hereby certify that this plat of FISHERMAN'S COVE SECTION 2 · PHASE 3A, 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 requirements of Chapter 177, Florida Statutes.

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

MORTGAGE HOLDER'S CONSENT

INTERCONTINENTAL BANK 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 2 day of September, 1981, on behalf of INTERCONTINENTAL BANK by its Assistant Cashier and Vice President.

INTERCONTINENTAL BANK
ATTEST: Julie Roglyn
Julie Roglyn, Assistant Cashier

BY: Roger Saxon
Roger Saxon, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA · COUNTY OF MARTIN
Before me, the undersigned notary public, personally appeared Julie Roglyn and Roger Saxon to me well known to be the Assistant Cashier and Vice - President, respectively of INTERCONTINENTAL BANK, and they acknowledged that they executed such instrument as such officers of said corporation.
Witness my hand and official seal this 2 day of September, 1981.

Marion Ann Warner
Notary Public, State of Florida at Large
My commission expires: 12/4/81

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 as follows:
1. FISHERMAN'S COVE OF STUART INC. to INTERCONTINENTAL BANK, dated April 1, 1981. Filed April 2, 1981, in Official Record Bk. 518, Pg. 363, Public Records of Martin County, Florida.
Dated this 20th day of August, 1981

James F. Littman
James F. Littman, Attorney at Law
P.O. Box 1197, Stuart, Fla. 33495