

LOCATION SKETCH

A PLAT OF
T M C BUSINESS PARK
 BEING A PORTION OF THE S.E. 1/4, SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST
 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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 8 MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS 3 DAY OF August 2001
 MARSHA EWING, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
 FILE NUMBER 1516653
 BY *James B. Cooper* DEPUTY CLERK

28-37-41-013-000-0000.0
 PARCEL CONTROL NO.

GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON RECORD DEED INFORMATION, REFERENCE A BEARING OF S00°49'20"W ALONG THE EAST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING, OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS OF MARTIN COUNTY, 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE S00°49'20"W ALONG THE EAST OF SAID NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 28 FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL. THENCE CONTINUE S00°49'20"W ALONG SAID EAST LINE FOR 1100.75 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE FEC RAILWAY; THENCE S70°01'29"W ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 220.86 FEET; THENCE N38°23'25"W FOR 606.82 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF N.E. SAVANNAH ROAD; SAID INTERSECTION BEING ON THE ARC OF CIRCULAR CURVE CONCAVE TO NORTHWEST AND BEARING N38°23'26"W FROM THE CENTER OF SAID CURVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS 1482.69 AND A CENTRAL ANGLE OF 33°32'19" FOR 867.91 FEET TO A POINT; THENCE S89°06'19"E FOR 111.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.99 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS OR DEDICATIONS

CERTIFICATE OF OWNERSHIP AND DEDICATION

TAURUS INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDER-SIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATES AS FOLLOWS:

- STREETS
 N.E. INDUSTRIAL BLVD. AS SHOWN ON THIS PLAT OF TMC BUSINESS PARK AND DESIGNATED THEREON AS A PUBLIC STREET IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA, AS A PUBLIC RIGHT OF WAY FOR USE AND BENEFIT OF THE PUBLIC.
- UTILITY EASEMENTS
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF TMC BUSINESS PARK 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE WETLAND AND UPLAND PRESERVATION AREAS
 THE WETLAND AND UPLAND PRESERVATION AREAS SHOWN ON THIS PLAT OF TMC BUSINESS PARK AS "TRACTS "A" AND "B" ARE HEREBY DECLARED TO BE PROPERTY OF THE TMC BUSINESS PARK PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, "TRACTS "A" AND "B" SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED 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 WETLAND AND UPLAND PRESERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.
- THE STORM WATER AREAS
 THE STORM WATER TRACTS DESIGNATED AS TRACTS "C" AND "D" AS SHOWN ON THIS PLAT OF TMC BUSINESS PARK, ARE HEREBY DECLARED TO BE PROPERTY OF THE "ASSOCIATION" AND ARE FURTHER DECLARED TO BE PRIVATE STORM WATER AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY STORM WATER AREAS DESIGNATED AS SUCH ON THIS PLAT.
- THE LANDSCAPE BUFFER
 THE LANDSCAPE BUFFER SHOWN ON THIS PLAT OF TMC BUSINESS PARK MAY BE USED FOR LANDSCAPE PURPOSES 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 LANDSCAPED BUFFERS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 28th DAY OF MARCH, 2001 ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS MANAGER.

TAURUS INVESTMENT GROUP, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA

BY: *[Signature]*
 GUENTHER REIBLING, ITS MANAGER

WITNESS: *[Signature]*
 JENNIFER COSTANZA
 WITNESS: *[Signature]*
 ELIZABETH A. LINDSAY

ACKNOWLEDGMENT

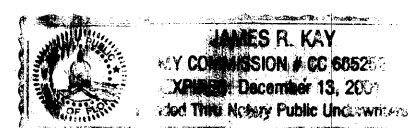
STATE OF FLORIDA:
 COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED GUENTHER REIBLING, AS MANAGER OF TAURUS INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY. THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS SUCH MANAGER FOR AND ON BEHALF OF SAID TAURUS INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL STAMP AT STUART, MARTIN COUNTY, FLORIDA, THIS 28th DAY OF MARCH, 2001.

BY: *[Signature]* NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: December 13, 2001



APPROVAL BY MARTIN COUNTY

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

2/3/01 DATE _____ COUNTY ENGINEER *[Signature]*
8/10/01 DATE _____ COUNTY ATTORNEY *[Signature]*
4-17-01 DATE _____ COUNTY SURVEYOR AND MAPPER *[Signature]*
8-13-01 DATE _____ CHAIRMAN BOARD OF COUNTY COMMISSIONERS *[Signature]*
 BCC: 7-9-01

ATTEST: *[Signature]*
 CLERK

LEGEND

- INDICATES LOT CORNER - SET NO. 5 IRON AND CAP "BL LS4724"
- ⊙ INDICATES PERMANENT CONTROL POINT (PCP)
- INDICATES SET PERMANENT REFERENCE MONUMENT "BL LS4724" (PRM)
- (R) INDICATES RADIAL LINE
- DELTA INDICATES CENTRAL ANGLE OR DELTA
- L INDICATES ARC LENGTH
- R INDICATES RADIUS
- T INDICATES TANGENT LENGTH
- C INDICATES CORD LENGTH
- C/A INDICATES CONTROLLED ACCESS RIGHT OF WAY LINE

RECEIVED

SURVEYOR'S CERTIFICATE

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "TMC BUSINESS PARK" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID 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 AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: *[Signature]* DATE: 4/12/2001
 ELIZABETH A. LINDSAY
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 4724
 LICENSED BUSINESS NO. 6852

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, JAMES R. KAY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED SOLELY UPON A TITLE CERTIFICATION DATED MARCH 27, 2001 PREPARED BY CHICAGO TITLE INSURANCE COMPANY, THAT AS OF FEB 26, 2001, AT 8:00 AM

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS CORPORATION, OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID.

DATED THIS 27 DAY OF MARCH, 2001.

[Signature]
 JAMES R. KAY, ESQ.
 ATTORNEY AT LAW FLORIDA BAR #298166
 PHILLIPS POINT - EAST TOWER
 777 SOUTH FLAGLER DRIVE, SUITE 900
 WEST PALM BEACH, FLORIDA 33401

ENGINEER SEAL SURVEYOR SEAL NOTARY STAMP CORPORATE SEAL

B Betsy Lindsay, Inc.
 SURVEYING AND MAPPING
 208 N. U.S. HIGHWAY NO. 1 UNIT 8 TEQUESTA, FLORIDA 33478
 (561)575-5275 (561)575-4324 FAX
TMC BUSINESS PARK SHEET 1 OF 2