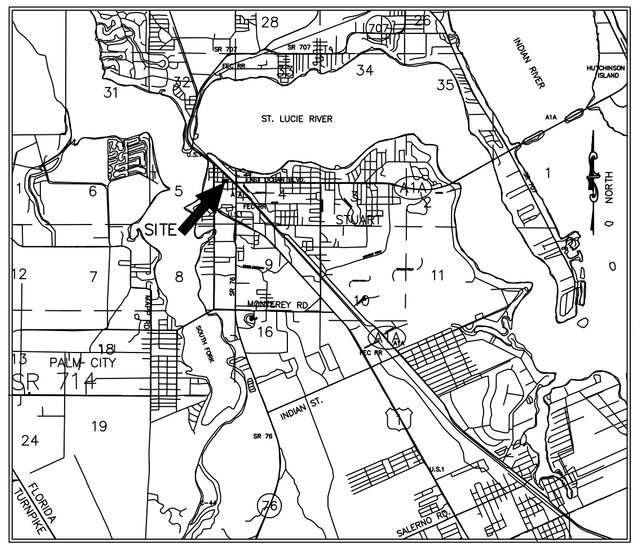


LOCATION MAP
(NOT TO SCALE)

THE PLAT OF
TOWNHOUSES AT FRAZIER CREEK

BEING A REPLAT OF LOTS 8, 9, 10 AND 11, KITCHING'S ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 86, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, PUBLIC RECORDS, AND LYING IN A PORTION OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST, 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 _____, 20_____.

Carolyn Timmann
Circuit Court Clerk,
Martin County, Florida

File No. _____

BY: _____
Deputy Clerk
(Circuit Court Seal)

CLERK OF THE COURT

PARCEL CONTROL NUMBER: _____

LEGAL DESCRIPTION

LOTS 8, 9, 10 & 11, BLOCK 4, KITCHING'S ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 86, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID PROPERTY CONTAINS 24,599.98 SQUARE FEET, 0.57 ACRES, +/-.

CERTIFICATE OF OWNERSHIP AND DEDICATION

GARY HUFNAGEL, AS MANAGER OF FRAZIER CREEK TWO, LLC. DOES HEREBY CERTIFY THAT FRAZIER CREEK TWO, LLC. IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF TOWNHOUSES AT FRAZIER CREEK.

1. TRACT "A", AS SHOWN ON THIS PLAT OF TOWNHOUSES AT FRAZIER CREEK IS HEREBY DEDICATED TO THE TOWNHOUSES AT FRAZIER CREEK HOMEOWNER'S ASSOCIATION, INC., (HEREINAFTER REFERRED TO AS "THE ASSOCIATION"), FOR OPEN SPACE AND PURPOSES AS DETERMINED BY THE ASSOCIATION. SAID TRACT "A" TO BE MAINTAINED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY AREA WITHIN A COMMON AREA ON THIS PLAT.

SIGNED AND SEALED THIS _____ DAY OF _____, 2019, BY SAID OWNER.

WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

FRAZIER CREEK TWO, LLC

BY: _____
GARY HUFNAGEL, MANAGER

PRINTED NAME: GARY HUFNAGEL

TITLE CERTIFICATION

I, TERENCE P. McCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFIES THAT AS OF _____, 2019, AT _____:

1. I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY AND THAT I FIND THE PROPERTY VESTED IN FRAZIER CREEK TWO, LLC.
2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S., HAVE BEEN PAID.
3. THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE LAND DESCRIBED HEREON.

DATED THIS _____ OF _____, 2019.

BY: _____
TERENCE P. McCARTHY

ATTORNEY-AT-LAW, FLORIDA BAR NO. 168845

McCARTHY, SUMMERS, BOBKO, WOOD,
NORMAN, BASS & MELBY, P.A.
2400 SE FEDERAL HIGHWAY
4TH FLOOR
STUART, FL 34994

GENERAL PLAT NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 4, PLAT OF KITCHING'S ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 86, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, CALCULATED AS SOUTH 89°36'21" EAST. CALCULATED BEARINGS ARE BASED ON STATE PLANE COORDINATE VALUES AND REFERENCED TO THE NAD 1983 STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 0901, AND ARE IN UNITS OF U.S. SURVEY FEET.
2. PLAT CONTAINS 24,599.98 SQUARE FEET, 0.57 ACRES, +/-.
3. PLAT CONTAINS 8 LOTS.
4. 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.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARY HUFNAGEL, WELL KNOWN TO BE THE MANAGER OF OF FRAZIER CREEK TWO LLC, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH MANAGER OF SAID COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY.
HE IS: [ ] PERSONALLY KNOWN TO ME, OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC

STATE OF FLORIDA AT LARGE
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

THIS _____ DAY OF _____, 2019.

(STAMP)

CITY COMMISSION APPROVAL

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

DATE: _____ _____
MAYOR, CITY OF STUART: BECKY BRUNER

DATE: _____ ATTEST: _____
CLERK: MARY KINDEL

DATE: _____ _____
CITY ATTORNEY: MICHAEL J. MORTEL

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

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

CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE PLAT OF TOWNHOUSES AT FRAZIER CREEK. 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; THAT PERMANENT CONTROL POINTS (PCP'S), AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS, 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.

DATED THIS _____ OF _____, 2019.

BY: _____
STEPHEN J. BROWN
REGISTERED LAND SURVEYOR # 4049
STATE OF FLORIDA
LB# 6484

SURVEYOR
(OFFICIAL SEAL)

STEPHEN J. BROWN, INC.
SURVEYORS-DESIGNERS
LAND PLANNERS-CONSULTANTS
619 E 5th STREET
STUART, FLORIDA 34994
772-288-7176
sjbinc@bellsouth.net