THIS INSTRUMENT PREPARED BY:

Bowman CONSULTING

Bowman Consulting Group, Ltd.
301 S.E. Ocean Blvd. Suite 301
Stuart, Florida 34994
CERTIFICATE OF AUTHORIZATION NO. LB 8030

Phone: (772) 283-1413
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CERTUS STU OWNER PLAT, LOTS 1 AND 2

A REPLAT OF A PART OF LOTS 5, 6, 11, AND 12, STUART FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA LYING IN THE HANSON GRANT, CITY OF STUART, 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 _____, 2018.

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

FILE NUMBER: _____

BY: _____
DEPUTY CLERK

_____
PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION:

CERTUS STU OWNER LLC, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF CERTUS STU OWNER PLAT, LOTS 1 AND 2 AND HEREBY DEDICATES AS FOLLOWS:

1. THE UTILITY EASEMENT SHOWN ON THIS PLAT OF CERTUS STU OWNER PLAT, LOTS 1 AND 2 MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS _____ DAY OF _____, 2018, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

_____
NAME:
PRESIDENT

ATTEST:

_____
NAME:
CORPORATION SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ _____, AND _____, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF CERTUS STU OWNER LLC AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: [ ] PERSONALLY KNOWN TO ME OR [ ] HAVE PRODUCED _____ AS IDENTIFICATION.

DATED THIS _____ DAY OF _____ , 2018.

_____
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION:

CERTUS STU OWNER II LLC, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF CERTUS STU OWNER PLAT, LOTS 1 AND 2 AND HEREBY DEDICATES AS FOLLOWS:

1. THE UTILITY EASEMENT SHOWN ON THIS PLAT OF CERTUS STU OWNER PLAT, LOTS 1 AND 2 MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS _____ DAY OF _____, 2018, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

_____
NAME:
PRESIDENT

ATTEST:

_____
NAME:
CORPORATION SECRETARY

ACKNOWLEDGEMENT:

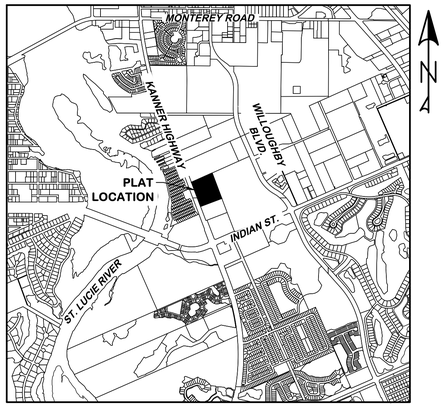
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ _____, AND _____, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF CERTUS STU OWNER LLC AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: [ ] PERSONALLY KNOWN TO ME OR [ ] HAVE PRODUCED _____ AS IDENTIFICATION.

DATED THIS _____ DAY OF _____ , 2018.

_____
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 5, 6, 11 AND 12 OF STUART FARMS SUBDIVISION OF LOT 5, MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY, FORMERLY A 100 FOOT RIGHT-OF-WAY), (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); AND THE NORTHERLY RIGHT-OF-WAY LINE OF INDIAN STREET (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 65 DEG 58' 17" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.07 FEET TO A POINT ON THE NEWLY ESTABLISHED EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 76; THENCE PROCEED NORTH 21 DEG 00' 49" WEST, ALONG THE NOW ESTABLISHED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 1,060.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY PERPENDICULAR THERETO, NORTH 68 DEG 59' 11" EAST A DISTANCE OF 600.03 FEET TO A POINT; THENCE NORTH 21 DEG 00' 43" WEST, A DISTANCE OF 767.25 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF LOT 6 OF STUART FARMS SUBDIVISION OF LOT 5 DESCRIBED ABOVE AND A LINE PARALLEL WITH AND 650.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLE TO SAID FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LOT 6 AND LOT 5 OF STUART FARMS SUBDIVISION OF LOT 5 DESCRIBED ABOVE A DISTANCE OF 602.02 FEET (DEED; 601.02 FEET CALCULATED), TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 21 DEG 00' 49" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 A DISTANCE OF 733.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.33 ACRES MORE OR LESS.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF MARTIN

I, _____, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2018:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.

2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS _____, DAY OF _____, 2018

_____
[NAME]
FLORIDA BAR NO. _____
[ADDRESS]

SURVEYOR'S NOTES:

1. *THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GR5 RECEIVERS WITH THE TRIMBLE VIRTUAL REFERENCE NETWORK AND VERIFIED BY A REDUNDANCY OF OCCUPATIONS ON THE FOLLOWING NATIONAL GEODETIC SURVEY PUBLISHED CONTROL POINT:*

   PID – AJ5256: FOUND CONCRETE MONUMENT WITH ALUMINUM DISK, STAMPED "GCY D14 2001", N: 1030959.87 E: 907152.43 SCALE FACTOR: 1.00001339

   THE BEARING BASIS SHOWN HEREON REFERS TO A BEARING OF NORTH 21°00'49" WEST FOR THE EASTERLY RIGHT OF WAY LINE OF KANNER HIGHWAY AS OBSERVED AND SHOWN ON PLAT.

2. *DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.*

3. *ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT 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. THIS DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.*

4. *NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.*

5. *THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.*

ABBREVIATIONS:

(C)	CALCULATED DISTANCE
CM	CONCRETE MONUMENT
CATV	CABLE TELEVISION
(D)	DEED DISTANCE
D.B.	DEED BOOK
F.P.L.	FLORIDA POWER AND LIGHT COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
ID.	IDENTIFICATION
(M)	FIELD MEASURED DISTANCE
N&D	NAIL AND DISK
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT DISTANCE
P.B.	PLAT BOOK
PG.	PAGE
P.R.M.	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD

LEGEND:

■	*FOUND 4"x4" CONCRETE MONUMENT WITH IDENTIFICATION*
□	*SET CONCRETE 4" x 4" CONCRETE MONUMENT STAMPED "PRM LB8030"*
●	*FOUND IRON ROD OR PIPE WITH IDENTIFICATION*
○	*SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030"*
— - — - —	*CENTER LINE*
—·—·—·—	*RIGHT-OF-WAY LINE*

CITY OF STUART APPROVAL:

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

DATE: _____ _____
CHRIS DEMETER, P.S.M.
PLAT REVIEWER

DATE: _____ _____
TIM VOELKER, P.E.
CITY ENGINEER

DATE: _____ _____
MICHAEL J. MORTELLI
CITY ATTORNEY

DATE: _____ _____
KELLI GLASS LEIGHTON
MAYOR

DATE: _____ _____
CHERIE WHITE
CITY CLERK

CERTIFICATE OF SURVEYOR AND MAPPER:

I, RICHARD E. BARNES, JR., HEREBY CERTIFY THAT THIS PLAT OF CERTUS STU OWNER PLAT, LOTS 1 AND 2 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 HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

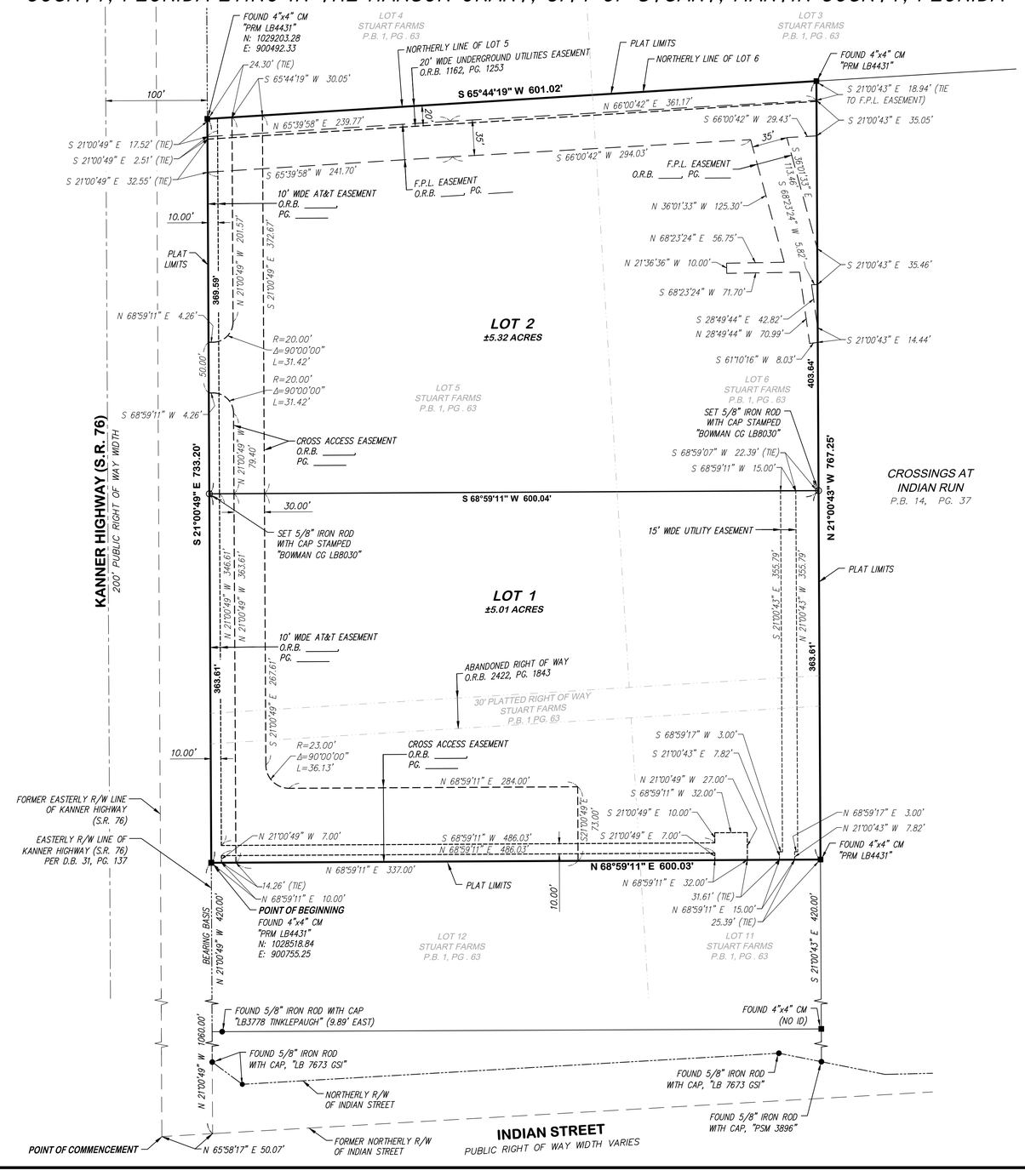
_____ *DATE: _____*
RICHARD E. BARNES, JR., P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5173

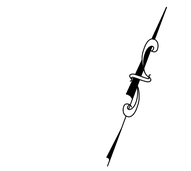
BOWMAN CONSULTING GROUP, LTD.
301 S.E. OCEAN BLVD. SUITE 301
STUART, FL 34994
CERTIFICATE OF AUTHORIZATION NO. LB8030

RICHARD E. BARNES, JR
PROFESSIONAL SURVEYOR AND MAPPER

CERTUS STU OWNER PLAT, LOTS 1 AND 2

A REPLAT OF A PART OF LOTS 5, 6, 11, AND 12, STUART FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA LYING IN THE HANSON GRANT, CITY OF STUART, MARTIN COUNTY, FLORIDA





0 60 120 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 60' OR SMALLER

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 _____, 2018.

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

FILE NUMBER: _____

BY: _____
DEPUTY CLERK

SURVEYOR'S NOTES:

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P.R.M.	PERMANENT REFERENCE MONUMENT
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- ○ SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030"
- — — — CENTER LINE
- —·—·— RIGHT-OF-WAY LINE

THIS INSTRUMENT PREPARED BY:

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CERTIFICATE OF AUTHORIZATION NO. LB 8030

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