SEASIDE

BEING A OF PORTION OF
THE NORTH EAST 1/4 OF SECTION 9,
TOWNSHIP 38 SOUTH, RANGE 41 EAST,
CITY OF STUART, MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS-ENGINEERS-PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392-1991
SEPTEMBER - 2019

SUBDIVISION PARCEL CONTROL NUMBER

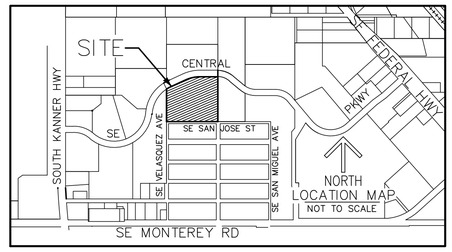
CLERK'S RECORDING CERTIFICATE:

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 _____, 2019

CAROLYN TIMMANN
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: _____
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO.

_____



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°22'03" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 746.37 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF CENTRAL PARKWAY AND THE POINT AND PLACE OF BEGINNING. THENCE CONTINUING SOUTH 00°22'03" WEST A DISTANCE OF 580.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAN JOSE STREET; THENCE NORTH 89°16'18" WEST A DISTANCE OF 660.71 FEET TO A POINT; THENCE NORTH 00°21'26" EAST A DISTANCE OF 414.03 FEET TO A POINT OF CURVE AND THE SOUTH RIGHT-OF-WAY OF CENTRAL PARKWAY, SAID CURVE BEING CONCAVE TO THE SOUTH HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 10°59'51"; THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY A DISTANCE OF 85.41 FEET TO A POINT; THENCE NORTH 66°34'15" EAST A DISTANCE OF 204.53 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 23°49'37"; THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE A DISTANCE OF 185.06 FEET TO A POINT; THENCE SOUTH 89°36'08" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF WAY A DISTANCE OF 219.46 FEET TO THE POINT AND PLACE OF BEGINNING.

LESS AND EXCEPT THE LANDS CONVEYED TO THE CITY OF STUART IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2363, PAGE 1504.

LANDS SITUATED IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

CONTAINING 7.4634 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED DIVISION PRESIDENT, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF SEASIDE AND HEREBY DEDICATES AS FOLLOWS:

1. TRACT "R" SHOWN ON THIS PLAT OF SEASIDE AND DESIGNATED AS PRIVATE IS HEREBY DECLARED TO BE THE PROPERTY OF SEASIDE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE ROAD TRACT BE CONVEYED BY THIS PLAT TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE CITY OF STUART SHALL HAVE ACCESS TO SAID TRACT "R" FOR EMERGENCY VEHICLES AND PERSONNEL, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE STREET AND RIGHT-OF-WAY TRACT R DESIGNATED AS SUCH ON THIS PLAT.
2. TRACT "RW" SHOWN ON THIS PLAT OF SEASIDE AND DESIGNATED AS PUBLIC STREET IS HEREBY DEDICATED TO THE CITY OF STUART FOR THE USE AND BENEFIT OF THE PUBLIC AND SHALL BE CONVEYED BY THIS PLAT TO THE CITY OF STUART.
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 SECTION SHALL 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. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
4. TRACT "REC" SHOWN ON THIS PLAT OF SEASIDE AND DESIGNATED AS PRIVATE IS HEREBY DECLARED TO BE THE PROPERTY OF ASSOCIATION, AND THE PRIVATE "REC" TRACT BE CONVEYED BY DEED TO THE ASSOCIATION, FOR OPEN SPACE, PARK, AND RECREATIONAL PURPOSES, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF STUART.
5. TRACTS "O" AND "O-1" AS SHOWN ON THIS PLAT OF SEASIDE ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND ARE FURTHER DECLARED TO BE OPEN SPACE AREAS, WHICH SHALL BE CONVEYED BY THIS PLAT TO THE ASSOCIATION FOR OPEN SPACE, DRAINAGE, UTILITY AND LANDSCAPING PURPOSES, INCLUDING CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A BUFFER WALL AND RELATED IMPROVEMENTS AND SHALL BE MAINTAINED BY THE ASSOCIATION. THE CITY OF STUART HAS AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR TRACTS "O" AND "O-1" DESIGNATED AS SUCH ON THIS PLAT.
6. TRACT "W" AS SHOWN ON THIS PLAT OF SEASIDE IS HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE AND RETENTION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. THE CITY OF STUART HAS AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR TRACT "W" DESIGNATED AS SUCH ON THIS PLAT.
7. LAKE MAINTENANCE EASEMENT (LME) AS SHOWN ON THIS PLAT OF SEASIDE IS HEREBY DEDICATED TO THE ASSOCIATION, FOR ACCESS AND LAKE MAINTENANCE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE LAKE MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
8. DRAINAGE EASEMENTS (DE) AS SHOWN ON THIS PLAT OF SEASIDE, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO BE THE PROPERTY OF THE ASSOCIATION, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR FOR DRAINAGE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
9. THE BUFFER WALL EASEMENT, AS SHOWN HEREON AND DESIGNATED AS "BWE", IS HEREBY DEDICATED TO THE ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A BUFFER WALL AND RELATED IMPROVEMENTS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF STUART.

SIGNED THIS _____ DAY OF _____ 2019, ON BEHALF OF SAID CORPORATION BY ITS DIVISION PRESIDENT.

MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION,

WITNESS BY: _____
PRINT NAME

BY: _____
JUSTIN COOK
DIVISION PRESIDENT

WITNESS BY: _____
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED JUSTIN COOK, DIVISION PRESIDENT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS DIVISION PRESIDENT OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ _____ PRINT NAME

ACCEPTANCE OF DEDICATION:

SEASIDE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA, NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME.
DATED THIS _____DAY OF _____, 2019.

SEASIDE RESIDENTIAL COMMUNITY ASSOCIATION, INC.,
A FLORIDA, NOT-FOR-PROFIT CORPORATION

WITNESS: _____

BY: _____

PRINT NAME: _____

PRINT NAME: DANTE FRAIEGARI

TITLE: VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF _____
BEFORE ME PERSONALLY APPEARED DANTE FRAIEGARI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS VICE PRESIDENT OF SEASIDE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA, NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS DIRECTOR OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS_____DAY OF_____,2019.

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ _____ PRINT NAME

APPROVAL BY CITY OF STUART:

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

DATE _____ _____ GREGORY S. FLEMING CITY SURVEYOR AND MAPPER REVIEWER

DATE _____ _____ CITY ENGINEER

DATE _____ _____ MICHAEL J. MORTELL CITY ATTORNEY

DATE _____ _____ BECKY BRUNER MAYOR

DATE _____ _____ MARY KINDEL CITY CLERK

SEASIDE RESIDENTIAL
COMMUNITY ASSOCIATION, INC

TITLE CERTIFICATION:

I, DAVID BARKER A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2019,

1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A) NONE

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

DATED: THIS _____ DAY OF _____, 2019.

DAVID BARKER, ATTORNEY

FLORIDA BAR NO.: _____
_____
_____
_____, FLORIDA

SURVEY NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
3. BEARINGS ARE BASED ON A GRID BEARING OF N37°47'57"W ALONG THE EAST RIGHT OF WAY LINE OF S.W. LOST RIVER ROAD. RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
4. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
5. 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.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.

CERTIFICATE OF SURVEYOR AND MAPPER:

I, RONNIE L. FURNISS, HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

DATED: _____

BY: _____
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
(561-392-1191)
CERTIFICATION OF AUTHORIZATION NO. LB 3591

SURVEYOR

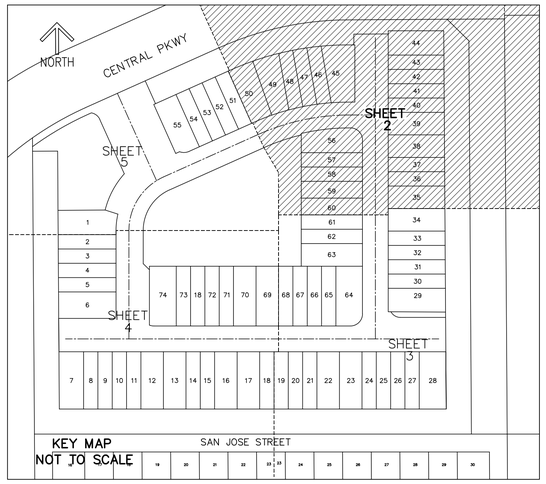
PLAT BOOK _____
PAGE _____

SHEET 2 OF 5

SEASIDE

BEING A OF PORTION OF
THE NORTH EAST 1/4 OF SECTION 9,
TOWNSHIP 38 SOUTH, RANGE 41 EAST,
CITY OF STUART, MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS–ENGINEERS–PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392–1991
SEPTEMBER – 2019



POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST

S00°22'03"W 746.37'(D)
S00°02'55"E 746.37'(M)

NORTHERLY R/W LINE

SE CENTRAL PARKWAY
85' PUBLIC R/W
(ORB 708, PG 1420)

85' RIGHT-OF-WAY (ORB 708, PG 1420)

80' RIGHT-OF-WAY (ORB 566, PG 436)

SE CENTRAL PARKWAY
80' PUBLIC R/W
(ORB 566, PG 465)

PLACE OF BEGINNING
FND 4"X4" CONCRETE MONUMENT STAMPED "GCY LB 4108"

FND 4"X4" CONCRETE MONUMENT STAMPED "GCY LB 4108"

SOUTHERLY R/W LINE

S89°36'08"E 219.46'(D)
N89°58'54"E 139.07'

TRACT RW
ADDITIONAL 2' R/W BY THIS PLAT

SET PRM

TRACT O
1.597 AC

13' DE

S89°58'54"W 141.07'

2.00'
2.83'
2.17'
S00°01'06"E 11.47'

N44°37'03"W (D)
S45°02'01"E 42.83'
32.83'

80.28'

R=445.00' Δ=23°49'37" L=185.06'
CB=N78°04'05"E CD=183.73'
R=443.00' Δ=23°49'37" L=184.23'

FND 4"X4" CONCRETE MONUMENT STAMPED "GCY LB 4108"

TRACT RW
2.00'
13' DE

TRACT O
1.597 AC

S89°40'53"E 10.67'
14.25'
5'
DE

N89°40'53"W 125.61'
4.00'
BWE
11.75'
31.47'
S89°57'05"W 5.00'
SET PRM

50.00'
30'
20'
75.61'
28.50'
28.50'
35' DE

R=400.69' Δ=24°06'11" L=168.56'
R=395.69' Δ=14°11'43" L=98.03'
Δ=5°24'38" L=37.84'
Δ=2°51'45" L=20.02'
Δ=2°51'38" L=20.00'
Δ=2°51'55" L=20.04'
Δ=5°03'08" L=35.33'
N04°29'40"W 5.00'

S66°09'17"W 113.09'
Δ=5°03'07" L=35.33'
R=395.69' Δ=4°42'58" L=32.57'
N23°50'44"W 78.00'
(R) N19°04'38"W
(R) N15°52'32"W 63.18'
78.14'
1.74'
5'
DE
Δ=4°58'32" L=28.84'
Δ=4°22'05" L=25.31'
R=332.00'
Δ=22°43'16" L=131.66'
10' UE
Δ=3°27'24" L=20.03'
Δ=3°27'09" L=20.00'
Δ=3°27'39" L=20.05'
Δ=3°00'27" L=17.43'
N09°54'20"W 78.41'
N09°54'22"W 78.22'
N09°54'20"W 78.24'
N09°54'20"W 78.47'
N00°19'07"E 77.36'
63.11'
10' UE
108.00'

50
49
48
47
46
45
44
43
42
41
40
39
38
37
36
35

N89°40'53"W 75.79'
N89°40'53"W 75.92'
N89°40'53"W 76.04'
N89°40'53"W 76.17'
N89°40'53"W 76.30'
N89°40'53"W 76.50'
N89°40'53"W 76.71'
N89°40'53"W 76.83'
N89°40'53"W 76.96'
N89°40'53"W 77.16'
20.00'
31.50'

MATCH LINE SEE SHEET 5

S.E. HALIFAX LANE

N89°58'54"E 38.10'
R=312.00' Δ=23°49'37" L=129.75'
CB=N78°04'05"E CD=128.81'
S66°09'17"W 98.09'
1.74'
20'

R=292.00' Δ=23°49'37" L=121.43'
S89°40'15"E 40.00'
S89°41'32"E 14.00'
S00°19'07"W 2.34'
N00°19'07"E 7.32'
R=282.00' Δ=4°34'23" L=22.51'
R=5.00' Δ=90°00'39" L=7.85'
R=15.00' Δ=88°33'26" L=23.18'
R=15.00' Δ=90°20'13" L=23.65'
N89°58'54"E 2.89'
Δ=6°29'38" L=33.10'
R=39.00' Δ=22°39'36" L=15.42'
2.0' LME
L=37.56'
Δ=14°49'30"
R=9.00'

56
57
58
59
60

N89°40'53"W 83.59'
24.79'
17.67'
20.00'
23.50'
9'

TRACT W
(LAKE)
0.699 AC
S00°19'07"W 183.45'
S00°19'07"W 109.52'

TRACT R
(PRIVATE ROAD EASEMENT)
1.661 AC
S00°19'07"W 242.95'
S00°19'07"W 313.15'
S00°19'07"W 380.18'
S00°19'07"W 421.15'
S00°02'55"E 523.19'

S.E. ANGLER DRIVE

20'
10' UE
31.50'

TRACT O
1.597 AC

35' DE

FPL EASEMENT
(ORB 665, PG 777)

20' DRAINAGE EASEMENT
(ORB 708, PG 1399)

CITY OF STUART
RIGHT-OF-WAY
(ORB 2365, PG 1504)

EAST LINE OF THE SOUTHWEST QUARTER
(BEARING REFERENCE)
S00°22'03"W 580.16'(D)
S00°02'55"E 580.23'(M)

S00°22'03"W 549.66'(D)
S00°02'55"E 549.66'

UNPLATTED LANDS
CSEC HOLDINGS LLC
PARCEL ID
09-38-41-000-000-00350-4

MATCH LINE SEE SHEET 3

NORTH

GRAPHIC SCALE
(IN FEET)
20 0 20 40 80
INTENDED DISPLAY SCALE 1 INCH = 20 FEET

LEGEND/ABBREVIATIONS

- ℄ – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACERS
- BWE – BUFFER WALL EASEMENT
- CB – CHORD BEARING
- CH – CHORD DISTANCE
- (D) – DEED
- DE – DRAINAGE EASEMENT
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- LME – LAKE MAINTENANCE EASEMENT
- ORB – OFFICIAL RECORD BOOK
- R – RADIUS
- (R) – INDICATES LINE RADIAL LOT LINE
- R/W – RIGHT–OF–WAY
- UE – UTILITY EASEMENT
- PRM – DENOTES PERMANENT REFERENCE MONUMENT
- ■ 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB3591"
- ● – DENOTES SET 5/8" IRON ROD WITH PLASTIC CAP "C&W LB3591"
- ◉ DENOTES SET PERMANENT CONTROL POINT "PCP LB3591"

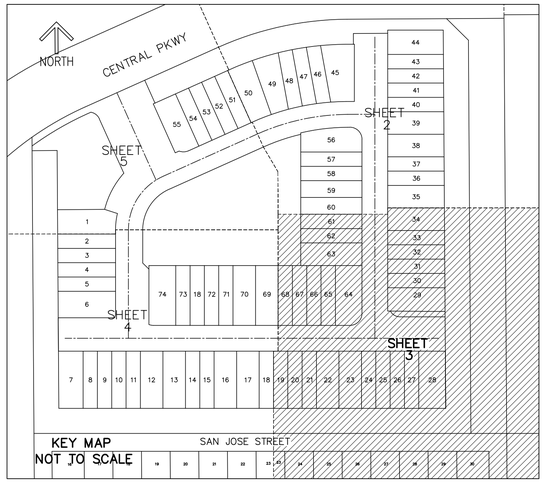
SEASIDE

BEING A OF PORTION OF
THE NORTH EAST 1/4 OF SECTION 9,
TOWNSHIP 38 SOUTH, RANGE 41 EAST,
CITY OF STUART, MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS–ENGINEERS–PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392–1991

SEPTEMBER – 2019

PLAT BOOK _____
PAGE _____



NORTH

GRAPHIC SCALE
(IN FEET)
20 0 20 40 80
INTENDED DISPLAY SCALE 1 INCH = 20 FEET

LEGEND/ABBREVIATIONS

- ℄ – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACERS
- BWE – BUFFER WALL EASEMENT
- CB – CHORD BEARING
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- (D) – DEED
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- UE – UTILITY EASEMENT
- PRM – DENOTES PERMANENT REFERENCE MONUMENT
- ■ – 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB3591"
- ● – DENOTES SET 5/8" IRON ROD WITH PLASTIC CAP "C&W LB3591"
- ◉ – DENOTES SET PERMANENT CONTROL POINT "PCP LB3591"

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

TRACT W (LAKE) 0.699 AC

LME

S00°19'07"W 109.52'

R=19.00'
Δ=90°00'00"
L=29.85'

N89°40'53"W 83.59'

61 62 63

S00°19'07"W 183.45'

N45°55'03"W 7.03'

N89°40'53"W 210.82'

N45°55'03"W 11.05'

68 67 66 65 64

S00°19'07"W 81.62'

10' UE

20.00' 20.00' 20.00' 20.00' 20.23'

N89°40'53"W 264.40'

TRACT R
(PRIVATE ROAD EASEMENT)
1.661 AC

S00°19'07"W 380.18'

S00°19'07"W 421.15'

S.E. ANGLER DRIVE

10' DE 35.24'

8'

242.95'

83.14'

66.62'

10' UE

20' 20'

313.15'

R=15.00'
Δ=90°00'00"
L=23.56'

344.40'
N89°40'53"W 521.74'

S.E. SEA HUNT WAY

88.67'

TRACT R
(PRIVATE ROAD EASEMENT)
1.661 AC

N89°40'53"W 540.61'

N89°40'53"W 77.16'

34 33 32 31 30

N89°40'53"W 77.37'
N89°40'53"W 77.49'
N89°40'53"W 77.62'
N89°40'53"W 77.75'
N89°40'53"W 77.88'

29

Δ=28°10'46"
L=7.38'

10' DE

N89°51'25"W 77.91'

N89°21'40"W 76.31'

TRACT O–1

Δ=61°49'14"
L=16.18'

10' UE

N89°40'53"W 63.14'

R=15.00'
Δ=90°00'00"
L=23.56'

35' DE

TRACT O
1.597 AC

N89°51'25"W 35.00'

10' DE

S00°02'55"E 549.66'

S00°02'03"W 549.66'(D)

S00°02'55"E 523.19'

19 20 21 22 23 24 25 26 27 28

S00°19'07"W 78.00'

37.14'

37.66'

S89°40'53"E 540.60'

TRACT O
1.597 AC

35' DE

166.25'

N89°40'53"W 610.59'

SET PRM

N89°16'18"W 660.71'(D)
N89°40'53"W 660.60'(M)

50.00'

SAN JOSE STREET
25' PUBLIC R/W
(PB 1, PG 10)

NORTHERLY R/W LINE
SAN JOSE STREET
SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9

MONTEREY
(PB 1, PG, 10)

23 24 25 26 27 28 29 30

CITY OF STUART
RIGHT–OF–WAY
(ORB 2353, PG 1504)

EAST LINE OF THE SOUTHWEST QUARTER
(BEARING REFERENCE)
S00°22'03"W 580.16'(D)
S00°02'55"E 580.23'(M)

20' DRAINAGE EASEMENT
(ORB 708, PG 1399)

30' DRAINAGE EASEMENT
(ORB 872, PG 126)

50' DRAINAGE EASEMENT
(ORB 872, PG 126)

FPL EASEMENT
(ORB 665, PG 777)

UNPLATTED LANDS
CSEC HOLDINGS LLC
PARCEL ID
09–38–41–000–000–00530–4

FND 4"X4" CONCRETE MONUMENT STAMPED "GCY LB 4108"

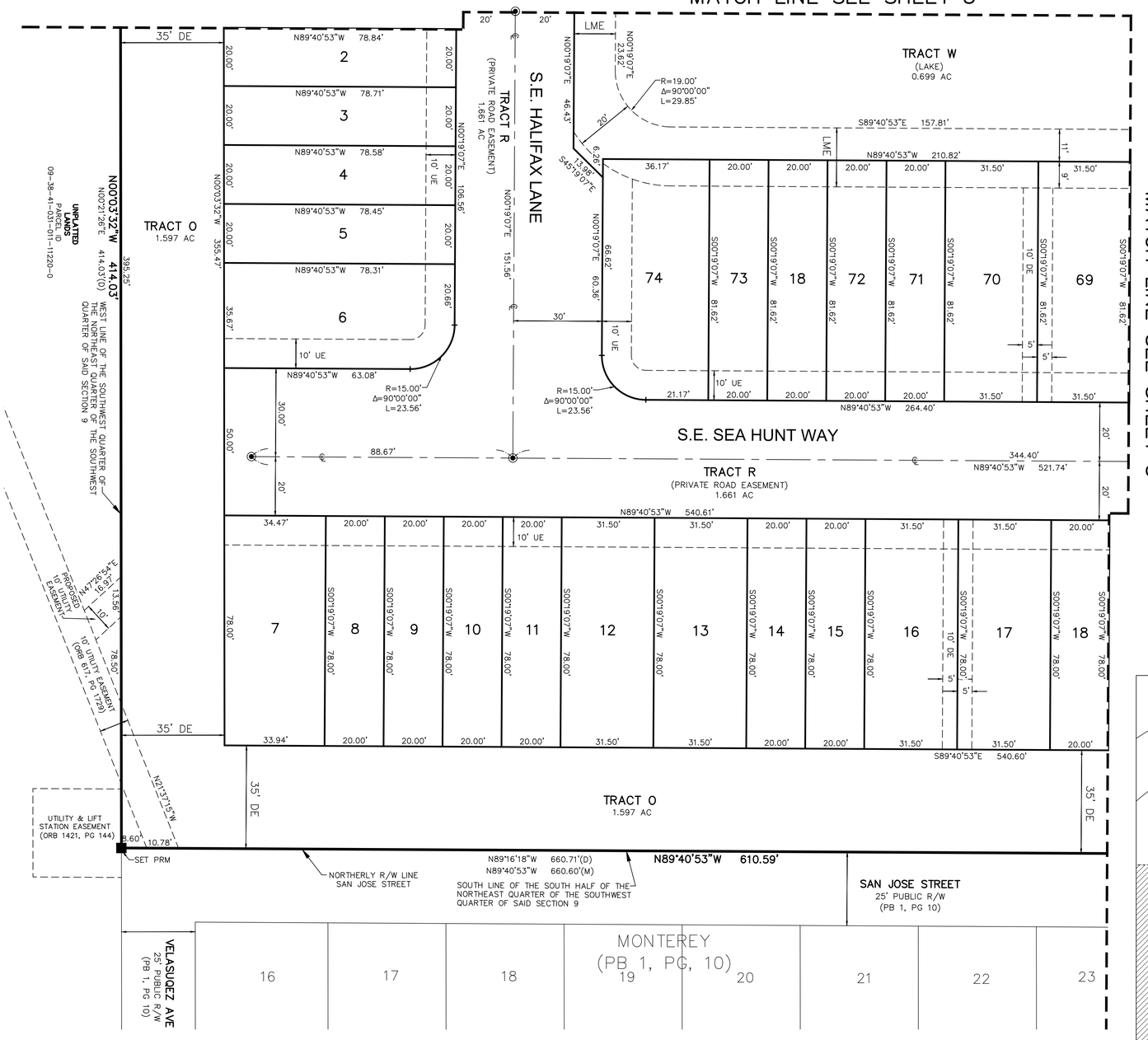
SEASIDE

BEING A OF PORTION OF
THE NORTH EAST 1/4 OF SECTION 9,
TOWNSHIP 38 SOUTH, RANGE 41 EAST,
CITY OF STUART, MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS–ENGINEERS–PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392–1991

SEPTEMBER – 2019

PLAT BOOK _____
PAGE _____

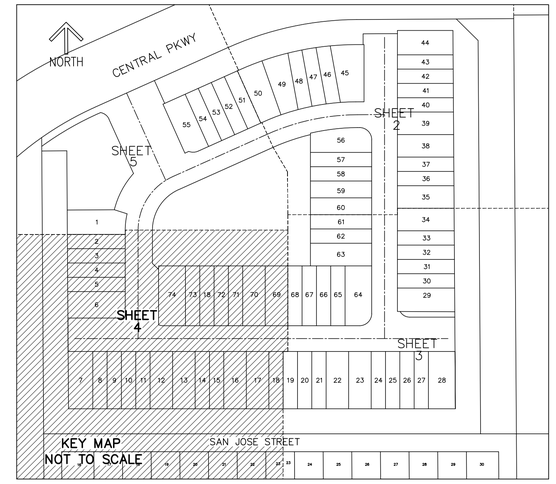


NORTH

GRAPHIC SCALE
(IN FEET)
20 0 20 40 80
INTENDED DISPLAY SCALE 1 INCH = 20 FEET

LEGEND/ABBREVIATIONS

- ℄ – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACERS
- BWE – BUFFER WALL EASEMENT
- CB – CHORD BEARING
- CH – CHORD DISTANCE
- (D) – DEED
- DE – DRAINAGE EASEMENT
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- LME – LAKE MAINTENANCE EASEMENT
- ORB – OFFICIAL RECORD BOOK
- R – RADIUS
- (R) – INDICATES LINE RADIAL LOT LINE
- R/W – RIGHT–OF–WAY
- UE – UTILITY EASEMENT
- PRM – DENOTES PERMANENT REFERENCE MONUMENT
  - ■ 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB3591"
  - ● – DENOTES SET 5/8" IRON ROD WITH PLASTIC CAP "C&W LB3591"
  - ◉ DENOTES SET PERMANENT CONTROL POINT "PCP LB3591"



SEASIDE

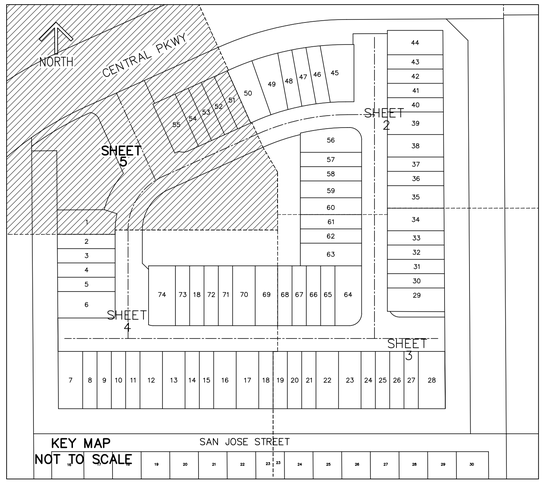
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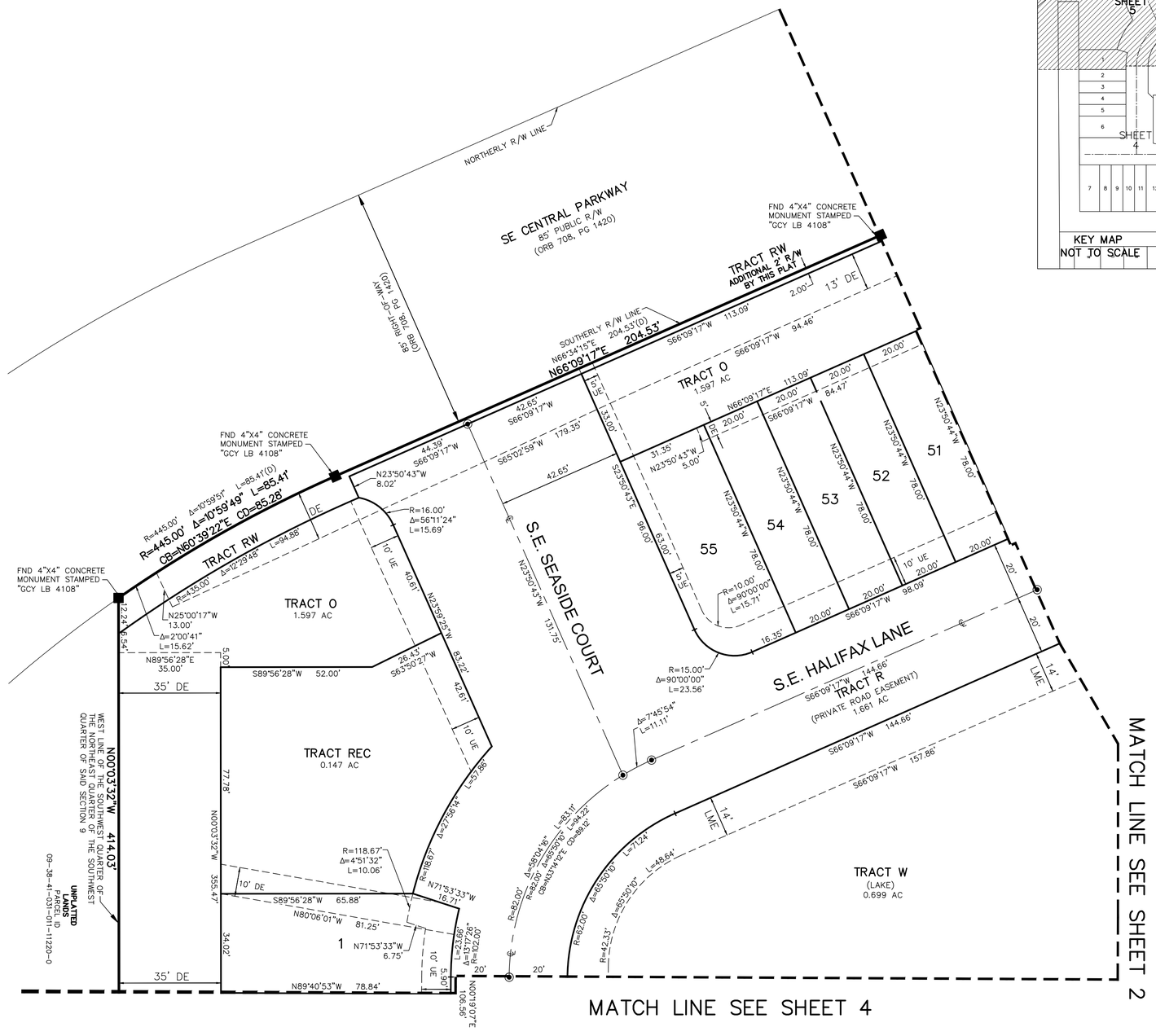
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