

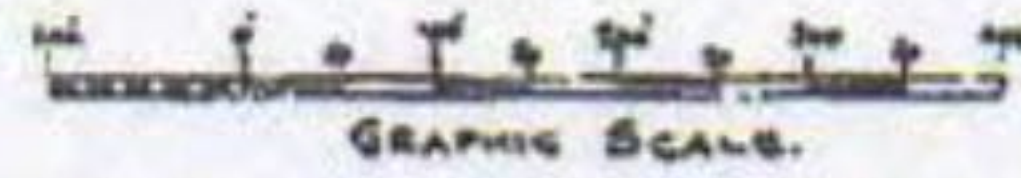
SNUG HARBOR

A SUBDIVISION OF ALL OF GOV'T LOT 5, SECTION 3 AND PART OF GOV'T LOT 3, SECTION 34, TWP 37 S, RGE 41 AND PART OF GOV'T LOTS 3 & 2, SECTION 2, AND PART OF GOV'T LOT 1, SECTION 3, TWP 38 S, RGE 41 E.

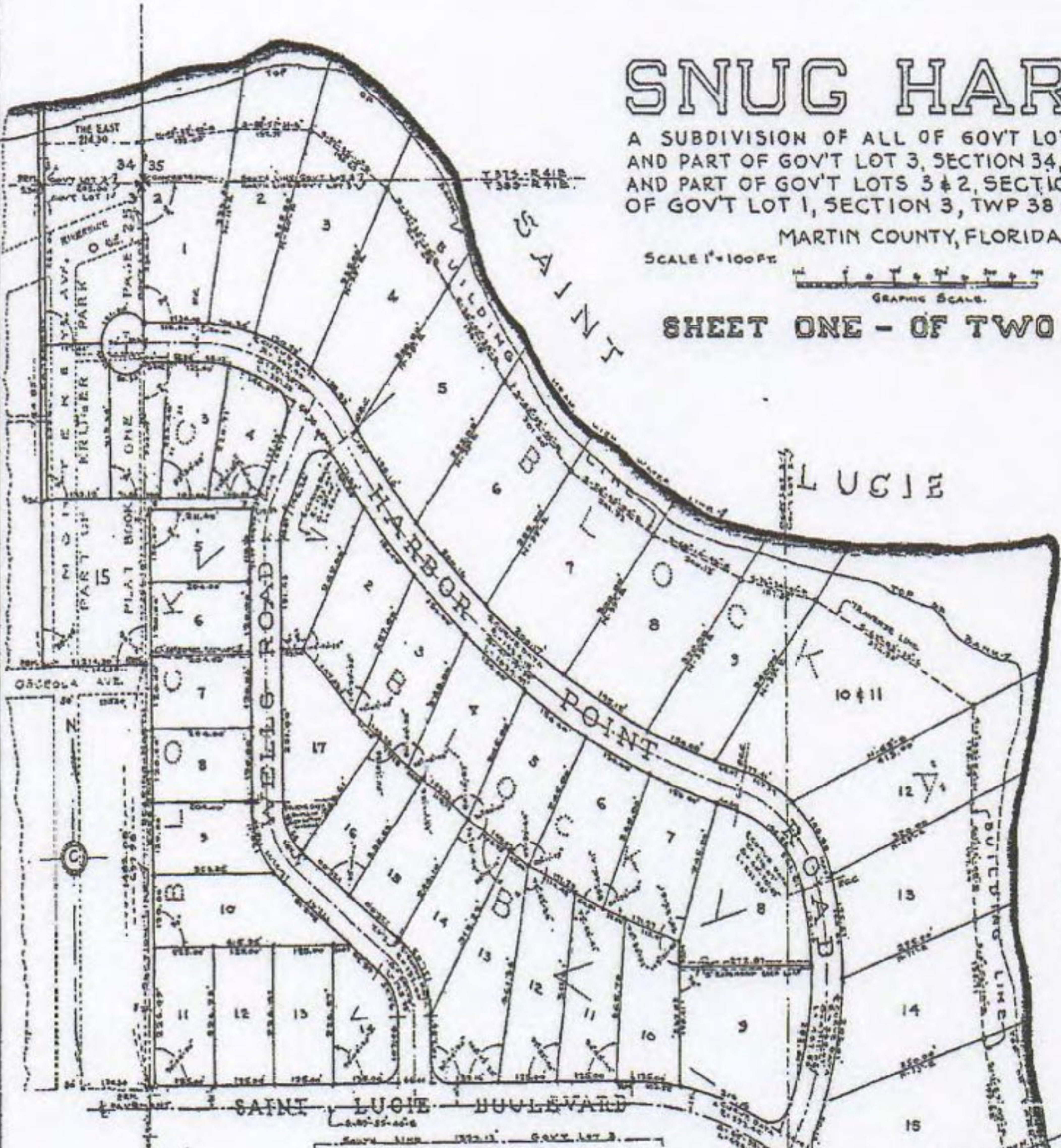
MARTIN COUNTY, FLORIDA.

SCALE 1"=100 FT.

DECEMBER



SHEET ONE - OF TWO SHEETS



STATE OF FLORIDA
COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS THAT I, W. A. LIPPINCOTT, SECRETARY OF THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE PLAT OF SNUG HARBOR, AS SHOWN ON THIS PLAT, WAS FILED FOR RECORD IN THE PUBLIC OFFICE OF THE COUNTY OF MARTIN, FLORIDA, ON THE 17th DAY OF JANUARY, 1946, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC OFFICE OF THE COUNTY OF MARTIN, FLORIDA, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC OFFICE OF THE COUNTY OF MARTIN, FLORIDA, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC OFFICE OF THE COUNTY OF MARTIN, FLORIDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AT TALLAHASSEE, FLORIDA, THIS 17th DAY OF JANUARY, 1946.

W. A. LIPPINCOTT
SECRETARY OF THE STATE OF FLORIDA

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, T. W. LIPPINCOTT, SECRETARY OF THE STATE OF ILLINOIS, A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC OFFICE OF THE COUNTY OF MARTIN, FLORIDA, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC OFFICE OF THE COUNTY OF MARTIN, FLORIDA.

WITNESS MY HAND AND SEAL OF OFFICE, AT CHICAGO, ILLINOIS, THIS 17th DAY OF JANUARY, 1946.

T. W. LIPPINCOTT
SECRETARY OF THE STATE OF ILLINOIS

NOTE:
ALL RAMP AT STREET INTERSECTIONS - 25 FEET
10 FOOT EASEMENT ON REAR OF LOTS - BLOCK "B"
FOR UTILITY PURPOSES.
10 FOOT EASEMENT ON REAR OF LOTS - BLOCK "B"
ALONG NORTHWESTERLY EDGE WELLS ROAD POINT
ROAD FOR UTILITY PURPOSES.
PERMANENT REFERENCE MONUMENTS SHOWN - 8"
CONCRETE MONUMENTS AT LOT CORNERS.
ON REAR OF LOTS - 8"
CONCRETE MONUMENTS AT LOT CORNERS - IN REAR OF LOTS - 8"
CONCRETE MONUMENTS AT LOT CORNERS - IN REAR OF LOTS - 8"
CONCRETE MONUMENTS AT LOT CORNERS - IN REAR OF LOTS - 8"

CERTIFICATE
STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE TRACT SHOWN HEREON ON THE ATTACHED PLAT AS "SNUG HARBOR" AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC OFFICE OF THE COUNTY OF MARTIN, FLORIDA, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC OFFICE OF THE COUNTY OF MARTIN, FLORIDA.

REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1000

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th DAY OF JANUARY, 1946.

R. J. Callaway
NOTARY PUBLIC

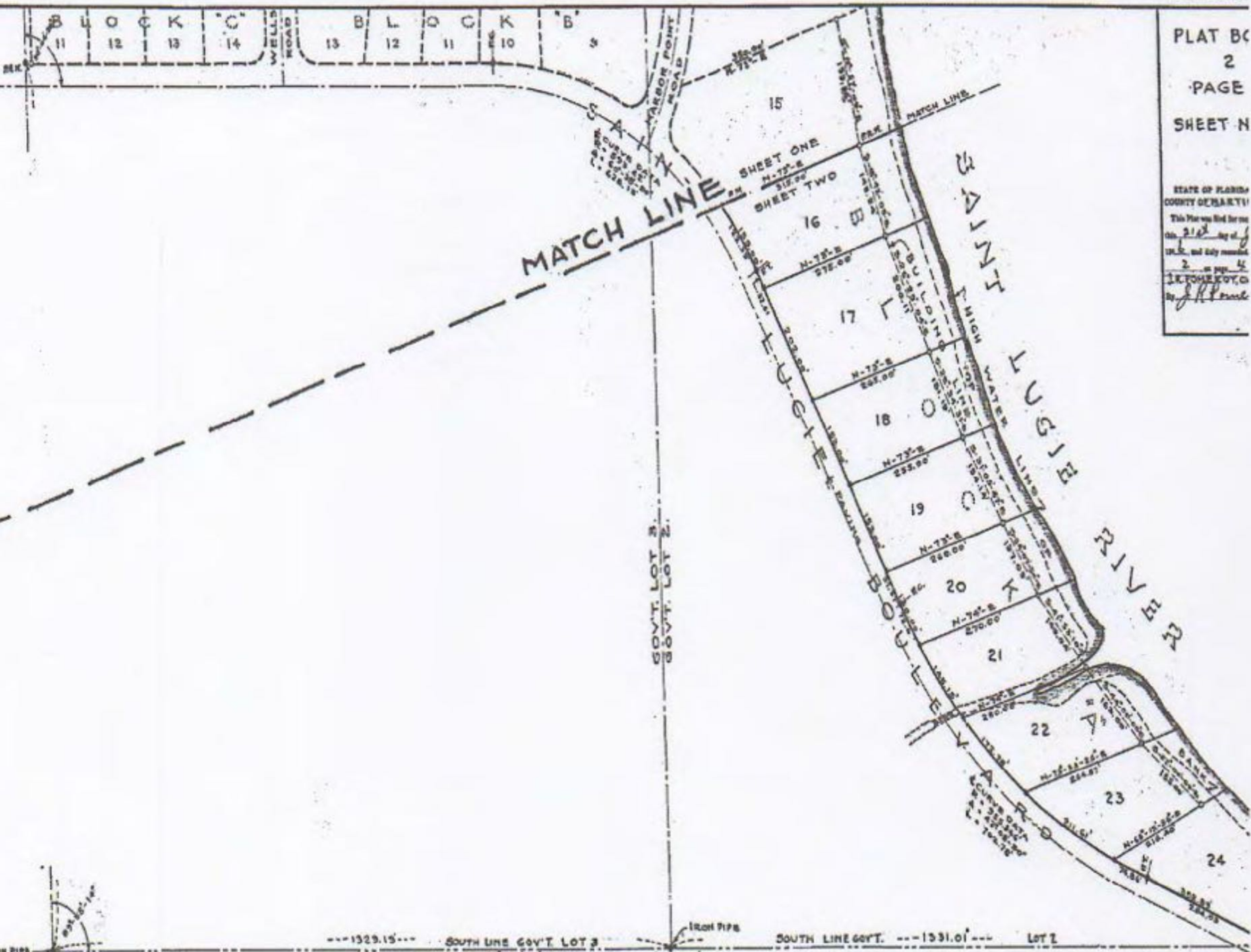
MY COMMISSION EXPIRES Aug. 17, 1947

APPROVED 21 Jan 1946
BOARD OF COUNTY COMMISSIONERS

BY: *Hubert A. Stiles*
County Engineer

REFERENCES:
MAPS T-13, T-75,
F.S. J-7, Pgs. 15-27,
F.S. J-11, Pgs. 33-42,
F.S. V-7, Pgs. 44-56.

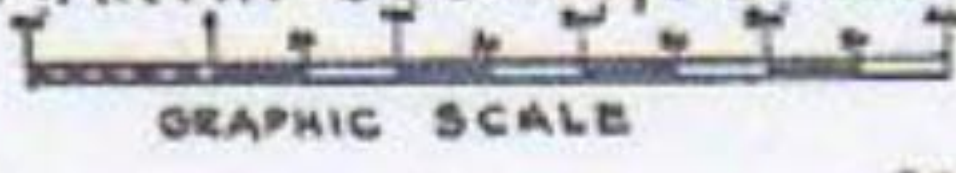
STATE OF FLORIDA
COUNTY OF MARTIN
This Plat was filed for me
on 21st day of
Jan., and duly recorded
2 on page 4
J. K. TOMPKINS, C.
By J. H. Callaway



SNUG HARBOR

SHEET TWO-OF TWO SHEETS

A PART OF GOV'T. LOT 2, SECTION 2, TWP 38S, RGE 41E,
LYING EAST OF SAINT LUCIE BOULEVARD
MARTIN COUNTY, FLORIDA.



SCALE 1" = 100 FT.

DECEMBER 1945

CERTIFICATE
STATE OF FLORIDA 1945
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLAT
THE TRACT OF LAND SHOWN ON THE ATTACHED PLAT AS
"HARBOR" AND THAT SAID PLAT IS A CORRECT REPRESENTATION
THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF AND
PERMANENT REFERENCE MONUMENTS HAVE BEEN PRO-
PLACED AS REQUIRED BY LAW.

Callaway
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 140

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st DAY OF January 1948.

R. H. Callaway
NOTARY PUBLIC.

MY COMMISSION EXPIRES
August 17, 1949

BASEMENT ON REAR OF LOTS,
FOR UTILITY PURPOSES.

PAGES 41-51: 1974 Declaration of Condominium is not reproduced in this copy.

EXHIBIT E: Pages 52-54 in original:

Lot/Unit	ADDRESS	Prop. Agree.	Official Record Book or Deed Book (*) first page	SETBACKS: Street/sides/river or rear *. ‡= variance
A0	21 SE Harbor Pt	Y	44/359	50/25/ *
A1	31 SE Harbor Pt	Y	*67/433	50/25/ * ‡
A2	51 SE Harbor Pt	Y	*45/325	50/25/ *
A3	61 SE Harbor Pt.	Y	63/489	50/25/ *
A4	71 SE Harbor Pt.	Y	28/426	50/25/ *
A5	91 SE Harbor Pt	Y	*75/131	50/25/ *
A6	121 SE Harbor Pt	Y	63/420	50/25/ *
A7	151 SE Harbor Pt	Y	64/140	50/25/ *
A8	171 SE Harbor Pt	Y	67/182	50/25/ *
A9	181 SE Harbor Pt	Y	67/163	50/25/ *
A10	Marina			
A11	Marina			
A12	201 SE Harbor Pt	Y	64/450	50 (both St.Lucie & Harbor Pt.)/25/ *
A13	231 SE Harbor Pt	Y	64/471	550/25/ *
A14	271 SE Harbor Pt	Y	64/183	50/25/ *
A15	301 SE Harbor Pt	Y	*70/295	50/25/ *
A16	465 SE St Lucie	Y	*90/334	50/25/ *
A17	485 SE St Lucie	Y	71/21	50/25/ *
A18	505 SE St Lucie	Y	71/47	50/25/ *
A19	525 SE St Lucie	Y	71/456	50/25/ * ‡
A20	535 SE St Lucie	Y	*48/530	50/20/ *
A21	545 SE St Lucie	Y	72/53	50/20/ *
A22	555 SE St Lucie	Y	72/82	50/20/ *
A23	565 SE St Lucie	Y	72/123	50/20/ *
A24	585 SE St Lucie	Y	70/69	50/20/ * ‡

The building line for all Block A properties is set back 50 feet from the street and 20-25 feet from the sides. * Riverfront setbacks must be determined from the Snug Harbor plat Exhibits B1 and B2 (. maps above) which show four iron stakes, two at the street and two along the river. A line with a surveyor's bearing and distance along the water in feet are shown for each property. This line connects the two riverfront stakes and that is the riverside building line. The following diagram shows these details for lots A 5-7 with riverfront stakes marked in red. For example Lot six's bearing is S-43 degrees, 35 minutes and 45 seconds East, and is 201.40 feet between the riverfront stakes. Note that the position of the building line follows the coastline and is typically different from north to south. Owners are cautioned to obtain a survey that shows the location of the stakes along the river should any construction or structure be contemplated that encroaches the boundaries shown.



B1	82 SE Harbor Pt	Y	64/1	40/20/5
B2	102 SE Harbor Pt	Y	70/235	40/20/5
B3	132 SE Harbor Pt	Y	65/222	40/20/5
B4	152 SE Harbor Pt	Y	43/528	40/20/5
B5	162 SE Harbor Pt	Y	65/23	40/20/5
B6	182 SE Harbor Pt	Y	45/195	40/20/5
B7	192 SE Harbor Pt	Y	328/2686	40/20/5
B8	222 SE Harbor Pt	Y	21/404	40/20/5
B9	282 SE Harbor Pt	Y	*96/382	40 (both St. Lucie & Harbor Point)/20 north/20 west
B10	419 SE St Lucie	N		40/15/5
B11	409 SE St Lucie	N		40/15/5

B12	389 SE St Lucie	N		40/15/5
B13	273 SE St Lucie	Y	365/798	30 at Wells/40 at St. Lucie/15/5
B14	253 SE St Lucie	Y	49/512	30/15/5
B15	233 SE St Lucie	Y	68/209& 228	30/15/5
B16	233 SE St Lucie	Y	68/209 & 228	30/15/5
B17	183 SE Wells	Y	77/126	30/15/5
C1	22 SE Harbor Pt	Y	57/98	40/20/5
C2	32 SE Harbor Pt	Y	66/34	40/20/5
C3	42 SE Harbor Pt	Y	66/53	40/25/5
C4	62 SE Harbor Pt	Y	187/152	40/20/5
C5	124 SE Wells	Y	43/183	30/15/5
C6	134 SE Wells	Y	43/162	30/15/5
C7	154 SE Wells	Y	381/405	30/15/5
C8	184 SE Wells	Y	75/352	30/15/5
C9	204 SE Wells	Y	34/328	30/15/5
C10	224 SE Wells	Y	72/381	30/15/5
C11	315 SE St Lucie	N		40/15/5
C12	325 SE St Lucie	N		40/15/5
C13	335 SE St Lucie	Y	100/35	40/15/5
C14	254 SE Wells	Y	50/372	30 at Wells/40 at St.Lucie/15/5
C15	common element			
MP1A	322 SE St Lucie	N		40/15/5
MP1B	330 SE St Lucie	N		40/15/5
MP2	340 SE St Lucie	N		40/15/5
MP3	360 SE St Lucie	N		40/15/5
MP4	370 SE St. Lucie	N		40/15/5
MP5	390 SE St Lucie	N		40/15/5
MP6	410 SE St. Lucie	N		40/15/5
MP7	430 SE St Lucie	N		40/15/5
MP8	444 SE St Lucie	Y	65/432	40/15/5
MP9	450 SE St Lucie	Y	*88/216	40/15/5
MP10	460 SE St Lucie	Y	67/458	35' radius/15/5
MP11	470 SE St Lucie	Y	70/467	40/15/5 ‡
MP12	490 SE St Lucie	Y	70/487	40/15/5
MP13	500 SE St Lucie	Y	71/1	40/15/5
MP14	Vacant Lot SE St Lucie	Y	71/106	40/15/5
MP15	530 SE St Lucie	Y	68/190	40/15/5
MP16	540 SE St Lucie	N		40/15/5
MP17	550 SE St Lucie	N		40/15/5
MP18	560 SE St Lucie	N		40/15/5

C1	22 SE Harbor Pt	Y	57/98	40/20/5
C2	32 SE Harbor Pt	Y	66/34	40/20/5
C3	42 SE Harbor Pt	Y	66/53	40/25/5
C4	62 SE Harbor Pt	Y	187/152	40/20/5
C5	124 SE Wells	Y	43/183	30/15/5
C6	134 SE Wells	Y	43/162	30/15/5
C7	154 SE Wells	Y	381/405	30/15/5
C8	184 SE Wells	Y	75/352	30/15/5
C9	204 SE Wells	Y	34/328	30/15/5
C10	224 SE Wells	Y	72/381	30/15/5
C11	315 SE St Lucie	N		40/15/5
C12	325 SE St Lucie	N		40/15/5
C13	335 SE St Lucie	Y	100/35	40/15/5
C14	254 SE Wells	Y	50/372	30 at Wells/40 at St.Lucie/15/5
C15	common element			
MP1A	322 SE St Lucie	N		40/15/5
MP1B	330 SE St Lucie	N		40/15/5
MP2	340 SE St Lucie	N		40/15/5
MP3	360 SE St Lucie	N		40/15/5
MP4	370 SE St. Lucie	N		40/15/5
MP5	390 SE St Lucie	N		40/15/5
MP6	410 SE St. Lucie	N		40/15/5
MP7	430 SE St Lucie	N		40/15/5
MP8	444 SE St Lucie	Y	65/432	40/15/5
MP9	450 SE St Lucie	Y	*88/216	40/15/5
MP10	460 SE St Lucie	Y	67/458	35' radius/15/5
MP11	470 SE St Lucie	Y	70/467	40/15/5 ‡
MP12	490 SE St Lucie	Y	70/487	40/15/5
MP13	500 SE St Lucie	Y	71/1	40/15/5
MP14	Vacant Lot SE St Lucie	Y	71/106	40/15/5
MP15	530 SE St Lucie	Y	68/190	40/15/5
MP16	540 SE St Lucie	N		40/15/5
MP17	550 SE St Lucie	N		40/15/5
MP18	560 SE St Lucie	N		40/15/5

MP19 Common Element SE St Lucie

VARIANCES

- ‡A1 pool, Resolution 4
- ‡A19 pool fence, Resolution 3
- ‡A24 wall, Resolution 2
- ‡MP11 garden house, Resolution 1