

CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN

PLAT BOOK 15, PAGE 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

10th DAY OF July, 2001.

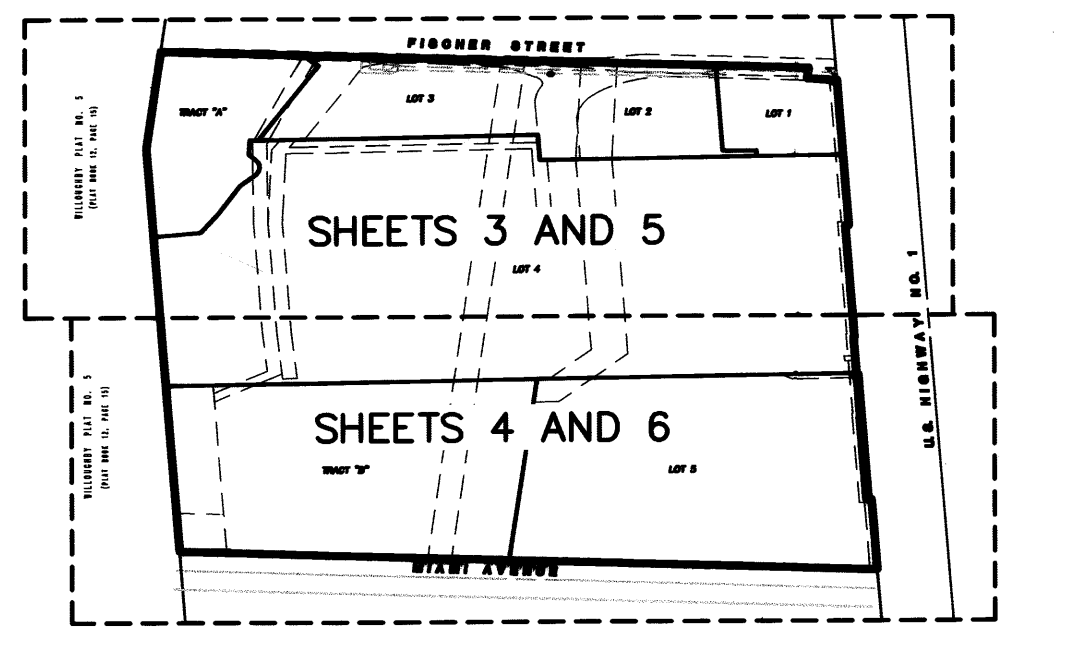
MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 1509387 BY James L. Caputo DEPUTY CLERK

38-38-41-016-000-0000.0 SUBDIVISION PARCEL CONTROL NUMBER

Plat of Sunbelt Center, a CPUD

Being a replat of a portion of Tracts 112, 113, 114, 115, 142, 143, 144 and 145 of the Plat of Port Sewall as recorded in Plat Book 3, Page 7, Public Records, Martin County, Florida and abandoned Miami Avenue. lying in the Hanson Grant, City of Stuart, Martin County, Florida



SHEET INDEX

LEGAL DESCRIPTION

BEING A PORTION OF TRACTS 112, 113, 114, 115, 142, 143, 144 AND 145 ACCORDING TO THE PLAT OF PORT SEWALL (SEWALL'S POINT LAND COMPANY SUBDIVISION) AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SAID PLAT OF PORT SEWALL AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 29°01'32" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2325.51 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 68°47'01" WEST, A DISTANCE OF 968.06 FEET TO A POINT ON THE EASTERLY BOUNDARY OF WILLOUGHBY PLAT NO. 8, AS RECORDED IN PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY BY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 29°01'32" WEST, A DISTANCE OF 1264.02 FEET; THENCE NORTH 23°12'59" WEST, A DISTANCE OF 307.47 FEET; TO A POINT ON THE CENTERLINE OF A 50.00 FOOT WIDE RIGHT-OF-WAY CONTIGUOUS TO TRACTS 113, 114, AND 115 AS SHOWN ON SAID PLAT OF PORT SEWALL; THENCE NORTH 66°47'01" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 898.79 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 23°12'59" EAST, A DISTANCE OF 34.00 FEET; THENCE NORTH 69°16'50" EAST, A DISTANCE OF 41.68 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE ALONG SAID RIGHT-OF-WAY BY THE FOLLOWING COURSES AND DISTANCES THENCE SOUTH 29°01'32" EAST, A DISTANCE OF 457.33 FEET; THENCE SOUTH 60°58'28" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 29°01'32" EAST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 60°58'28" WEST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 29°01'32" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 60°58'28" WEST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 29°01'32" EAST, A DISTANCE OF 260.00 FEET; THENCE NORTH 60°58'28" EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 29°01'32" EAST, A DISTANCE OF 219.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.52 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

SUNBELT PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND LOWE'S HOME CENTERS, INC., A NORTH CAROLINA CORPORATION, BY AND THROUGH THEIR UNDERSIGNED OFFICERS, AND H. RODES HART AND F.I. NEBHUT, JR., AS TENANTS IN COMMON, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THE PLAT OF SUNBELT CENTER, A CPUD, AND HEREBY DEDICATE AS FOLLOWS:

1. ACCESS WAYS

THE PRIVATE ACCESS WAY SHOWN ON THIS PLAT OF SUNBELT CENTER, A CPUD, AS TRACT A-2, IS HEREBY DECLARED TO BE THE PROPERTY OF THE SUNBELT CENTER PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE ACCESS WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND 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, THE PRIVATE ACCESS WAY DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SUNBELT CENTER, A CPUD, 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 CITY COMMISSION OF THE CITY OF STUART, FLORIDA. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, THE UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. PRESERVE AREA

THE PRESERVE AREA SHOWN ON THIS PLAT OF SUNBELT CENTER, A CPUD, AS TRACT "A" IS HEREBY DECLARED TO BE THE PROPERTY OF THE SUNBELT CENTER PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRESERVE AREA SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE TRACT SHALL OCCUR EXCEPT AS APPROVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRESERVE AREA DESIGNATED AS SUCH ON THIS PLAT.

4. PRESERVE AREA

THE PRESERVE AREA SHOWN ON THIS PLAT OF SUNBELT CENTER, A CPUD, AS TRACT "B" IS HEREBY DECLARED TO BE THE PROPERTY OF LOWE'S HOME CENTERS, INC. (HEREINAFTER "LOWE'S"), AND IS FURTHER DECLARED TO BE A PRIVATE PRESERVE AREA, AND SHALL BE MAINTAINED BY LOWE'S IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY THE CITY OF STUART. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE TRACT SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRESERVE AREA DESIGNATED AS SUCH ON THIS PLAT.

5. RETENTION AREA

THE PRIVATE RETENTION AREA SHOWN ON THIS PLAT OF SUNBELT CENTER, A CPUD, AS TRACT "A-1", IS HEREBY DECLARED TO BE THE PROPERTY OF THE SUNBELT CENTER PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION 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, THE PRIVATE RETENTION AREA DESIGNATED AS SUCH ON THIS PLAT.

6. SIGN EASEMENT

THE SIGN EASEMENT SHOWN ON THIS PLAT OF SUNBELT CENTER, A CPUD, AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF THE SUNBELT CENTER PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR SIGNAGE AND LANDSCAPING PURPOSES, AND ALL SIGNAGE AND LANDSCAPING 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, THE SIGN EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

7. INGRESS/EGRESS EASEMENT

THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT OF SUNBELT CENTER, A CPUD, AS TRACT "A-2," IS HEREBY DECLARED TO BE THE PROPERTY OF THE SUNBELT CENTER PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR INGRESS/EGRESS PURPOSES, AND ALL 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, THE PRIVATE INGRESS/EGRESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

DATED THIS 27 DAY OF June, 2001.

WITNESSES

Laurie E. Hester PRINT NAME: Laurie E. Hester

David W. Schryver PRINT NAME: David W. Schryver

Carol A. Woods PRINT NAME: Carol A. Woods

Cheryl D. Hawkins PRINT NAME: Cheryl D. Hawkins

Lee Current PRINT NAME: Lee Current

Cherie Thalmann PRINT NAME: Cherie Thalmann

Carol A. Woods PRINT NAME: Carol A. Woods

Cheryl D. Hawkins PRINT NAME: Cheryl D. Hawkins

Carol A. Woods PRINT NAME: Carol A. Woods

Cheryl D. Hawkins PRINT NAME: Cheryl D. Hawkins

Cheryl D. Hawkins PRINT NAME: Cheryl D. Hawkins

SUNBELT PARTNERS, A FLORIDA GENERAL PARTNERSHIP, BY: COOJO INVESTMENT CO., A FLORIDA GENERAL PARTNER

J. Michael Stetson, PRESIDENT

SUNBELT PARTNERS, A FLORIDA GENERAL PARTNERSHIP, BY: NEBHART, INC., A FLORIDA GENERAL PARTNER

F.I. NEBHUT, JR., PRESIDENT

LOWE'S HOME CENTERS, INC. A NORTH CAROLINA CORPORATION

David E. Shelton, PRESIDENT

H. RODES HART

F.I. NEBHUT, JR.

ACKNOWLEDGMENTS

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED J. MICHAEL STETSON, TO ME WELL KNOWN TO BE THE PRESIDENT OF COOJO INVESTMENT CO., A FLORIDA CORPORATION, A GENERAL PARTNER OF SUNBELT PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER 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, ON BEHALF OF THE PARTNERSHIP. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

(NOTARIAL SEAL)



Laurie E. Hester PRINT NAME: Laurie E. Hester NOTARY PUBLIC - STATE OF FLORIDA COMMISSION NUMBER: MY COMMISSION EXPIRES:

STATE OF TENNESSEE COUNTY OF Davidson

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED F.I. NEBHUT, JR., TO ME WELL KNOWN TO BE THE PRESIDENT OF NEBHART, INC., A FLORIDA CORPORATION, A GENERAL PARTNER OF SUNBELT PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER 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, ON BEHALF OF THE PARTNERSHIP. HE IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

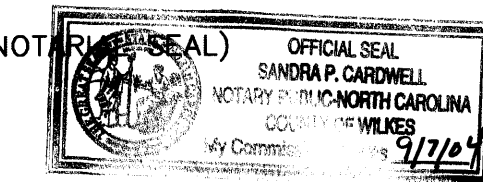
(NOTARIAL SEAL)

Laverne M. Wright PRINT NAME: Laverne M. Wright NOTARY PUBLIC - STATE OF TENNESSEE COMMISSION NUMBER: MY COMMISSION EXPIRES: 7-27-02

STATE OF NORTH CAROLINA COUNTY OF Wilkes

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED David E. Shelton TO ME WELL KNOWN TO BE THE Sr. Vice President OF LOWE'S HOME CENTERS, INC., A NORTH CAROLINA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER 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. HE IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

(NOTARIAL SEAL)



Sandra P. Cardwell PRINT NAME: Sandra P. Cardwell NOTARY PUBLIC - STATE OF NORTH CAROLINA COMMISSION NUMBER: MY COMMISSION EXPIRES:

STATE OF TENNESSEE COUNTY OF Davidson

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED H. RODES HART, TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. HE IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

(NOTARIAL SEAL)

Laverne M. Wright PRINT NAME: Laverne M. Wright NOTARY PUBLIC - STATE OF TENNESSEE COMMISSION NUMBER: MY COMMISSION EXPIRES: 7-27-02

STATE OF TENNESSEE COUNTY OF Davidson

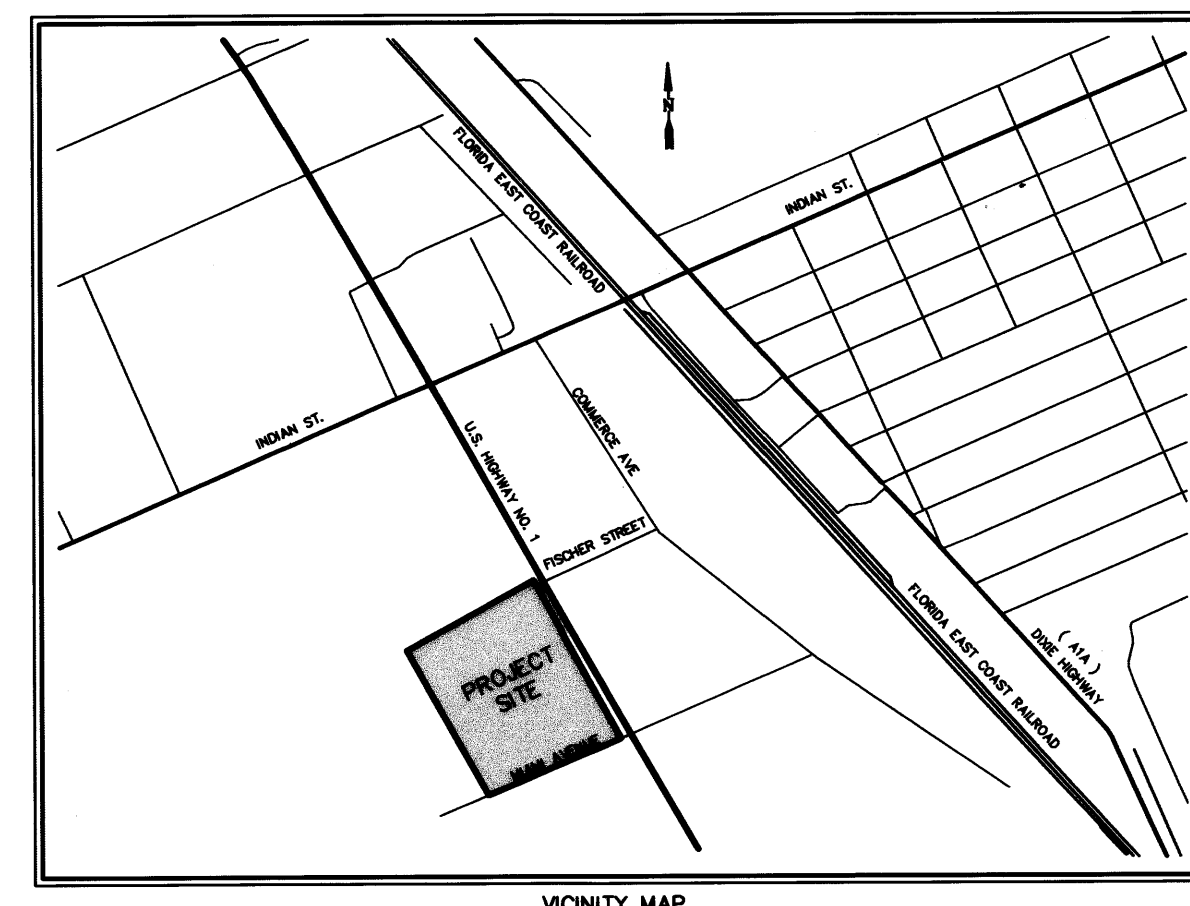
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED F.I. NEBHUT, JR., TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. HE IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

(NOTARIAL SEAL)

Laverne M. Wright PRINT NAME: Laverne M. Wright NOTARY PUBLIC - STATE OF TENNESSEE COMMISSION NUMBER: MY COMMISSION EXPIRES: 7-27-02

SURVEYOR'S NOTES

- 1) 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.
2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3) THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
4) BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF U.S. HIGHWAY ONE, A 200 FOOT RIGHT-OF-WAY. SAID LINE BEARS N29°01'32"W.
5) SEE SHEETS 5, 6 AND 7 OF 7 FOR EASEMENT DETAILS.



Job Number 00-1036-02-02 Licensed Business #4108

GCY INCORPORATED PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 1469, PALM CITY, FLORIDA 34991 1505 S.W. MARTIN HWY. • 561-286-8083 CERTIFICATE OF AUTHORIZATION LB 4108