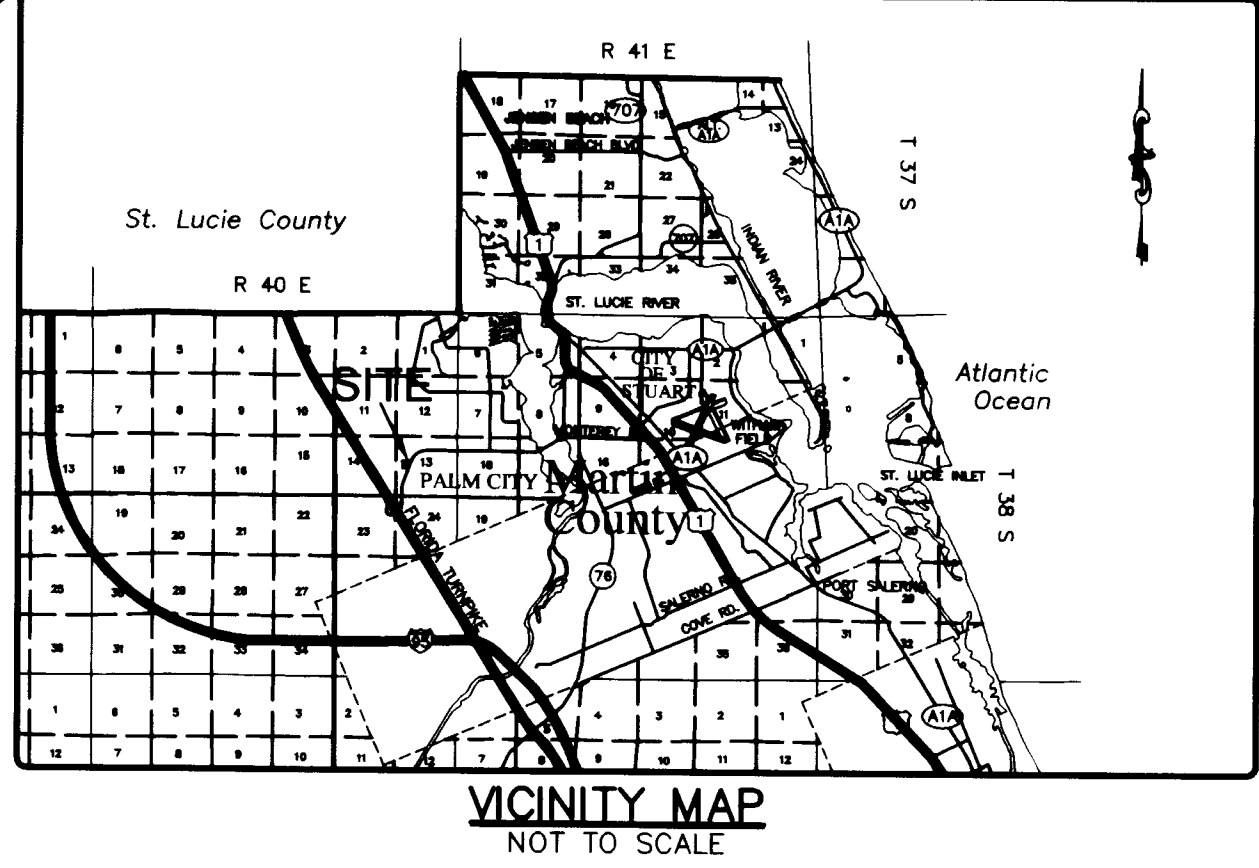


MARSHA EWING
CLERK OF CIRCUIT COURT
BY: _____ D.C.

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 16, PAGE 64, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 24th DAY OF Oct, 2007.
MARSHA EWING, CLERK OF CIRCUIT COURT MARTIN COUNTY, FLORIDA
BY: Charlotte Buckley
CLERK
FILE NO. 2016281
(CIRCUIT COURT SEAL)



A PLAT OF **Plat Book 16 Page 64**
MARTIN DOWNS PUD,
A PORTION OF PARCEL 46C
BEING A REPLAT OF A PORTION OF TRACT 56, PALM CITY FARMS
AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

PARCEL CONTROL NO. 13-38-40-039-000-0000.0

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING A PORTION OF TRACT 56, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF FAMILY FUN CENTER, PLAT NO. 67, MARTIN DOWNS PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 70, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°22'42" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 250.00 FEET; THENCE NORTH 00°29'53" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF PLAT NO. 77, MARTIN DOWNS BUSINESS PARK - PARCEL NO. 46C, A PART OF MARTIN DOWNS, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°22'42" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 272.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD (STATE ROAD NO. 714) AND TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2030.95, THE RADIUS POINT OF WHICH BEARS SOUTH 78°12'58" EAST; THENCE SOUTHWESTERLY, DEPARTING SAID SOUTH LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'33", A DISTANCE OF 136.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.81 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

MJI PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGING MEMBER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF MARTIN DOWNS PUD, A PORTION OF PARCEL 46C AND HEREBY DEDICATES AS FOLLOWS:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MARTIN DOWNS PUD, A PORTION OF PARCEL 46C, MAY BE USED FOR UTILITY PURPOSES 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, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 23rd DAY OF July, 2007 ON BEHALF OF MJI PROPERTIES, LLC., A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: George E. Haley MJI PROPERTIES, LLC.
PRINT NAME: George E. Haley A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Melissa Spataro BY: Michael Izzolo
PRINT NAME: Melissa Spataro MICHAEL IZZOLO, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL IZZOLO, TO ME WELL KNOWN TO BE THE MANAGING MEMBER OF MJI PROPERTIES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS known PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

Denise C. Doyle
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. DD388789
MY COMMISSION EXPIRES: 2-5-09

MORTGAGEE'S CONSENT TO PLAT

GULFSTREAM BUSINESS BANK, A FLORIDA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED OCTOBER 3, 2006, AND RECORDED IN OFFICIAL RECORDS BOOK 2185, PAGE 2289, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

DATED THIS 23rd DAY OF July, 2007.

WITNESS: Jim Klein
PRINT NAME: Jim Klein
WITNESS: Melissa Spataro
PRINT NAME: Melissa Spataro

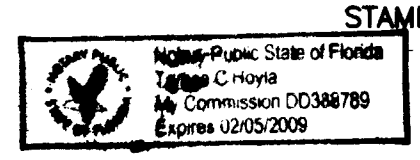
GULFSTREAM BUSINESS BANK
BY: George E. Haley
PRINT NAME: George E. Haley
PRINT TITLE: Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED George E. Haley TO ME WELL KNOWN TO BE THE S.V.P. OF GULFSTREAM BUSINESS BANK, A FLORIDA BANKING CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT 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 [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

Denise C. Doyle
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. DD388789
MY COMMISSION EXPIRES: 2-5-09



TITLE CERTIFICATION

- ROBERT KRAMER, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July, 2007.
- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE 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:
MORTGAGE WITH GULFSTREAM BUSINESS BANK DATED OCTOBER 3, 2006 AND RECORDED OCTOBER 4, 2006 IN OFFICIAL RECORDS BOOK 2185, PAGE 2289, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.
DATED THIS 23rd DAY OF July, 2007.

Robert Kramer
ROBERT KRAMER
ATTORNEY AT LAW, FLORIDA BAR NO. 0602884
KRAMER, SOPKO & LEVENSTEIN, P.A.
853 S.E. MONTEREY COMMONS BOULEVARD
STUART, FLORIDA 34996

CERTIFICATE OF SURVEYOR AND MAPPER

I, BRIAN C. KIERNAN, HEREBY CERTIFY THAT THIS PLAT OF MARTIN DOWNS PUD, A PORTION OF PARCEL 46C, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY AND PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY AND PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 30th DAY OF July, 2007.

Brian C. Kiernan
BRIAN C. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6101

COUNTY APPROVAL

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

DATE: 9/21/07 William E. Moran
COUNTY SURVEYOR AND MAPPER
DATE: 9/21/07 Charles Schaefer
COUNTY ENGINEER
DATE: 10/16/07 Frank Stoney, Esq.
COUNTY ATTORNEY
DATE: 10/17/07
BCC: 6-26-07
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
ATTEST:
Marsha Ewing
CLERK OF COUNTY
By Charlotte Buckley

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- C - CENTERLINE
- - CONCRETE P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. PLS 2633
- - CONCRETE P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LB 959
- U.E. - UTILITY EASEMENT
- Δ - CURVE DELTA ANGLE
- R - RADIUS
- L - ARC LENGTH



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

CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
lbfh INC.
3550 S.W. Corporate Parkway, Palm City, Florida 34990
(772) 286-3883 Fax: (772) 286-3925
BPR & FBPE License No: 959 www.lbfh.com