

SCALE
1" = 60'
JOB NUMBER
1208-01-PLT

PLAT OF
KANNER CROSSING
BEING A REPLAT OF TRACT 3 & A PORTION OF TRACTS 6 AND 7, BLOCK 45, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LOCATED AT THE INTERSECTION OF STATE ROAD 78 (S.W. 78 S. KANNER HIGHWAY) AND S.E. SALERNO ROAD, IN THE HANSON GRANT, LOCATED IN MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION
WARGAS INVESTMENTS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS MANAGING MEMBER, J. LINDY, INC. A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AS LOT 1 ON THE PLAT OF KANNER CROSSING;

SUNTRUST BANK A GEORGIA CORPORATION BY AND THROUGH ITS UNDERSIGNED REPRESENTATIVE DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AS LOT 2 ON THE PLAT OF KANNER CROSSING;

AND HEREBY DEDICATES AS FOLLOWS:

THE PRESERVATION AREA SHOWN ON THIS PLAT OF KANNER CROSSING IS HEREBY DECLARED TO BE THE PROPERTY OF THE KANNER CROSSING PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE PRESERVATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVATION AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION OR ALTERATION OR DESTRUCTION OF THE PRESERVATION AREA SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.

THE DRIVEWAY EASEMENTS SHOWN ON THIS PLAT OF KANNER CROSSING ARE HEREBY DEDICATED TO THE KANNER CROSSING PROPERTY OWNER'S ASSOCIATION, INC. FOR ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE MARTIN COUNTY BOARD OF COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

THE LAND USE BUFFERYARD SHOWN ON THIS PLAT OF KANNER CROSSING ARE HEREBY DEDICATED TO THE KANNER CROSSING PROPERTY OWNER'S ASSOCIATION, INC. FOR LANDSCAPING AND BUFFERING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE MARTIN COUNTY BOARD OF COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

SIGNED THIS 21 DAY OF February 2008 ON BEHALF OF SAID WARGAS INVESTMENTS, L.C. BY J. LINDY, INC. BY THOMAS FRANKEL, PRESIDENT, AS ITS MANAGING MEMBER.

WARGAS INVESTMENTS, L.C. A FLORIDA LIMITED LIABILITY COMPANY BY J. LINDY, INC. A FLORIDA CORPORATION
BY: Thomas Frankel
THOMAS FRANKEL, PRESIDENT

WITNESS
Sherry L. Hyman
PRINTED NAME
Sherry L. Hyman
WITNESS

WITNESS
Michael J. Battle III
PRINTED NAME
Michael J. Battle III
WITNESS

MY COMMISSION EXPIRES: 10-26-07
DD277944

SIGNED THIS 16 DAY OF February 2008 ON BEHALF OF SAID SUNTRUST BANK, A GEORGIA CORPORATION BY BENJAMIN E. KRALLEY, FIRST VICE-PRESIDENT.

SUNTRUST BANK, A GEORGIA CORPORATION
BY: Benjamin E. Kralley
BENJAMIN E. KRALLEY, FIRST VICE-PRESIDENT

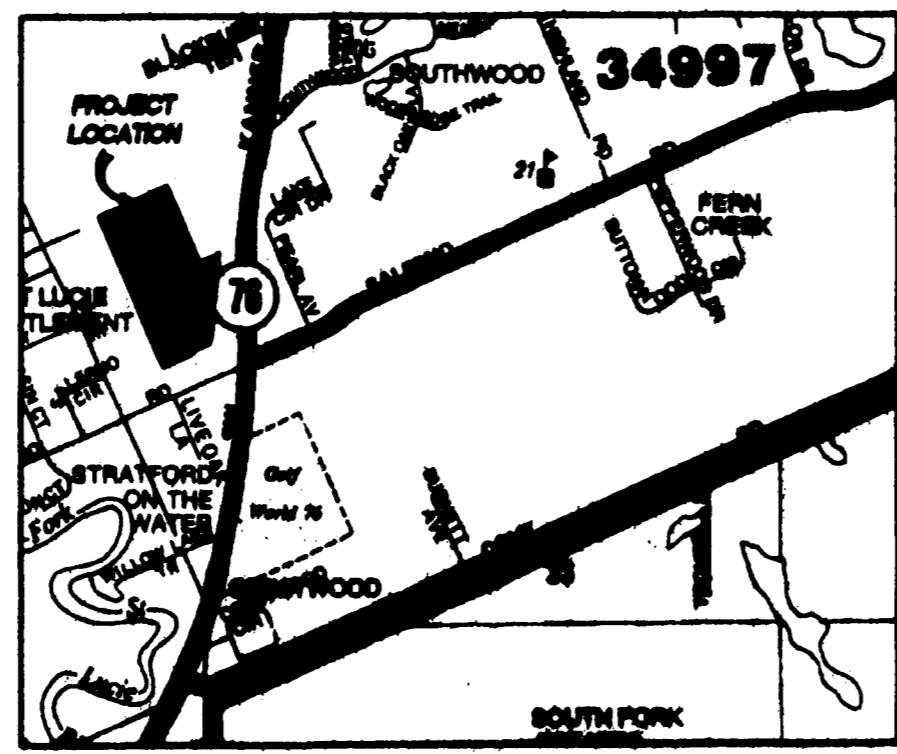
WITNESS
Michael J. Battle III
PRINTED NAME
Michael J. Battle III
WITNESS

WITNESS
Miguel A. Garcia
PRINTED NAME
Miguel A. Garcia
WITNESS

WITNESS
Viola Yee
PRINTED NAME
Viola Yee
WITNESS

MY COMMISSION EXPIRES
DATE: Oct. 27, 2008

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 SUPPLANTED 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.



VICINITY SKETCH
NOT TO SCALE

ACCEPTANCE OF PRESERVATION AREA DEDICATION

KANNER CROSSING PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS AS STATED HEREON. THIS 21 DAY OF February 2008.

KANNER CROSSING PROPERTY OWNERS ASSOCIATION, INC.
BY: Thomas Frankel
PRESIDENT
PRINTED NAME: Thomas Frankel
ATTEST: Gerry Franke
Gerry Franke SECRETARY
PRINTED NAME

TITLE CERTIFICATION

I, SHERRY L. HYMAN, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFIES THAT:
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE COMPANY 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: TRANSAMERICA OCCIDENTAL LIFE COMPANY, AN IOWA CORPORATION, DATE OF EXECUTION 04/27/2007, RECORDING DATE 01/12/2008.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.162, F.S. HAVE BEEN PAID.

DATED THIS 21 DAY OF February 2008.
SHERRY L. HYMAN
FLORIDA BAR MEMBER - 8711348
800 ADRIANALS CORN BOULEVARD, SUITE 417
JUPITER, FLORIDA 33477

MORTGAGEE'S CONSENT TO PLAT

TRANSAMERICA OCCIDENTAL LIFE INSURANCE COMPANY, AN IOWA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED 04/27/2007 ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE AS MORTGAGEE, TO SUCH DEDICATION.

SIGNED AND SEALED THIS 28 DAY OF March 2008, ON BEHALF OF SAID CORPORATION BY:

BY: Shane O'Byrne
PRINTED NAME: Shane O'Byrne
TITLE: Vice President
WITNESS: Selwyn M. Benischak
PRINTED NAME: Selwyn M. Benischak
WITNESS: Cathy Harlow
PRINTED NAME: Cathy Harlow

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Martin

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Shane O'Byrne, OF TRANSAMERICA OCCIDENTAL LIFE INSURANCE COMPANY, AN IOWA CORPORATION, TO BE WELL KNOWN TO BE THE Vice President, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.
MR. [] IS PERSONALLY KNOWN TO ME
[] PRODUCED SATISFACTORY IDENTIFICATION

NOTARY PUBLIC, STATE OF Florida AT LARGE
COUNTY OF Martin
Mary T. Hays
PRINTED NAME
11-18-07
MY COMMISSION EXPIRES

COUNTY APPROVAL
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED

Viola Yee
DATE: 4/14/06
DATE: 4/25/06
DATE: 4-25-06
DATE: 9-13-05
ATTEST:
Masha Ewing
CLERK BY Charlotte Burkey et al

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Sherry L. Hyman TO BE WELL KNOWN TO BE THE PRESIDENT OF KANNER CROSSING PROPERTY OWNERS ASSOCIATION, INC., AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF PRESERVATION AREA DEDICATION AS SUCH OFFICER OF SAID ASSOCIATION AND THAT IT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.
MR. [] IS PERSONALLY KNOWN TO ME
[] PRODUCED SATISFACTORY IDENTIFICATION

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Sherry L. Hyman
PRINTED NAME
04/29/2008
MY COMMISSION EXPIRES

#DD277944

SURVEYOR'S NOTES

1. SURVEY OF DESCRIPTION AS FURNISHED BY CLIENT, UNLESS OTHERWISE NOTED.

2. THE BEARINGS SHOWN HEREON ARE BASED ON NAD83 FLORIDA EAST ZONE STATE PLANE COORDINATES AND ARE REFERENCED TO THE NORTH LINE OF BLOCK 45 ST. LUCIE INLET FARMS PLAT BOOK 1, PAGE 98 PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA WITH A BEARING OF N. 00°05'43" E. ALONG SAID LINE. THEREFORE ALL BEARINGS CONTAINED HEREON ARE RELATIVE THERETO.

CERTIFICATE OF SURVEYOR AND MAPPER

STATE OF FLORIDA
COUNTY OF MARTIN

I, EARLE R. STARKEY, DO HEREBY CERTIFY THAT THIS PLAT OF KANNER CROSSING IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, BASED ON A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS, IF REQUIRED, AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE MARTIN COUNTY, FLORIDA

EARLE R. STARKEY - PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4459 - STATE OF FLORIDA
LICENSED BUSINESS #0607
DATE: 03-14-06

LEGEND:

- 4 1/4" - ALSO KNOWN AS C - CURVE (SEE CONSERVATION EASEMENT CURVE TABLE)
- C.M. - CONCRETE MONUMENT
- FND. - FOUND
- I.B. - IRON BAR
- I.D. - IDENTIFICATION
- L.B. - LICENSED BUSINESS
- N&W - NAIL & WASHER
- O.R. - OFFICIAL RECORD
- R.R.S. - RAILROAD SPIKE
- R/W - RIGHT-OF-WAY
- P.C.P. - PERMANENT CONTROL POINT
- P.N.W. - P.K. NAIL & WASHER
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- P.R.M. - PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH DISC (P.L.S. #4459)

SYMBOLS

- - SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT DISC #4459
- - SET P.K. NAIL & WASHER P.L.S. #4459
- - FOUND CONCRETE MONUMENT
- - FOUND 5/8" IRON BAR
- - CENTER LINE

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 16, PAGE 21, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 12 DAY OF May, 2008.

MARSHA EWING, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Burkey
DEPUTY CLERK (CIRCUIT COURT SEAL)
1930822
FILE NO.

SUBDIVISION PARCEL CONTROL NUMBER:

55-38-4-~~22~~ 200-0000.0



2008 MAY 14 PM 2:08
MARSHA EWING
CLERK OF CIRCUIT COURT

LEGAL DESCRIPTION:

KNOWN AS TRACT 3, AND A PORTION OF TRACTS 6 AND 7, BLOCK 45, ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 6, BLOCK 45, ST. LUCIE INLET FARMS; THENCE NORTH 00°05'43" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT 6, BLOCK 45, SAID SOUTHERLY LINE ALSO BEING THE CENTERLINE OF S.E. SALERNO ROAD FOR A DISTANCE OF 136.45 FEET TO A POINT; THENCE DEPARTING THE SOUTHERLY LINE OF SAID TRACT 6, NORTH 23°46'17" WEST FOR A DISTANCE OF 25.0 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. SALERNO ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREMEAFTER DESCRIBED PARCEL OF LAND; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE CONTINUE NORTH 23°46'17" WEST FOR A DISTANCE OF 225.0 FEET TO A POINT; THENCE SOUTH 00°05'43" WEST FOR A DISTANCE OF 136.45 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT 6, BLOCK 45; THENCE NORTH 23°46'17" WEST ALONG THE WESTERLY LINE OF TRACTS 6 AND 3, BLOCK 45 FOR A DISTANCE OF 1096.04 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF A PLATTED 30 FOOT ROAD, SAID SOUTHERLY RIGHT-OF-WAY LINE LIES 15 FOOT PERPENDICULAR TO AND PARALLEL WITH THE NORTHERLY LINE OF TRACT 3, BLOCK 45; THENCE NORTH 00°05'43" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 680.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF TRACT 3, BLOCK 45; THENCE PROCEED SOUTH 23°31'39" EAST ALONG SAID EASTERLY LINE OF TRACT 3 FOR A DISTANCE OF 648.82 FEET TO THE SOUTHEAST CORNER OF TRACT 3, BLOCK 45, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 7, BLOCK 45; THENCE NORTH 00°05'18" EAST ALONG THE NORTHERLY LINE OF TRACT 7, BLOCK 45, FOR A DISTANCE OF 180.19 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 78; THENCE PROCEED SOUTH 07°24'48" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 22.82 FEET TO A POINT ON A NON TANGENT CURVE THROUGH WHICH A RADIAL LINE BEARS SOUTH 82°38'29" EAST; SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 22978.32 FEET, THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'55" FOR A DISTANCE OF 158.82 FEET TO A POINT ON A NON TANGENT LINE THROUGH WHICH A RADIAL LINE BEARS SOUTH 82°34'33" EAST; THENCE SOUTH 21°04'57" WEST FOR A DISTANCE OF 57.98 FEET TO A POINT; THENCE SOUTH 08°34'48" WEST FOR A DISTANCE OF 131.89 FEET TO A POINT; THENCE NORTH 83°08'18" WEST FOR A DISTANCE OF 17.80 FEET TO A POINT; THENCE SOUTH 08°34'48" WEST FOR A DISTANCE OF 386.13 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. SALERNO ROAD; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 PROCEED SOUTH 00°05'43" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF S.E. SALERNO ROAD FOR A DISTANCE OF 137.88 FEET TO A POINT; THENCE SOUTH 23°46'17" EAST FOR A DISTANCE OF 25.0 FEET TO A POINT; THENCE SOUTH 00°05'43" WEST FOR A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING OF THE HEREMEAFTER DESCRIBED PARCEL OF LAND.

CONTAINING 18.32 ACRES MORE OR LESS.