OSPREY PRESERVE RPUD

BEING A REPLAT OF A PORTION OF LOTS 13, 14, 15, AND 16, BLOCK 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, AND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF LOTS 13, 14, 15 AND 16, BLOCK 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PINEAPPLE PLANTATION PLAT TWO, A P.U.D., AS RECORDED IN PLAT BOOK 14, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD (A 120 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 89°27'41" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD, FOR A DISTANCE OF 976.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GREEN RIVER PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2409, PAGE 1650, MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD, SOUTH 44°28'38" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 42.56 FEET; THENCE SOUTH 00°20'15" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 629.92 FEET TO A POINT ON A LINE THAT IS 660 FEET SOUTH OF, AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE NORTH 89°27'41" WEST, DEPARTING SAID RIGHT OF WAY AND ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 1005.37 FEET TO A POINT ON THE EAST LINE OF PINEAPPLE PLANTATION PLAT TWO, A P.U.D., AS RECORDED IN PLAT BOOK 14, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00°14'17" EAST, ALONG SAID EAST LINE OF PINEAPPLE PLANTATION PLAT TWO, A P.U.D., A DISTANCE OF 660.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 15.23 ACRES, OR 663,611 SQUARE FEET, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

OSPREY KEY, LLC, A FLORIDA LIMITED COMPANY, HEREBY CERTIFIES THAT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF OSPREY PRESERVE RPUD AND HEREBY DEDICATES AS FOLLOWS:

1. THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT OF OSPREY PRESERVE RPUD ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE OSPREY KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE MAINTENANCE OBLIGATION OF THE OSPREY KEY ASSOCIATION, INC.
2. THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF OSPREY PRESERVE RPUD 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, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
3. OSPREY PRESERVE BOULEVARD (TRACT A) AS SHOWN ON THIS PLAT OF OSPREY PRESERVE RPUD IS HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE OSPREY KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE ROADWAY, AND FOR THE PURPOSE OF PROVIDING ACCESS, DRAINAGE AND UTILITY INSTALLATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OSPREY KEY ASSOCIATION, INC. ADDITIONALLY, THE PRIVATE ROADWAY DESIGNATED HEREON IS HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE LOTS PLATTED AND SHOWN HEREON. AN EASEMENT OVER AND UNDER SUCH ROADWAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF MARTIN COUNTY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES AND FOR ACCESS OF EMERGENCY VEHICLES. MARTIN COUNTY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH ROADWAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY MARTIN COUNTY.
4. TRACT LS (LIFT STATION) AS SHOWN ON THIS PLAT OF OSPREY PRESERVE RPUD IS HEREBY DEDICATED TO MARTIN COUNTY AS A PERMANENT, EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOOKUPS, AND FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH TRACT LS AS MAY BE REASONABLY NECESSARY FOR UTILITY LIFT STATION PURPOSES.
5. THE PRESERVE TRACTS (P-1 & P-2) AS SHOWN ON THIS PLAT OF OSPREY PRESERVE RPUD ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE OSPREY KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AND SHALL BE MAINTAINED BY THE OSPREY KEY ASSOCIATION, INC., IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAM) APPROVED BY THE CITY OF STUART FOR PRESERVE PURPOSES.
6. TRACTS L-1, L-2 AND THE LAKE MAINTENANCE EASEMENT AND ACCESS EASEMENTS AS SHOWN ON THIS PLAT OF OSPREY PRESERVE RPUD ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE OSPREY KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR WATER MANAGEMENT PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF THE OSPREY KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.
7. TRACT R AS SHOWN ON THIS PLAT OF OSPREY PRESERVE RPUD IS HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE OSPREY KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE MAINTENANCE OBLIGATION OF THE OSPREY KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.
8. THE OPEN SPACE TRACTS (TRACTS OS-1 THROUGH OS-5) AS SHOWN ON THIS PLAT OF OSPREY PRESERVE RPUD ARE HEREBY DEDICATED TO THE OSPREY KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE, UTILITY, DRAINAGE, AND PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____ , 2021.

OSPREY KEY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES:

SIGNATURE: _____

PRINT NAME: _____

SIGNATURE: _____

PRINT NAME: _____

BY: _____
G.H. SCHICKEDANZ, MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
SS
COUNTY OF _____)

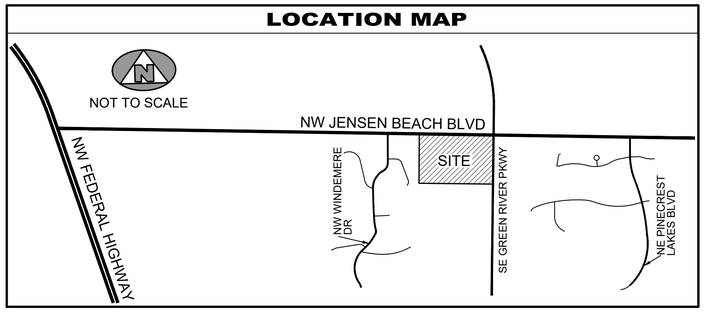
BEFORE ME PERSONALLY APPEARED G.H. SCHICKEDANZ, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF OSPREY KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND THIS _____ DAY OF _____ , 2021.

MY COMMISSION EXPIRES: _____ BY: _____ SEAL: _____
NOTARY PUBLIC

PRINTED NAME: _____ COMMISSION NO. _____

LOCATION MAP



ACCEPTANCE OF DEDICATIONS:

OSPREY KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF OSPREY PRESERVE RPUD, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____ , 2021.

WITNESSES:

SIGNATURE: _____

PRINT NAME: _____

SIGNATURE: _____

PRINT NAME: _____

OSPREY KEY ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: _____
GERHARD H. SCHICKEDANZ, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
SS
COUNTY OF _____)

BEFORE ME PERSONALLY APPEARED _____ AND _____, WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED _____ AND _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____, OF OSPREY KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION..

WITNESS MY HAND THIS _____ DAY OF _____ , 2021.

MY COMMISSION EXPIRES: _____ BY: _____ SEAL: _____
NOTARY PUBLIC

PRINTED NAME: _____ COMMISSION NO. _____

TITLE CERTIFICATION:

STATE OF FLORIDA)
SS
COUNTY OF _____)

I, ALYS NAGLER DANIELS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN OSPREY KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT

DATE: _____ BY: _____
ALYS NAGLER DANIELS, ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0354600
701 U.S. HIGHWAY ONE, SUITE 402
NORTH PALM BEACH, FL 33408

CLERKS 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

_____
SUBDIVISION PARCEL CONTROL NO.

CITY OF STUART APPROVAL:

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

DATE:_____ _____
MAYOR, CITY OF STUART: EULA R. CLARKE

DATE:_____ _____
CLERK: MARY R. KINDEL

DATE:_____ _____
CITY ATTORNEY: MICHAEL J. MORTELL

DATE:_____ _____
CITY ENGINEER: JOSEPH CAPRA, CAPTEC ENGINEERING, INC.

DATE:_____ _____
PLAT REVIEWER: GREGORY FLEMING, P.S.M.

SURVEYOR'S NOTES:

1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON AN ASSUMED BEARING OF S89°27'41"E ALONG THE SOUTH SOUTH RIGHT-OF-WAY LINE OF JENSEN BEACH BLVD, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. LINES THAT INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.

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.

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 801 NORTHPOINT PARKWAY, SUITE 35, WEST PALM BEACH, FL 33407

SURVEYOR'S CERTIFICATION:

I STEPHEN L. SHIRLEY, HEREBY CERTIFY THAT THIS PLAT OF OSPREY PRESERVE RPUD AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF STUART, FLORIDA.

BY: _____ DATED THIS _____ DAY OF _____ , 2021.
STEPHEN L. SHIRLEY,
FLORIDA PROFESSIONAL SURVEYOR MAPPER REGISTRATION #3918
ASSOCIATED LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB7344
801 NORTHPOINT PARKWAY, SUITE 35
WEST PALM BEACH, FL 33407

ASSOCIATED LAND SURVEYORS, INC.
801 NORTHPOINT PARKWAY, SUITE 35
WEST PALM BEACH, FL 33407
PHONE: (561) 848-2102 FAX: (561) 844-9659
LB NO. 7344 EMAIL: als@alssurvey.net

ASSOCIATED LAND SURVEYORS, INC.
801 NORTHPOINT PARKWAY, SUITE 35
WEST PALM BEACH, FL 33407
PHONE: (561) 848-2102 FAX: (561) 844-9659
LB NO. 7344 EMAIL: als@alssurvey.net

OSPREY PRESERVE RPUD

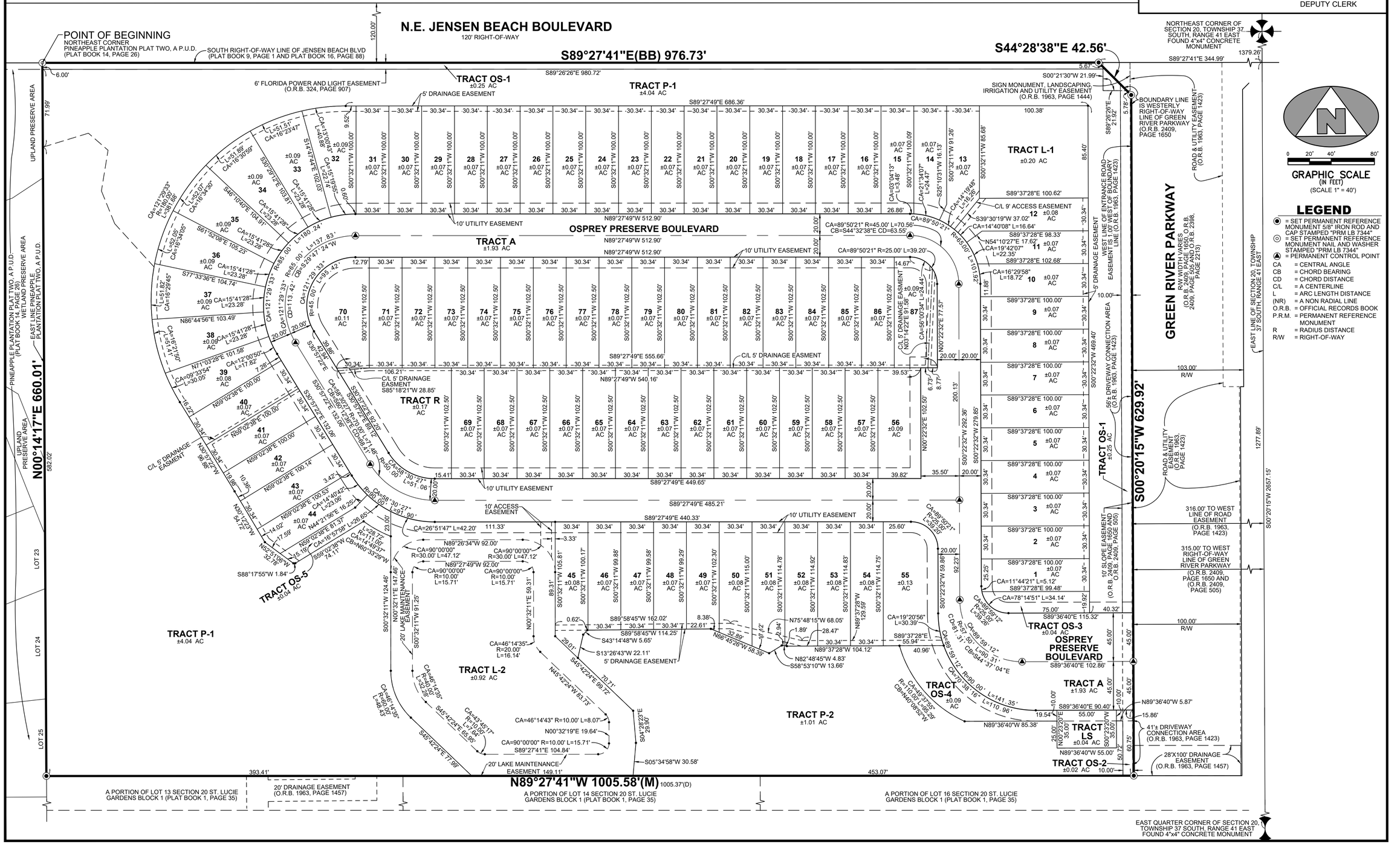
BEING A REPLAT OF A PORTION OF LOTS 13, 14, 15, AND 16, BLOCK 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, AND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 801 NORTHPOINT PARKWAY, SUITE 35, WEST PALM BEACH, FL 33407

CLERKS 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



LEGEND

- ◉ = SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB 7344"
- ◎ = SET PERMANENT REFERENCE MONUMENT NAIL AND WASHER STAMPED "PRM LB 7344"
- ▲ = PERMANENT CONTROL POINT
- CA = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- C/L = A CENTERLINE
- L = ARC LENGTH DISTANCE
- (NR) = A NON RADIAL LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS DISTANCE
- R/W = RIGHT-OF-WAY