

PS INDUSTRIAL PARK

LYING IN GOVERNMENT LOTS 3 AND 4, SECTION 25, TOWNSHIP 38 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA.

APRIL 2006

25-38-41-015-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 3 AND 4, SECTION 25, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE S65°55'58"W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4 (BEARING BASE), ALSO BEING THE SOUTH LINE OF THE NEW HANSON GRANT, 295.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S65°55'58"W ALONG SAID NORTH LINE 700.34 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE PLAT OF EMERALD LAKES, PHASE V, AS RECORDED IN PLAT BOOK 9, PAGE 56 AND EMERALD LAKES, PHASE VI & VII, AS RECORDED IN PLAT BOOK 9, PAGE 67, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S00°04'06"E ALONG SAID EAST LINE, 852.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF EMERALD LAKES, PHASE VI & VII, AND THE NORTH LINE OF THE PLAT OF EMERALD LAKES, PHASE VIII, AS RECORDED IN PLAT BOOK 11, PAGE 80, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°55'18"E ALONG SAID NORTH LINE, 909.50 FEET; THENCE N00°04'39"W ALONG SAID NORTH LINE, 65.71 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4 AND THE SOUTHWEST CORNER OF THE PLAT OF NEW MONROVIA, AS RECORDED IN PLAT BOOK 1, PAGE 73, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°04'39"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE WEST LINE OF SAID PLAT OF NEW MONROVIA, 961.32 FEET; THENCE S65°55'58"W ALONG A LINE PARALLEL WITH SAID NORTH LINE OF GOVERNMENT LOT 4, 295.01 FEET; THENCE N00°04'39"W ALONG A LINE PARALLEL WITH SAID EAST LINE OF GOVERNMENT LOT 4, 295.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 879,197 SQUARE FEET OR 20.185 ACRES, MORE OR LESS.

- THE BUFFER AND UPLAND PRESERVATION EASEMENTS SHOWN ON THIS PLAT OF PS INDUSTRIAL PARK, ARE HEREBY DECLARED TO BE THE PROPERTY OF PORT SALERNO INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION, INC., (HEREAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION EASEMENTS, 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 THE PARCELS 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 BUFFER AND UPLAND PRESERVATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE MAINTENANCE EASEMENT SHOWN ON THIS PLAT OF PS INDUSTRIAL PARK AND DESIGNATED AS SUCH ON THIS PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF THE PS INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION, (HEREAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND MAINTENANCE OF ALL FACILITIES LOCATED WITHIN THE WATER MANAGEMENT TRACT "C" AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, AND SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 5 DAY OF MAY, 2006

Eleanor M. Dailey
WITNESS
PRINT NAME ELEANOR M. DAILEY

Larry P. Viens
WITNESS
PRINT NAME LARRY P. VIENS, MANAGING MEMBER

Janet L. Kozan
WITNESS
PRINT NAME JANET L. KOZAN, MANAGING MEMBER

Eleanor M. Dailey
WITNESS
PRINT NAME ELEANOR M. DAILEY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LARRY P. VIENS, TO ME WELL KNOWN TO BE A MANAGING MEMBER OF PORT SALERNO INDUSTRIAL PARK, 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 PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.



Patricia Nawrocki
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. DD 539236
MY COMMISSION EXPIRES: 4/12/2010
PRINTED NAME: Patricia Nawrocki

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JANET L. KOZAN, TO ME WELL KNOWN TO BE A MANAGING MEMBER OF PORT SALERNO INDUSTRIAL PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SHE ACKNOWLEDGED THAT SHE 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. SHE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.



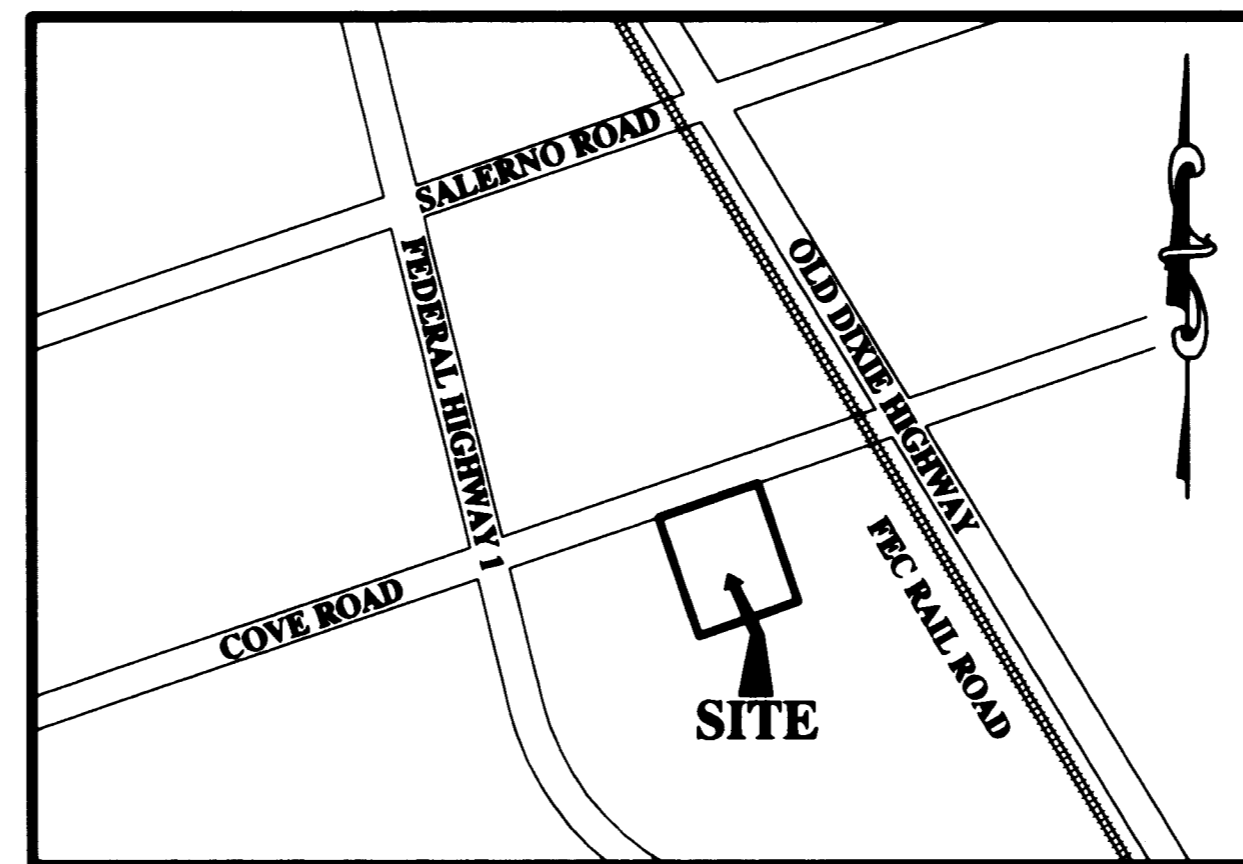
Patricia Nawrocki
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. DD 539236
MY COMMISSION EXPIRES: 4/12/2010
PRINTED NAME: Patricia Nawrocki

ACCEPTANCE OF RESERVATIONS

THE PORT SALERNO INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5th DAY OF May, 2006.

Gaspar T. Truena
WITNESS
PRINT NAME Gaspar T. Truena

Janet L. Kozan
WITNESS
PRINT NAME JANET L. KOZAN, ITS PRESIDENT

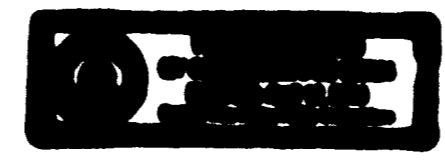


(NOT TO SCALE)
VICINITY SKETCH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JANET KOZAN, TO ME WELL KNOWN TO BE THE PRESIDENT OF PORT SALERNO INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION, INC., AND SHE HAS ACKNOWLEDGED THAT SHE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AND RESERVATIONS 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 AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Patricia Nawrocki
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. DD 539236
MY COMMISSION EXPIRES: 4/12/2010
PRINTED NAME: Patricia Nawrocki

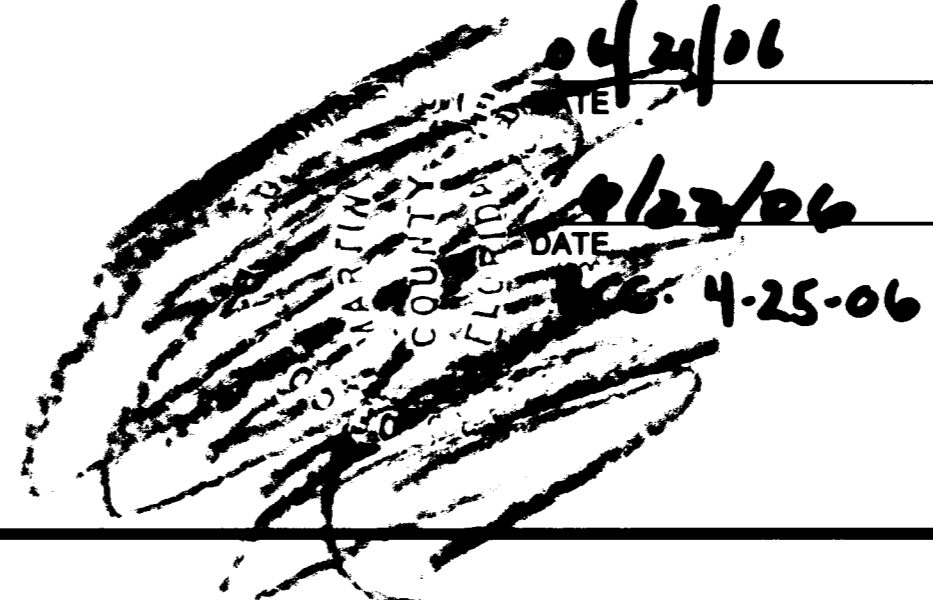
TITLE CERTIFICATION

I, DAVID C. TASSELL, ESQUIRE, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 9, 2006, AT 11:00 AM

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS THE NAME OF THE COMPANY 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 FROM PORT SALERNO INDUSTRIAL PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO WACHOVIA BANK, N.A., EXECUTED ON MARCH 12, 2003 AND RECORDED ON MARCH 19, 2003, IN OFFICIAL RECORD BOOK 1743, PAGE 1787, 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 5th DAY OF May, 2006.

David Tassel
DAVID C. TASSELL, ESQUIRE
FLORIDA BAR NO.: 408015
JOSEPH C. KEMPE, P.A.
941 NORTH HIGHWAY A1A
JUPITER, FLORIDA 33477



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.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Palm Beach

WACHOVIA BANK, N.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED MARCH 12, 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 1743, PAGE 1787, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

Carol Shumaker WACHOVIA BANK, N.A.
WITNESS
PRINT NAME Carol Shumaker

Joseph C. Kempe
WITNESS
PRINT NAME JOSEPH C. KEMPE

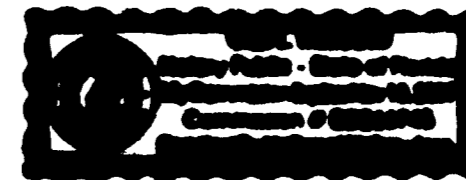
Joyce Reams
WITNESS
PRINT NAME JOYCE REAMS

Charlotte Burkey
WITNESS
PRINT TITLE SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED MARGARET C. CARPENTER TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF WACHOVIA BANK, N.A., AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID BANK AND THAT THE SEAL AFFIXED IS THE BANK SEAL AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Carl Roman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 111367-0024445
MY COMMISSION EXPIRES: _____
PRINTED NAME: Carl Roman

SURVEYOR'S CERTIFICATION

I, DAN W. DAILEY, HEREBY CERTIFY THAT THIS PLAT OF PS INDUSTRIAL PARK 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 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.

Dan W. Dailey
DAN W. DAILEY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 2439

MARTIN COUNTY APPROVAL

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

06/15/06
DATE _____
Dan W. Dailey
COUNTY SURVEYOR AND MAPPER

06/19/06
DATE _____
David Tassel
COUNTY ENGINEER

04/21/06
DATE _____
David Tassel
COUNTY ATTORNEY

06/23/06
DATE _____
Janet L. Kozan
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

06/25/06
DATE _____
Marsha Ewing
CLERK

Charlotte Burkey
BY Charlotte Burkey, Esq.

CLERKS RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 16 PAGE 32 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13th DAY OF July, 2006.

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

FILE NO. 199309
BY: *Charlotte Burkey*
DEPUTY CLERK

JUN 13 PM 3:25
MARSHA EWING
CLERK



SHEET 1 OF 2

DAILEY AND ASSOCIATES, INC.
Surveying and Mapping
112 N. U.S. Highway No. 1
Tequesta, FL 33489
Phone: (561) 748-8424
BUSINESS LICENSE: LB# 2799