



VICINITY MAP
NOT TO SCALE

WAL-MART AT PORT SEWALL

REPLAT OF A PORTION OF LOTS 153 THROUGH 159 AND A PORTION OF LOTS 197, THROUGH 204, PLAT OF PORT SEWALL, P.B. 3, PG. 7, HANSON GRANT, CITY OF STUART, MARTIN COUNTY, FLORIDA

FILED FOR RECORD
MARTIN CO. FLA.
104 DEC 17 PM 3:52
MARSHA E WING
CLERK OF CIRCUIT COURT
BY _____ D.C.

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 100. MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 17 DAY OF Dec. 2004.
MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.
FILE NUMBER 1800285
BY: *Charlotte Binkley*
DEPUTY CLERK

38-38-41-020-000-0000.0
PARCEL CONTROL NUMBER

LEGAL DESCRIPTION

SUBJECT PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF LOTS 153 THROUGH 159, AND ALSO A PORTION OF LOTS 197, THROUGH 204, AND ALSO A PORTION OF LOTS 198 THROUGH 204, PLAT OF PORT SEWALL LYING WITHIN LOT 3 OF THE MILES OR HANSON GRANT, PALM BEACH COUNTY, FLORIDA, (SAID LAND NOW LYING AND BEING A PART OF MARTIN COUNTY, FLORIDA), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF "THE EXPOSITION" AS RECORDED IN PLAT BOOK 9, PAGE 17, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;
THENCE, BEARING NORTH 29°28'59" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY No. 1 (A 200' WIDE RIGHT OF WAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 89010-2114, A DISTANCE OF 80.41 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF S.E. MARKET PLACE (AN 80' WIDE PUBLIC RIGHT OF WAY), AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 29°28'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 807.60 FEET TO A POINT;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE, BEARING NORTH 60°29'03" EAST, A DISTANCE OF 215.25 FEET TO A POINT;

THENCE, BEARING NORTH 66°17'23" EAST, A DISTANCE OF 314.21 FEET TO A POINT;

THENCE, BEARING NORTH 37°07'18" EAST, A DISTANCE OF 44.26 FEET TO A POINT;

THENCE, BEARING NORTH 66°17'23" EAST, A DISTANCE OF 1016.35 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.E. COMMERCE (AN 80' WIDE RIGHT OF WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 7460.00 FEET, A CHORD DISTANCE OF 607.69 FEET BEARING SOUTH 50°33'38" EAST;

THENCE SOUTHEASTERLY A DISTANCE OF 607.86 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°40'07", TO A POINT;

THENCE, BEARING SOUTH 48°13'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 336.07 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE AFORESAID S.E. MARKET PLACE;

THENCE, BEARING SOUTH 66°19'21" WEST, A DISTANCE OF 1916.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,476,835 SQUARE FEET OR 33.904 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

SURVEYORS NOTES

- THE LEGAL DESCRIPTIONS USED IN THE PREPARATION OF THIS SURVEY ARE THOSE DESCRIBED AS THE SCHEDULE "A" LANDS AS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER 60111983 EFFECTIVE DATE NOVEMBER 20, 2002 AT 6:00 A.M.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (6107-7 F.A.C.), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE AVERAGE RATIO ERROR OF CLOSURE FOR THE TRAVERSE = 1:169,375.
- HORIZONTAL DATUM: THE BOUNDARY SURVEY FOR THIS PROJECT HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE. THAT SYSTEM IS BASED UPON THE TRANSVERSE MERCATOR PROJECTION OF THE GEODETIC REFERENCE SYSTEM (GRS) SPHEROID OF 1980, ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983/1990. THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE ARE TWO MARTIN COUNTY GPS POINTS "0530 1992 AND 0534 1992. THE PUBLISHED COORDINATES ARE NORTHING 1,024,696.033, EASTING 914,919.835 AND NORTHING 1,026,224.456 EASTING 912,946.518, RESPECTIVELY.
- THE BEARING BASE FOR THIS SURVEY IS BASED UPON GRID NORTH, UTILIZING THE PUBLISHED MARTIN COUNTY CONTROL POINTS DESCRIBED ABOVE.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. F.I.R.M. NO. 12085C0161 F, 12085C0162 F, 12085C0163 F AND 12085C0164 DATED OCTOBER 4, 2002.
- VERTICAL DATUM: ALL ELEVATIONS SHOWN HEREON HAVE BEEN REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM, 1929 (N.G.V.D., 1929). THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE IS A 6" X 6" CONCRETE MONUMENT WITH A BRASS DISC, LOCATED AT THE WEST SIDE OF US HIGHWAY 1 OPPOSITE MIAMI AVENUE, STAMPED "MARTIN COUNTY BM IS-2 1985" HAVING A PUBLISHED ELEVATION OF 18.706 FEET N.G.V.D. 1929.
- PROPERTY CORNER MONUMENTS WERE SET AS SHOWN HEREON ON APRIL 11, 2002 IN FIELD BOOK No. 190.

TITLE CERTIFICATION

I, **JOHN L. SHAKEMAN** ESQ. A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF Nov. 23, 2004, AT 6:10 a.m.
RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THE PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON;
ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: NONE.
ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197, 192, F.S., HAVE BEEN PAID. DATED THIS 2nd DAY OF December, 2004.

LEGEND OF SYMBOLS

- ===== = PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = CENTERLINE
- = EASEMENT LINE
- = LOT LINE
- ⊕ = BENCHMARK
- = CONCRETE MONUMENT as NOTED
- = IRON PIPE or IRON ROD as NOTED
- ⊙ = PK NAIL & DISK

ABBREVIATIONS

- CH CHORD
- CH BRG CHORD BEARING
- CM CONCRETE MONUMENT
- CMD CONCRETE MONUMENT AND DISK
- CMP CORRUGATED METAL PIPE
- Co COMPANY
- Δ DELTA ANGLE
- DWG DRAWING
- E EAST
- ELEV. ELEVATION
- INV INVERT ELEVATION
- IP IRON PIPE
- IR IRON ROD
- IRC IRON ROD WITH CAP
- L LENGTH
- LB LICENSED BUSINESS
- (M) MEASURED COURSE
- MES MITERED END SECTION
- N NORTH
- NGVD 1929 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- OHV OVERHEAD WIRE
- ORB OFFICIAL RECORD BOOK
- (P) PLATTED COURSE
- PB PLAT BOOK
- PG PAGE
- PK PARKER KALON
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- PVC POLYVINYL CHLORIDE
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- RNG RANGE
- S SOUTH
- SEC SECTION
- SV SEWER VALVE
- STA STATION
- T TANGENT
- TP TRAVERSE POINT
- TWP TOWNSHIP
- TYP TYPICAL
- W WEST
- W WITH
- WV WATER VALVE

CERTIFICATE OF OWNERSHIP

WAL-MART STORES EAST, LP BY WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON
DATED THIS 16th DAY OF November, 2004
PRINTED NAME: Robert M. Bedard ASST. VICE-PRES.
ATTEST: Deborah K. Mager
CORPORATE SECRETARY: Deborah K. Mager
CORPORATE SEAL
STATE OF ARKANSAS
COUNTY OF BENTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT M. BEDARD, AS ASSISTANT VICE PRESIDENT OF REAL ESTATE, AND JOAN MLADUCKY, K. MAGER, ASSISTANT SECRETARY, BOTH OF WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, AND FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN THEM BY LIMITED LIABILITY COMPANY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ IDENTIFICATION.
Tonya Coffelt
NOTARY PUBLIC
Tonya Coffelt
PRINTED, TYPED NAME OF NOTARY PUBLIC My Commission Expires 12-1-2009

CITY OF STUART APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.
DATE: 11/3/04 GREGORY S. FLEMING, PSM - PLAT REVIEWER
DATE: 12/17/04 Carl W. Coffin CARL W. COFFIN - CITY ATTORNEY
DATE: 12/17/04 Jeffrey A. Krausloff JEFFREY A. KRAUSLOFF - MAYOR
DATE: 12/17/04 Cheryl White CHERYL WHITE - CITY CLERK

CERTIFICATE OF SURVEYOR AND MAPPER

I, KURT STAFFLINER, HEREBY CERTIFY THAT THIS PLAT OF WAL-MART AT PORT SEWALL 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 HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS 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 THE CITY OF STUART, FLORIDA.
Kurt Staffliner
KURT STAFFLINER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5996
DATE: 10-06-04

NOTICE:

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 REPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
IN THE EVENT THAT THE CITY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE CITY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH CITY SPECIFICATIONS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF MARTIN
WAL-MART STORES EAST, LP, A LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED REPRESENTATIVE DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN HERON AND REFERRED TO AS WAL-MART AT PORT SEWALL.

AND DO HEREBY DEDICATE AS FOLLOWS:
RIGHTS-OF-WAY DEDICATION #1 AND RIGHT OF WAY DEDICATION #2 SHOWN ON THIS PLAT IS HEREBY DEDICATED TO MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE FOR THE USE AND BENEFIT OF THE PUBLIC AS PUBLIC RIGHT OF WAY. THIS DEDICATION INCLUDES THE RIGHT OF ANY UTILITY COMPANY TO LOCATE UTILITIES SUCH AS ELECTRICITY, WATER, SEWER, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATIONS FACILITIES WITHIN THE RIGHT OF WAY.

WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP
BY: WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER
Robert M. Bedard
BY: ROBERT M. BEDARD
ASSISTANT VICE PRESIDENT OF REAL ESTATE
ATTEST: Deborah K. Mager
JOAN MLADUCKY, K. MAGER
ASSISTANT SECRETARY
SEAL

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS:
COUNTY OF BENTON)
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT M. BEDARD, AS ASSISTANT VICE PRESIDENT OF REAL ESTATE, AND Deborah K. Mager, ASSISTANT SECRETARY, BOTH OF WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, AND FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN THEM BY LIMITED LIABILITY COMPANY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

Tonya Coffelt
NOTARY PUBLIC
Tonya Coffelt
PRINTED, TYPED OR STAMPED NAME OF NOTARY PUBLIC
My Commission Expires 12-1-2009

