FLORIDA, RECORDED BEING LYING RIGHT-IN PLAT -OF-WAY SECTION BOOK P AGE TOWNSHIP OF တ PORTION **PUBLIC** 39 SOUTH, RECORDS OF LOTS RANGE OF PALM AND EAST, BEACH TROPICAL MARTIN (NOW) FRUIT COUNTY, MARTIN) FA ARMS FLORIDA COUNTY AS

Fi e l, <u>Carolyn Timmann</u>, 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____. Z 0. CLERK'S day of RECORDING Carolyn Timmann Circuit Court Martin County, Flo B ∴ CERTIFICATE Deputy Clerk (Circuit Court Seal) Florida

SUBDIVISION PARCEL CONTROL NUMBER

	And All Sant		T. T. CHOOLE WATER	(NOT TO SCALE)	LOCATON MAT
	96				AT

LEGAL **DESCRIPTION**

BEING A PORTION OF LOTS 11 AND 14 "TROPICAL FRUIT FARMS" AS RECORDED IN PLAT BOOK 3, 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 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 BEING CONCAVE TO THE SOUTHWEST, A RADIUS OF 640.00 FEET; THENCE SOUTH ACCORDINATE SYSTEM, 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 18'18'55", A DISTANCE OF 29.81 FEET; THENCE NORTH 48'31'35" EAST, A DISTANCE OF 29.81 FEET; THENCE NORTH 89'31'35" EAST, A DISTANCE OF 39.11 FEET; THENCE SOUTHWEST, A PART OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39.11 FEET; THENCE NORTH 45'28'25" WEST, A DISTANCE OF 49.50 FEET; THENCE SOUTH O'28'25" EAST ALONG SAID RIGHT-OF-WAY, NORTH 45'28'25" WEST, A DISTANCE OF 49.50 FEET; THENCE SOUTH 89'31'35" ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89'31'35" ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89'31'35" ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89'31'35" EAST ADISTANCE OF 49.50 FEET; THENCE SOUTH 89'31'35" EAST ADISTANCE OF 58.82 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET; THENCE ORTHWESTERLY ALONG THE ARC OF SAID CURVE, THENCE SOUTH 89'31'35" EAST ADISTANCE OF 125.19 FEET; THENCE ORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 125.19 FEET; THENCE ORTHWESTERLY ALONG THE SOUTHWEST, A DISTANCE OF 150.40 FEET; THENCE ORTHWESTERLY ADDI

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 FOUNG IN THE PUBLIC RECORDS OF THIS COUNTY.

2. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED SYSTEM, NAD 83/90, ALL OTHERS RELATIVE THERETO. T0 THE FLORIDA STATE PLANE COORDINATE

3. THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION 12085C 0282G, DATED 3/16/2015, LOCATES THE PARCEL IN LAST DATE 유 FIELD AS INDICATED ON THE F.E.M.A. MAP PANEL NO ZONE "X", MINIMUM ELEVATION = N/A.

ACKNOWLEDGMENT

STATE C OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY AF JEFFREY C. BRUNER, TO ME WELL KNOWN TO BE THE MANAGERS 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 IDENTIFICATIO OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS COMMISSION NO. ALLY APPEARED RALPH H. PARKS AND NAGERS OF BRUNER PARKS LLC, A LEDGED THAT THEY EXECUTED SUCH SFICER OF SAID COMPANY AND THAT IT RE: [] PERSONALLY KNOWN TO ME OR IFICATION. WITNESS MY HAND AND , 20

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:

CERTIFICATION

MEMBER OF 20_ FLORIDA BAR,

RECORD TITLE TO THE LAND E PERSON(S), CORPORATION AND AND DEDICATION HEREON. D DESCRIBED AND SHOWN AND OR OTHER ENTITY EX WN ON THIS PLAT T IS IN THE P NAME OF THE

DATED ALL TAXES THAT ARE DUE AND 읶 PAYABLE PURSUANT 20 TO HAVE BEEN PAID.

TYSON WATERS

FOX MCCLUSKEY BUSH ROBBON, PLLC 3473 SE WILLOUGHBY BOULEVARD STUART, FL. 34994 ATTORNEY—AT—LAW, FLORIDA BAR

CERTIFICATE 19 SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE STUART 95 PLAZA, P.U.D. (c) PLAT I IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

STEPHEN J. BROWN, I FLORIDA SURVEYOR A REGISTRATION NO. 4C (OFFICIAL SEAL) MAPPER

PRINT NAME:

MANAGER:

COUNTY APPROVAL

DATE:

SIHI PLAT S HEREBY APPROVED BY THE UNDERSIGNED 9 THE DATES INDICATED

CLERK OF COURT	ATTEST:	CHAIRMAN, BOARD OF COUNTY COMMISSIONERS	COUNTY ATTORNEY	COUNTY ENGINEER	COUNTY SURVEYOR AND MAPPER	

DATE:

CERTI IFICATE 유 OWNERSHIP AND DEDICATION

BRUNER PARKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF STUART 95 PLAZA, P.U.D. (c) PLAT I, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. "TRACT A", RIGHT—OF—WAY
"TRACT A", RIGHT—OF—WAY, IS DESIGNATED AS PUBLIC AND IS HEREBY DEDICATED TO MARTIN COUNTY BOARD
COMMISSIONERS ("COUNTY") AND SHALL BE CONVEYED BY DEED TO THE COUNTY FOR THE USE AND BENEFIT OF
THE PUBLIC AS A PUBLIC STREET FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV).

SIGNED AND SEALED THIS	DAY OF	, 20, ON BEHALF OF SAID
LIMITED LIABILITY COMPANY.		
		BRUNER PARKS, LLC
WITNESS:PRINT_NAME:		BY:
WITNESS:PRINT_NAME:		MANAGER:
WITNESS:PRINT_NAME:		BY:

HEN 4 BROWN

LAND URVEYORS P LA NNERS--DESIGNERS -CONSULTANTS

619 E STUART, 772-E 5th STREET T, FLORIDA 34994 72-288-7176

SHEET OF \mathcal{O}

CLERK'S

RECORDING

CERTIFICATE

Court

