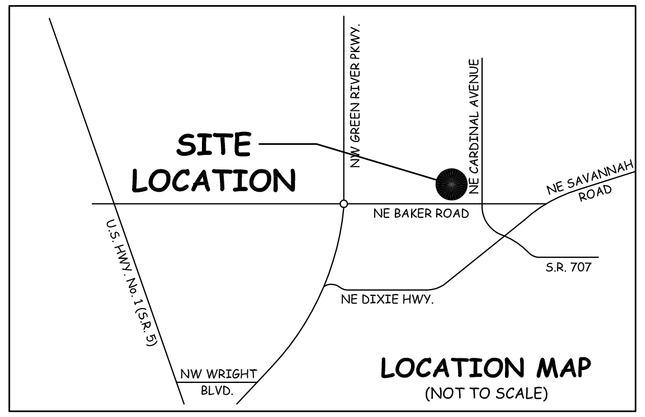
# NEW AVONLEA P.U.D. 1ST REPLAT

**BEING A REPLAT OF LOT 2, PRESERVE A1 AND PRESERVE A2, ACCORDING TO THE PLAT OF NEW AVONLEA P.U.D., AS RECORDED IN PLAT BOOK 17, PAGE 35, LYING IN A PORTION OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.**

**PLAT BOOK: _____**
**PAGE: _____**




## TITLE CERTIFICATION

I, HOWARD E. GOOGE JR., AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT AS OF _____:

1. I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY AND THAT I FIND THE PROPERTY VESTED IN AVONLEA JV STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY.

2. TAXES ARE DUE AND PAYABLE FOR 202_ UNDER TAX I.D. NUMBER: 1115814.

3. THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LANDS DESCRIBED HEREON.

DATED THIS _____ DAY OF _____, 202_.

BY: _____
HOWARD E. GOOGE JR.

## GENERAL PLAT NOTES:

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12085C0132H. DATED 2/19/20.

1. THE BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS.) REFERENCE BEARING OF S 89°58'55" E ALONG THE NORTH RIGHT OF WAY LINE OF NE BAKER ROAD.

2. PLAT CONTAINS 3.11 ACRES.

3. PLAT CONTAINS 30 LOTS.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION 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.

## CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART, FLORIDA.

DATED THIS _____ DAY OF _____, 202_.

_____
ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENCE NO. 6285

## CITY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE INDICATED.

| | |
|---|---|
| _____ DATE | _____ MICHAEL J. MEIER - CITY MAYOR |
| _____ DATE | _____ MARY KINDEL - CITY CLERK |
| _____ DATE | _____ MICHAEL MORTELL CITY ATTORNEY |
| _____ DATE | _____ KEVIN M. ROBERSON - CITY ENGINEER - KIMLEY HORN AND ASSOCITES INC. |
| _____ DATE | _____ E. C. DEMETER, PSM - CITY PLAT REVIEWER |

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

AVONLEA JV STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT AND HEREBY DEDICATES AS FOLLOWS:

1. THE NEW PRESERVE AREAS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT ARE HEREBY DEDICATED TO THE AVONLEA PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR PRESERVATION PURPOSES. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PRESERVE AREA SHALL OCCUR. EXCEPT AS APPROVED BY THE CITY OF STUART, FLORIDA. SAID CITY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.

2. THE PRIVATE ROADWAY TRACT SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT ARE HEREBY DEDICATED TO THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS OF WAY.

3. THE OPEN SPACE TRACTS AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT IS HEREBY DEDICATED TO THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION INC. FOR OPEN SPACE PURPOSES AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

4. THE RECREATION TRACT AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT IS HEREBY DEDICATED TO THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT FOR RECREATION PURPOSES AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

5. THE STORM WATER MANAGEMENT TRACT AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT ARE HEREBY DEDICATED TO THE AVONLEA PROPERTY OWNERS ASSOCIATION, INC. AS A PRIVATE STORM WATER MANAGEMENT TRACT FOR THE PURPOSE OF WATER DETENTION, INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STORM WATER MANAGEMENT TRACT.

SIGNED AND SEALED ON BEHALF OF SAID OWNER.

AVONLEA JV STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

PRINTED NAME: _____

BY: ERFOLG HOLDINGS, INC., A DELAWARE CORPORATION, ITS SOLE MANAGER

BY: _____
NIKOLAUS M. SCHROTH, DIRECTOR

WITNESS: _____

PRINTED NAME: _____

PRINTED NAME: NIKOLAUS M. SCHROTH

TITLE: DIRECTOR

DATE: _____

WITNESS: _____

PRINTED NAME: _____

BY: AVONLEA PROPERTY OWNERS ASSOCIATION, INC.

BY: _____
NIKOLAUS M. SCHROTH, DIRECTOR

WITNESS: _____

PRINTED NAME: _____

PRINTED NAME: NIKOLAUS M. SCHROTH

TITLE: DIRECTOR

DATE: _____

## ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION. THIS _____ DAY OF _____ 2021, BY NIKOLAUS M. SCHROTH, DIRECTOR OF ERFOLG HOLDINGS, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, AS SOLE MANAGER FOR AVONLEA JV STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

_____
NOTARY PUBLIC:

PRINTED NAME: _____

COMMISSION # _____

MY COMMISSION EXPIRES: _____

## ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION. THIS _____ DAY OF _____ 2021, BY NIKOLAUS M. SCHROTH, DIRECTOR OF AVONLEA PROPERTY OWNERS ASSOCIATION, INC., WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

_____
NOTARY PUBLIC:

PRINTED NAME: _____

COMMISSION # _____

MY COMMISSION EXPIRES: _____

## 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 _____ , 2021.

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER: _____

BY: _____
DEPUTY CLERK

_____28-37-41-013-000-00020-0_____
PARCEL CONTROL NUMBER

## ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION. THIS _____ DAY OF _____ 2021, BY NIKOLAUS M. SCHROTH, DIRECTOR OF THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION, INC., WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

_____
NOTARY PUBLIC:

PRINTED NAME: _____

COMMISSION # _____

MY COMMISSION EXPIRES: _____

## LEGAL DESCRIPTION:

LOT 2, PRESERVE A1 AND A2, NEW AVONLEA P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

## PLAT PREPARED BY:

VELCON ENGINEERING & SURVEYING
ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
590 NW PEACOCK BLVD, SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com