

LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 12.8-D A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING PORTION OF LOTS 13, 14 AND 15, BLOCK 3, OF SAID SECTION 18, PLAT NO. 1 SAINT LUCIE GARDENS, AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 18 AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 8901-(111)205; THENCE NORTH 31°32'19" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1187.33 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 14°34'56" WEST, A DISTANCE OF 43.25 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 810.00 FEET AND WHOSE POINT BEARS NORTH 29°17'50" WEST AND A CENTRAL ANGLE OF 34°40'20"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 490.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°51'16", A DISTANCE OF 139.31 FEET; THENCE NORTH 74°48'13" WEST, A DISTANCE OF 300.48 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 780.00 FEET AND A CENTRAL ANGLE OF 16°05'23"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 219.04 FEET; THENCE NORTH 56°27'41" EAST, A DISTANCE OF 435.28 FEET; THENCE SOUTH 31°32'19" EAST, A DISTANCE OF 490.17 FEET TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°56'11" WEST ALONG THE SOUTH LINE OF SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

TOGETHER WITH THE FOLLOWING EASEMENTS:

EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1344, PAGE 2428 AND OFFICIAL RECORDS BOOK 1344, PAGE 2435.

CONTAINING 1584.28 SQUARE FEET OR 2.71 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

JENSEN BEACH ASC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF WEST JENSEN PUD, PHASE 1B, PARCEL 12.8D AND HEREBY DEDICATES AS FOLLOWS:

1. UTILITY EASEMENTS THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF WEST JENSEN PUD, PHASE 1B, PARCEL 12.8D 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 TELEVISION 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 10th DAY OF OCTOBER, 2007 ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

JENSEN BEACH ASC, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature] PRINTED NAME: PAUL PARE, MANAGER MEMBER WITNESS: [Signature] PRINT NAME: ANTHONY NORMENT WITNESS: [Signature] PRINT NAME: NANCY INFANTINO

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED PAUL PARE, M.D., TO ME WELL KNOWN TO BE THE MANAGER MEMBER OF JENSEN BEACH ASC, 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.

[Signature] NOTARY PUBLIC STATE OF FLORIDA AT LARGE COMMISSION NO. DD 61475 MY COMMISSION EXPIRES: Nov 18, 2010

WEST JENSEN PUD Plat Book 16 Page 66 PHASE 1B, PARCEL 12.8D

BEING A REPLAT OF A PORTION OF LOTS 13, 14 AND 15, BLOCK 3, AS SHOWN ON PLAT NO. 1, SAINT LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS. ALL LYING IN A PORTION OF SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, JENSEN BEACH, MARTIN COUNTY, FLORIDA.

FILED FOR RECORD MARTIN CO., FL 2007 NOV 27 PM 2:35 MARSHA EWING CLERK OF CIRCUIT COURT



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 66, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27th DAY OF NOV, 2007. MARSHA EWING CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Charlotte Sukey DEPUTY CLERK FILE NO. 2021924

18-37-41-012-000-0000.0 SUBDIVISION PARCEL CONTROL NUMBER

COUNTY APPROVAL

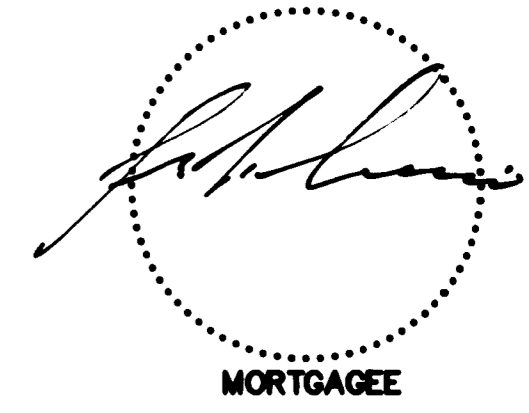
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

11/5/07 [Signature] COUNTY SURVEYOR AND MAPPER 11/5/07 [Signature] COUNTY ENGINEER 11/14/07 [Signature] COUNTY ATTORNEY 11-19-07 [Signature] CHAIRMAN, BOARD OF COUNTY COMMISSIONERS ATTEST: Marsha Ewing CLERK By Charlotte Sukey DC

MORTGAGEE'S CONSENT

SUNTRUST BANK, A STATE BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DESCRIBED AS MORTGAGE TO SUNTRUST BANK, DATED JUNE 11, 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 1777, PAGE 414, TOGETHER WITH FUTURE ADVANCE AND NOTE CONSOLIDATION AGREEMENT RECORDED IN O.R.B. 1816, PAGE 2585 OF THE 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.

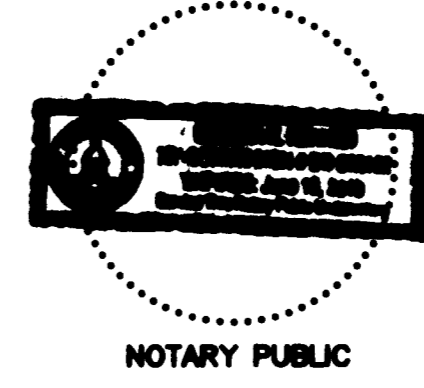
DATED THIS 4th DAY OF OCTOBER, 2007. BY: JOSE M. DEL VECCHIO [Signature] PRINT NAME: JOSE M. DEL VECCHIO PRINTED TITLE: VICE PRESIDENT WITNESS: [Signature] PRINT NAME: David J. Menghaus WITNESS: [Signature] PRINT NAME: Deborah K. Renken



ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOSE M. DEL VECCHIO TO ME WELL KNOWN TO BE VICE PRESIDENT OF SUNTRUST BANK, A STATE BANKING ASSOCIATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT 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.



[Signature] NOTARY PUBLIC STATE OF FLORIDA AT LARGE COMMISSION NO. DD 53212 MY COMMISSION EXPIRES: June 19, 2010

SURVEYOR'S NOTES:

- 1. 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. 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 3. THE COORDINATES AND BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 90 ADJUSTMENT) AND ARE BASED UPON THE FOLLOWING MONUMENTS: 'F017' THE STATION IS LOCATED IN MARTIN COUNTY, FLORIDA IN THE MEDIAN OF U.S. HIGHWAY NO. 1, AT THE COUNTY LINE. THIS STATION LIES 204' SOUTH OF THE BULLNOSE, 7' EAST OF THE EDGE OF PAVEMENT OF THE SOUTHBOUND LANE. N = 1,085,586.893 E = 898,108.453 'GCY D21' THE STATION IS LOCATED IN MARTIN COUNTY, FLORIDA ON STATE ROAD 5, U.S. HIGHWAY NO. 1. TO REACH THE STATION FROM JENSEN BEACH BOULEVARD AND U.S. HIGHWAY NO. 1, GO SOUTH ON U.S. HIGHWAY NO. 1 FOR 1.1 MILES, THE STATION IS LOCATED 8.3' EAST OF THE EAST EDGE OF PAVEMENT, 51' NORTH OF TWO CULVERTS. N = 1,053,539.090 E = 894,561.203 THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON THE MONUMENTS DESCRIBED ABOVE. THE DEED BEARINGS RECORDED IN O.R.B. 1777, PAGE 414, ARE ROTATED 00°0'58" COUNTERCLOCKWISE TO MATCH THE GRID BEARINGS SHOWN HEREON. 4. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE. 5. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS. 6. THERE SHALL BE NO BUILDING OR ANY PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS. 7. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) PER F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 12080C0020F, EFFECTIVE DATE OF OCTOBER 4, 2002.

TITLE CERTIFICATION

I, DAVID J. MENGHAUS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT, AS OF September 24, 2007 AT 11:00 PM:

- 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: MORTGAGE TO SUNTRUST BANK DATED JUNE 11, 2003 AND RECORDED IN OFFICIAL RECORDS BOOK 1777, PAGE 414, TOGETHER WITH FUTURE ADVANCE AND NOTE CONSOLIDATION AGREEMENT RECORDED IN O.R.B. 1816, PAGE 2585 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. 3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 4th DAY OF October, 2007.

[Signature] DAVID J. MENGHAUS MOORE & MENGHAUS, P.A. 1900 GLADES ROAD SUITE 401 BOCA RATON, FL 33431 FLORIDA BAR NO. 460206

CERTIFICATE OF SURVEYOR AND MAPPER

I, PATRICK B. MEEDS, HEREBY CERTIFY THAT THIS PLAT OF WEST JENSEN PUD, PHASE 1B, PARCEL 12.8D IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID 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; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY.

DATED THIS 10th DAY OF October, 2007.

[Signature] PATRICK B. MEEDS PROFESSIONAL SURVEYOR & MAPPER FLORIDA LICENSE NO. 4728 CREECH ENGINEERS, INC. 2000 N.E. JENSEN BEACH BOULEVARD JENSEN BEACH, FLORIDA 34957 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6705



CREECH ENGINEERS, INC. CIVILIZATION ENGINEERS 2000 N.E. JENSEN BEACH BLVD., FLORIDA 34957 (772) 283-1413 4450 WEST CAUL GALLE BLVD., MELBOURNE, FL 32934 (321) 255-5434 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705