

DPQJ-5

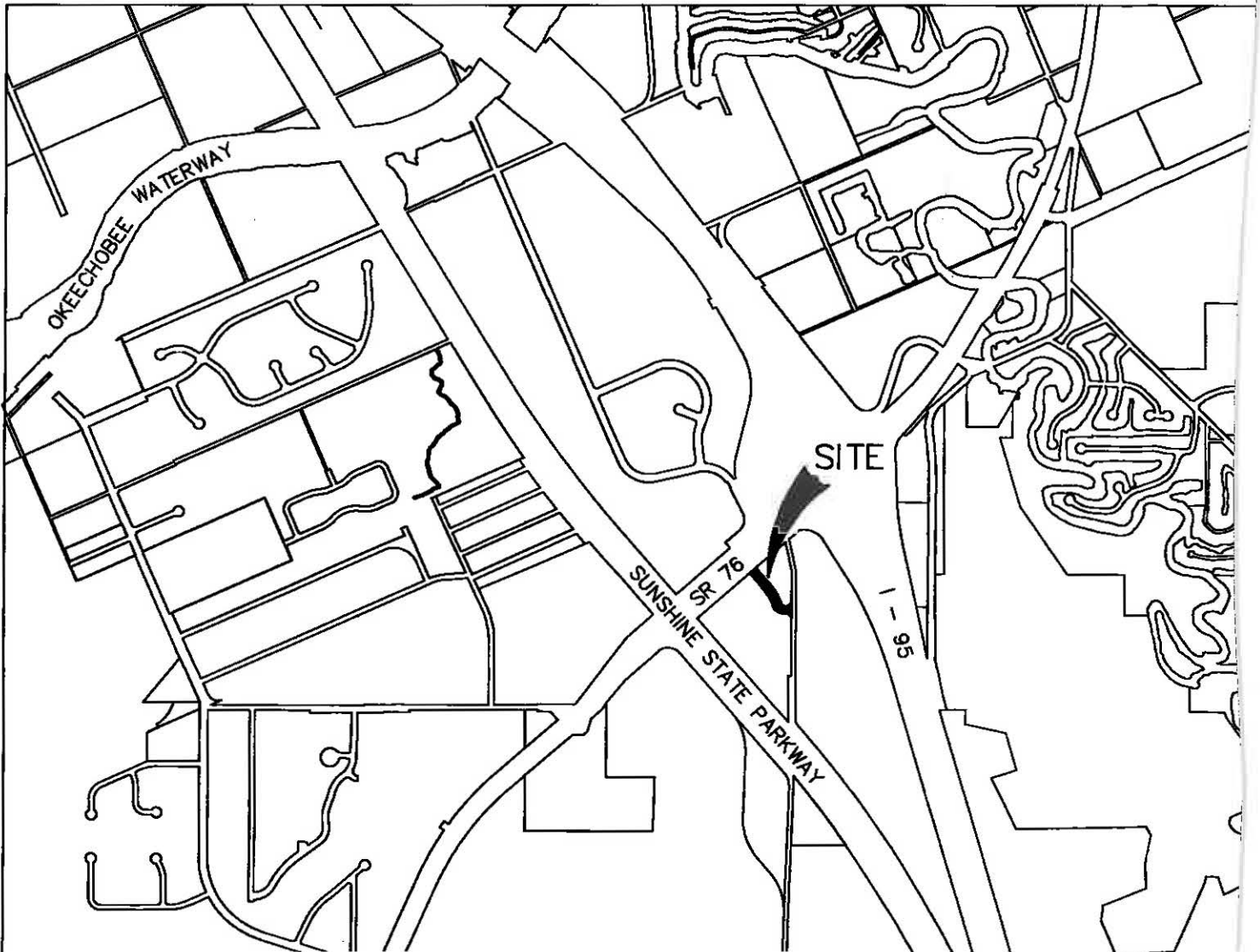
11-20-18

STUA

BEING A RIGHT-OF-
RECORDED IN PLAT B
FLORIDA, LYING IN SE

LOCATION MAP

(NOT TO SCALE)



PART 95 PLAZA, P.U.

WAY MAP OF A PORTION OF LOTS 1
BOOK 3, PAGE 6, PUBLIC RECORDS OF
SECTION 5, TOWNSHIP 39 SOUTH, RANCO

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY A
JEFFREY C. BRUNER, TO ME WELL KNOWN TO BE THE MANAGER
FLORIDA LIMITED LIABILITY COMPANY, AND THEY ACKNOWLEDGED
CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER
IS THE FREE ACT AND DEED OF SAID COMPANY. THEY ARE: []
[] HAS PRODUCED _____ AS IDENTIFICATION
OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID TH

(STAMP)

COMMISSION NO.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

TITLE CERTIFICATION

D. (c) PLAT I

AND 14 TROPICAL FRUIT FARMS AS
PALM BEACH (NOW MARTIN) COUNTY
E 41 EAST, MARTIN COUNTY, FLORIDA

COUNTY AP

PEARED RALPH H. PARKS AND
OF BRUNER PARKS LLC, A
THAT THEY EXECUTED SUCH
OF SAID COMPANY AND THAT IT
PERSONALLY KNOWN TO ME OR
I. WITNESS MY HAND AND
____ DAY OF _____, 20____.

THIS PLAT IS HEREBY APPROVED

DATE: _____

DATE _____

DATE: _____

DATE: _____

CLERK'S RECORDING CERTIFICATE

I, Carolyn Timmann, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book _____, Page _____, Martin County, Florida, Public Records, this _____ day of _____, 20_____.

Carolyn Timmann
Circuit Court
Martin County, Florida

File No. _____

BY: _____
Deputy Clerk
(Circuit Court Seal)

SUBDIVISION PARCEL CONTROL NUMBER

APPROVAL

BY THE UNDERSIGNED ON THE DATES INDICATED

COUNTY SURVEYOR AND MAPPER

COUNTY ENGINEER

COUNTY ATTORNEY

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK OF COURT

LEGAL DESCRIPTION

BEING A PORTION OF LOTS 11 AND 14 "TROPICAL FRUIT FARMS" AS RECORDED IN PLAT BOOK PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. LYING SOUTH OF STATE ROAD 76, EAST OF THE SUNSHINE STATE PARKWAY AND WEST OF SW OLD KANSAS AVENUE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76; THENCE NORTH 49°05'46" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S.W. KANNER HIGHWAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT -OF-WAY MAP SECTION 89095-2412 PAGES 7 & 8 (NOTE: ALL BEARINGS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 88/90), A DISTANCE OF 636.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 49°05'46" EAST, A DISTANCE OF 130.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 04°05'46" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 40°54'14" EAST, A DISTANCE OF 170.50 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHWEST, A RADIUS OF 640.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", A DISTANCE OF 209.39 FEET; THENCE SOUTH 22°09'30" EAST, A DISTANCE OF 26.82 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°18'55", A DISTANCE OF 29.81 FEET; THENCE NORTH 89°31'35" EAST, A DISTANCE OF 39.11 FEET; THENCE NORTH 44°31'35" EAST, A DISTANCE OF 49.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. OLD KANSAS AVENUE; THENCE SOUTH 00°28'25" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY, NORTH 45°28'25" WEST, A DISTANCE OF 49.50 FEET; THENCE SOUTH 89°31'35" WEST, A DISTANCE OF 39.11 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°18'55", A DISTANCE OF 125.19 FEET; THENCE NORTH 22°09'30" WEST, A DISTANCE OF 26.82 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", A DISTANCE OF 183.22 FEET; THENCE NORTH 40°54'14" WEST, A DISTANCE OF 170.50 FEET; THENCE NORTH 85°54'14" WEST, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 47,469 SQUARE FEET, 1.09 ACRES

GENERAL NOTES

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83/90, ALL OTHERS RELATIVE THERETO.
3. THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP 12085C 0282G, DATED 3/16/2015, LOCATES THE PARCEL IN ZONE "X", MINIMUM ELEVATION =
4. THE LAST DATE OF FIELD WORK: 03/31/2018

_____, 20____, AT _____:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PERSON(S), CORPORATION AND/OR OTHER ENTITY EXECUTING AND DEDICATION HEREON.
2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SEC DATED THIS _____ OF _____, 20__.

 TYSON WATERS
 ATTORNEY-AT-LAW, FLORIDA BAR NO. 486566
 FOX MCCLUSKEY BUSH ROBSON, PLLC
 3473 SE WILLOUGHBY BOULEVARD
 STUART, FL. 34994

CERTIFICATE OF SURVEYOR A

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE STUART 95 PL TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFEREN BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE S THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND A CITY OF STUART, FLORIDA.

 STEPHEN J.
 FLORIDA S
 REGISTRATI
 (OFFICIAL S

STEPHEN J.

SURVEYORS—
LAND PLANNERS

619 E 5
 STUART, FL
 772-2

DINATE
 PANEL NO.
 A.

PLAT IS IN THE NAME OF THE
THE CERTIFICATE OF OWNERSHIP

TION 197.192 F.S., HAVE BEEN PAID.

CERTIFICATE OF OW

BRUNER PARKS, LLC, A FLORIDA LIM
HEREBY CERTIFIES THAT IT IS THE O
P.U.D. (c) PLAT I, AND DOES HEREB

1. "TRACT A", RIGHT-OF
"TRACT A", RIGHT-OF-WAY, IS DESIG
COMMISSIONERS ("COUNTY") AND SH
THE PUBLIC AS A PUBLIC STREET FO

SIGNED AND SEALED THIS _____ DA
LIMITED LIABILITY COMPANY.

ND MAPPER

ZA, P.U.D. (c) PLAT I IS A
HAT SUCH SURVEY WAS MADE
SURVEY IS ACCURATE TO THE
E MONUMENTS (PRM'S) HAVE
RVEY DATA COMPLIES WITH ALL
PLICABLE ORDINANCES OF THE

BROWN, P.S.M.
RVEYOR AND MAPPER
N NO. 4049
(AL)

WITNESS: _____
PRINT NAME:

WITNESS: _____
PRINT NAME:

WITNESS: _____
PRINT NAME:

WITNESS: _____
PRINT NAME:

BROWN, INC.

DESIGNERS -CONSULTANTS

h STREET
RIDA 34994
3-7176

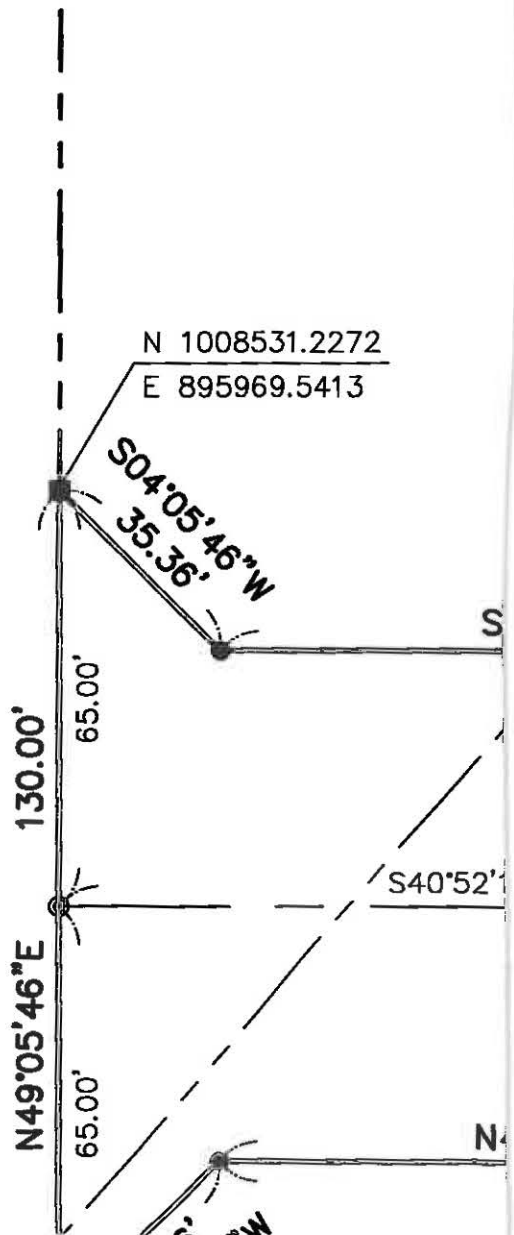
STU

BEING A RIGHT-OF-WAY
RECORDED IN PLAT E
FLORIDA, LYING IN SE

SW KANNER HIGHWAY (SR 76)

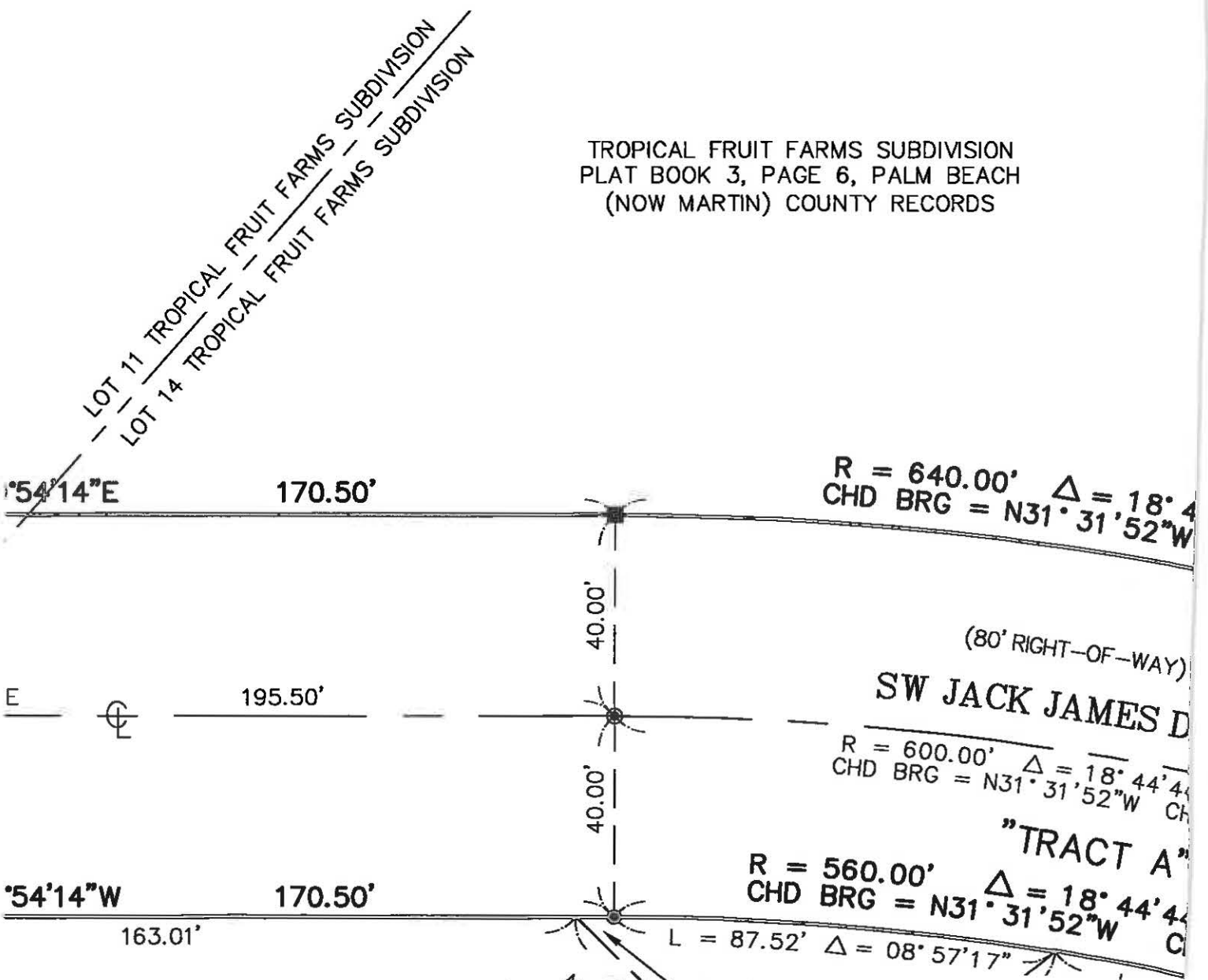
F.D.O.T. RIGHT-OF-WAY MAP SECTION 89095-2412

(RIGHT-OF-WAY VARIES)



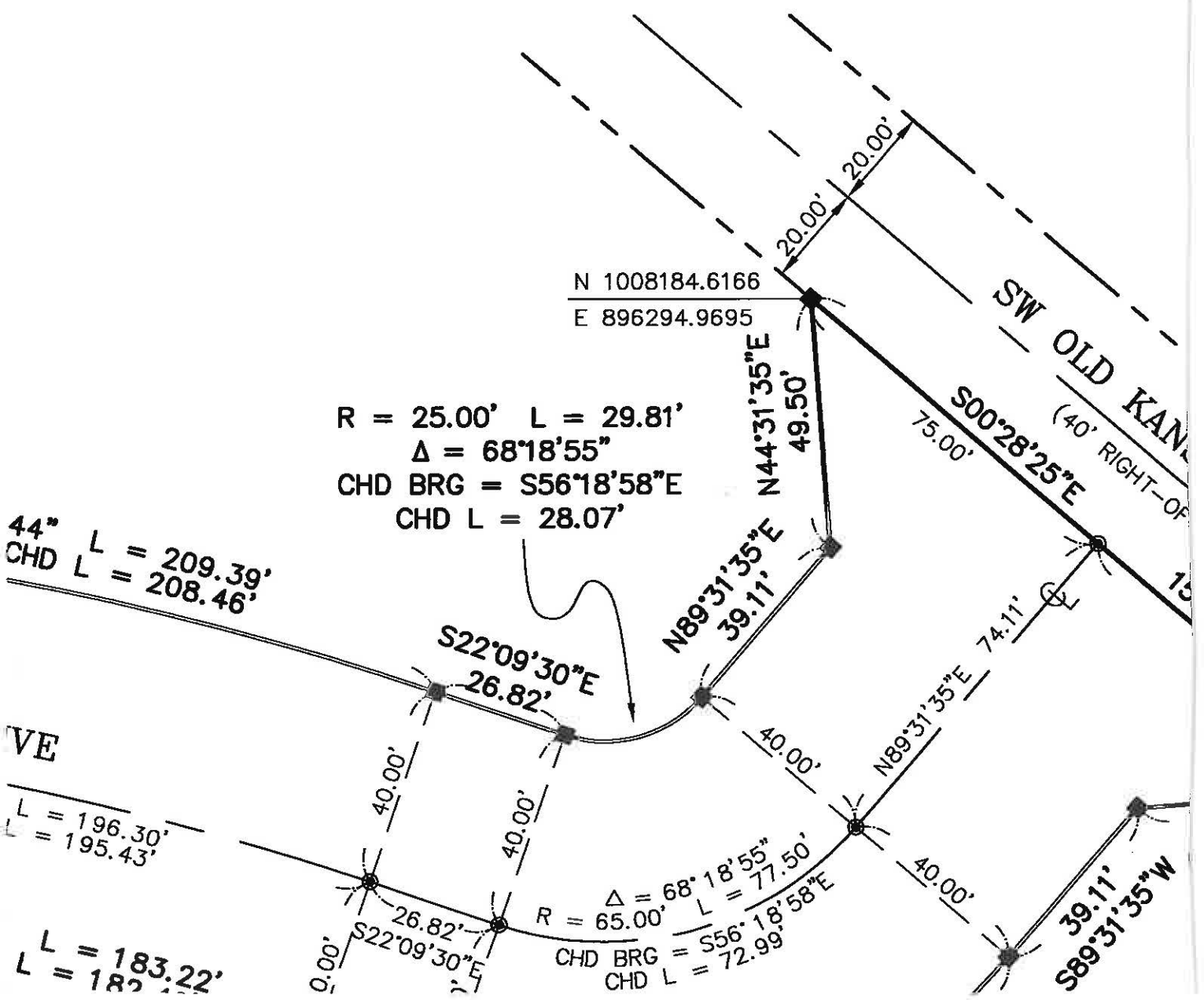
PART 95 PLAZA, P.U.

WAY MAP OF A PORTION OF LOTS 11
BOOK 3, PAGE 6, PUBLIC RECORDS OF
SECTION 5, TOWNSHIP 39 SOUTH, RANGE



D. (c) PLAT I

AND 14 TROPICAL FRUIT FARMS AS
 PALM BEACH (NOW MARTIN) COUNTY
 E 41 EAST, MARTIN COUNTY, FLORIDA



CLERK'S RECORDING CERTIFICATE

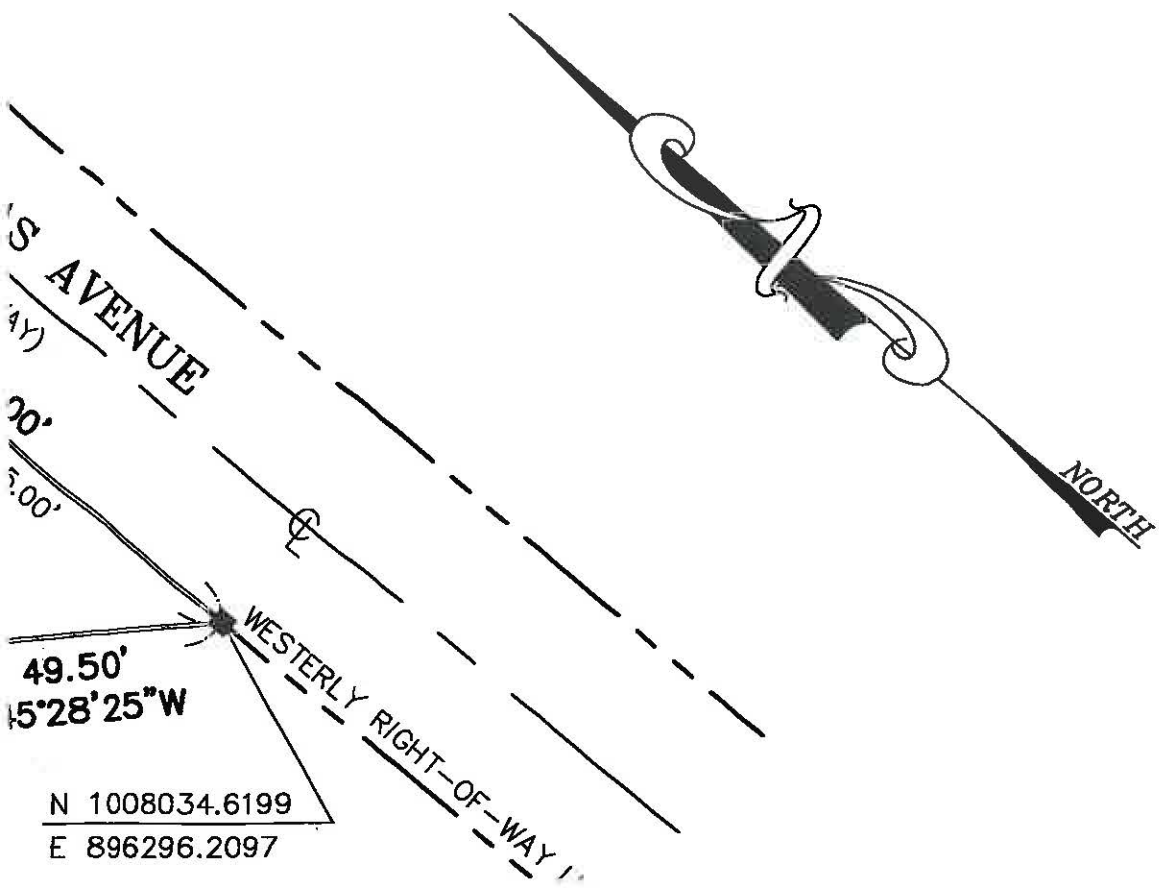
I, Carolyn Timmann, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book _____, Page _____, Martin County, Florida, Public Records, this _____ day of _____, 20____.

Carolyn Timmann
Circuit Court
Martin County, Florida

File No. _____

BY: _____
Deputy Clerk
(Circuit Court Seal)

SUBDIVISION PARCEL CONTROL NUMBER



N 1008034.6199
E 896296.2097

POINT OF BEGINNING

35°
N85°54'14"

N 1008446.1019
E 895871.2838

SOUTHERLY RIGHT-OF-WAY LINE

229.99'

636.18'

N49°05'46"E

LOT 1 OF PL

POINT OF COMMENCEMENT

FND IB & C
W/ "PRM EDC 8098"
N 1008030.0250
E 8958390.2050

EASTERLY RIGHT-OF-WAY

SUNSHINE ST
PARKWAY

1, STUART 95 PLAZA, P.U.D., UNRECORDED
O.R.B. 2607, PAGE 273

2.40'
S4°05'46"E

45.61'
N81°25'35"W

225.13'

ACCESS, INGRESS, EGRESS & UTILITY EASEMENT
O.R.B. 1323, PAGE 1848

218.67'

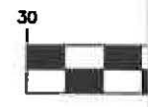
N49°05'46"E

S49°05'46"W

218.00'

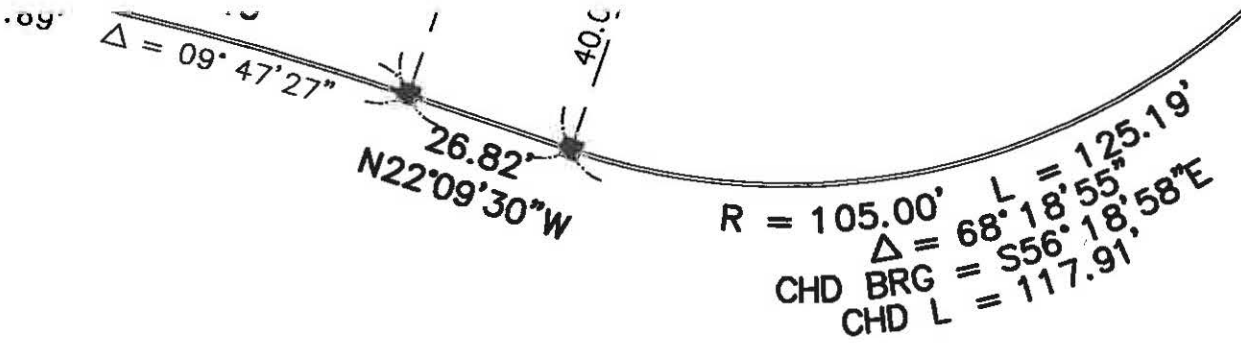
30.00'

N40°52'17"W



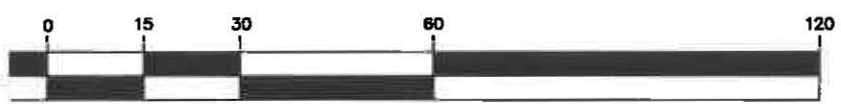
STEPH
SUB
LAND

LINE
CE



TROPICAL FRUIT FARMS SUBDIVISION
 PLAT BOOK 3, PAGE 6, PALM BEACH
 (NOW MARTIN) COUNTY RECORDS

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

GENERAL

1. THIS PLAT, A SUBDIVIDED LAND, AUTHORITY BY A RESTRICTIONS TO RECORDS OF THE
2. THE SURVEY SYSTEM, NAD 8
3. THE NATIONAL 12085C 0282G,
4. THE LAST DA

EN J. BROWN, INC.

**VEYORS-DESIGNERS
 LANNERS-CONSULTANTS**

619 E 5th STREET
 STUART, FLORIDA 34994
 772-288-7176

LEGEND

- = SET P.R.M., MAG & WASHER, P.R.M. PSM 4049
 - = SET P.R.M., 5/8"Ø IRON BAR & CAP W/ BRASS DISC,
Labeled "S. J. BROWN P.R.M. PSM 4049"
 - ⊙ = SET P.C.P., MAG AND WASHER, P.C.P. PSM 4049
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
MAG = MAG NAIL
O.R.B. = OFFICIAL RECORDS BOOK
P.U.D. = PLANNED UNIT DEVELOPMENT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
W/ = WITH
⊕ = CENTERLINE
Ø = DIAMETER
BRG = BEARING
CHD = CHORD
Δ = CENTRAL ANGLE
L = LENGTH
R = RADIUS

NOTES

RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE
DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL
NOTES THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC
RECORDS OFFICE OF DADE COUNTY.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE
SYSTEM OF 1983, ALL OTHERS RELATIVE THERETO.

FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO.
DATED 3/16/2015, LOCATES THE PARCEL IN ZONE "X", MINIMUM ELEVATION = N/A.

DATE OF FIELD WORK: 03/31/2018