

PLAT NO. 2, TREASURE COAST SQUARE, A P.U.D.

A PARCEL OF LAND SITUATE IN SECTION 19, TOWNSHIP 37, SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF TRACT "E", PLAT NO. 1, A PLAT OF TREASURE COAST SQUARE, A P.U.D. (P.B. 10, PG. 100, SHEETS 1 THROUGH 5)

FILED FOR RECORD
MARTIN CO., FL
2008 JUN 18 AM 10:48
MARSHA EWING
CLERK OF CIRCUIT COURT
BY _____ D.C.
*Plat Book 16
page 73*

CLERKS 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 73
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS
1ST DAY OF June, 2008
MARSHA EWING, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
MARSHA EWING
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NUMBER 2090712 BY Charlote Bunkley
DEPUTY CLERK

19-37-41-005-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BEING A PORTION OF TRACT "E", PLAT NO. 1, A PLAT OF TREASURE COAST SQUARE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 100, SHEETS 1 THROUGH 5 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1672, AT PAGE 1166 OF THE SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE U.S. HIGHWAY NO. 1; THENCE ALONG AND THE SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 19°00'19" EAST ALONG THE EAST LINE OF SAID TRACT "E", A DISTANCE OF 300.99 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND INTENDED TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE SAID EAST LINE OF TRACT "E", SOUTH 19°00'19" EAST, A DISTANCE OF 159.51 FEET; THENCE SOUTH 14°14'30" EAST, A DISTANCE OF 154.09 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 71°00'00" WEST, A DISTANCE OF 214.17 FEET; THENCE SOUTH 19°01'24" EAST, A DISTANCE OF 220.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID TRACT "E"; THENCE ALONG THE BOUNDARY OF SAID TRACT "E" FOR THE FOLLOWING 6 (SIX) COURSES, FIRST BEARING SOUTH 70°59'41" WEST, A DISTANCE OF 117.97 FEET; THENCE SOUTH 83°54'11" WEST, A DISTANCE OF 61.50 FEET; THENCE NORTH 74°26'23" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 29°26'17" WEST, A DISTANCE OF 35.35 FEET; THENCE NORTH 15°33'37" EAST, A DISTANCE OF 125.00 FEET; THENCE NORTH 19°00'19" WEST, A DISTANCE OF 365.54 FEET; THENCE DEPARTING THE BOUNDARY OF SAID TRACT "E", NORTH 70°59'41" EAST, A DISTANCE OF 365.00 FEET BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 150,818 SQUARE FEET OR 3.462 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP:

LOIS REALTY CORP., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PLAT NO. 2, TREASURE COAST SQUARE, A P.U.D., AND HEREBY EXECUTES THIS PLAT AS SHOWN HEREON:

SIGNED AND SEALED THIS 22ND DAY OF October, 2007, ON THE BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT

LOIS REALTY CORP.,
A FLORIDA CORPORATION
BY: Jeffrey Finkel
JEFFREY FINKEL, VICE PRESIDENT

ATTEST: J. Michael Kettle
PRINT J. Michael Kettle

ACKNOWLEDGMENT

STATE OF: Georgia
COUNTY OF: Winnett

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY FINKEL AND J. MICHAEL KETTLE TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND VICE PRESIDENT OF LOIS REALTY CORP., AND THAT THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICERS 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. THEY ARE [] PERSONALLY KNOWN TO ME OR [] HAVE PRODUCED _____ AS IDENTIFICATION. DATED THIS 22 DAY OF OCTOBER, 2007.

Jeane A. Zick
NOTARY PUBLIC JEANE A. MIZER
STATE OF GEORGIA
COMMISSION NO. N07-NI-02191
MY COMMISSION EXPIRES June 19, 2011



CERTIFICATE OF TITLE

I, JOHN T. DIAMANDIS, OF D2 LAW GROUP P.L.L.C., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT, AS OF 7TH OF November, 2007,
1. THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS OR ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.
2. THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE AND SECURITY AGREEMENT HELD BY SUNTRUST BANK, A GEORGIA BANKING CORPORATION, DATED JULY 21ST, 2003 AND RECORDED AUGUST 25TH, 2003 IN OFFICIAL RECORD BOOK 1805, PAGE 2903 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THAT UNLESS STATED HEREIN THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WOULD PREVENT THE SUBDIVISION OF THIS LAND.

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 26TH DAY OF November, 2007

John T. Diamandis
JOHN T. DIAMANDIS, ESQUIRE
FLORIDA BAR NO. 0393633
D2 LAW GROUP P.L.L.C.
3239 HENDERSON BOULEVARD
TAMPA FL 33602-5148

MORTGAGEE'S CONSENT

SUNTRUST BANK, A GEORGIA BANKING CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE ON THE LAND DESCRIBED HEREON DATED JULY 21ST, 2003 AND RECORDED AUGUST 25, 2003 IN OFFICIAL RECORDS BOOK 1805, PAGE 2903 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DO HEREBY CONSENT TO THE DEDICATIONS HEREON, AND DO SUBORDINATE SAID ENCUMBRANCE TO SUCH DEDICATION.

SIGNED THIS 31ST DAY OF October, 2007, ON THE BEHALF OF SAID CORPORATION BY ITS Vice President AND ATTESTED TO BY ITS VICE PRESIDENT

SUNTRUST BANK,
A GEORGIA CORPORATION

BY: Kelly Gunter
PRINT Kelly Gunter, Vice President

ATTEST: Michael J. Veah
PRINT Michael J. Veah

ACKNOWLEDGMENT

STATE OF: GEORGIA
COUNTY OF: HENRY

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KELLY GUNTER AND MICHAEL J. VEAH TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA BANKING CORPORATION, AND THAT THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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. THEY ARE [] PERSONALLY KNOWN TO ME OR [] HAVE PRODUCED _____ AS IDENTIFICATION. DATED THIS 10/24/07 DAY OF OCTOBER, 2007.

Elizabeth Williams
NOTARY PUBLIC ELIZABETH SIBDANNIE
STATE OF FLORIDA Georgia
COMMISSION NO. NA
MY COMMISSION EXPIRES Oct. 8, 2010

CERTIFICATE OF SURVEYOR

I ROGER A. HAGLER, HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 2, TREASURE COAST SQUARE, A P.U.D. 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, PERMANENT CONTROL POINTS AND PROPERTY CORNERS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

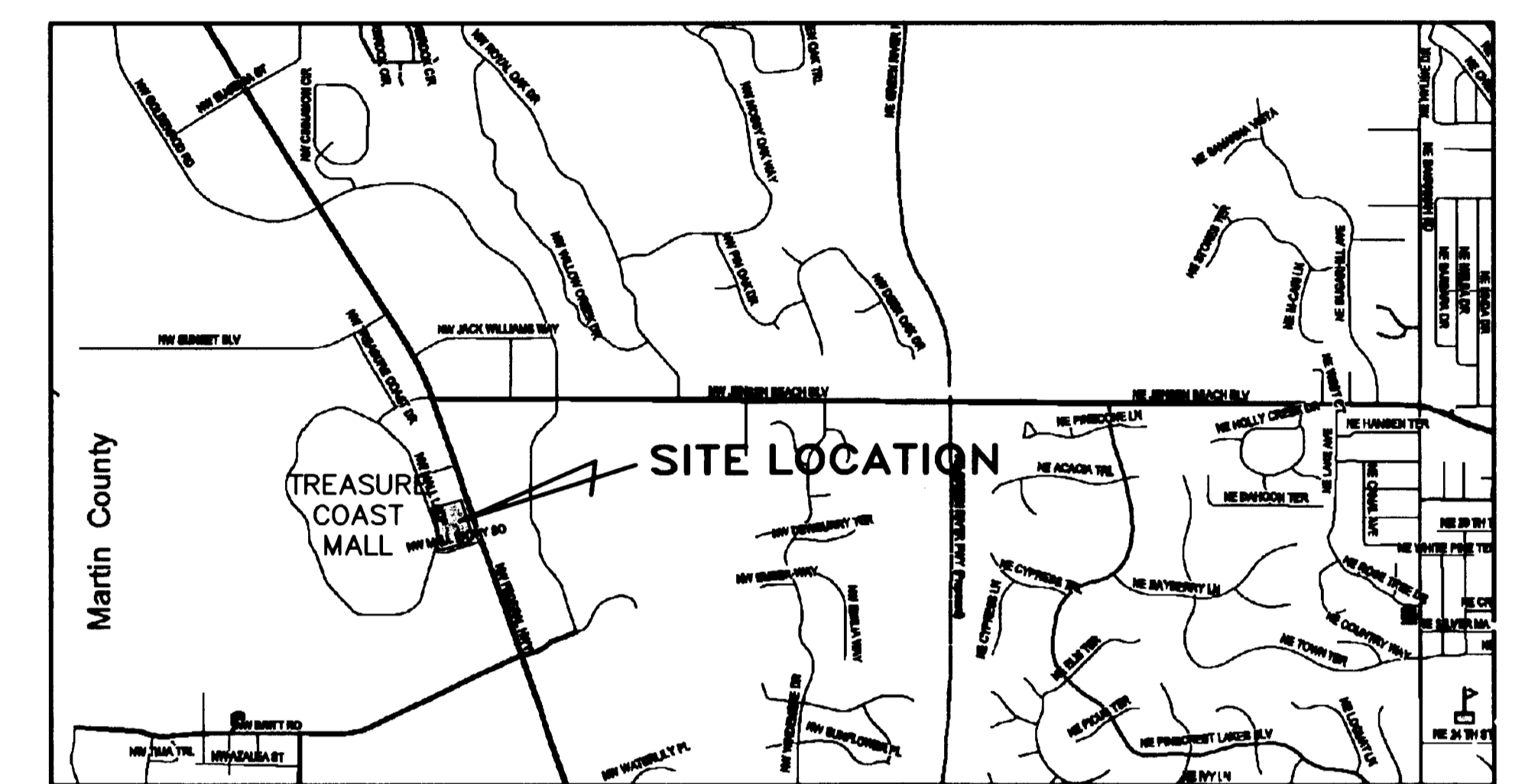
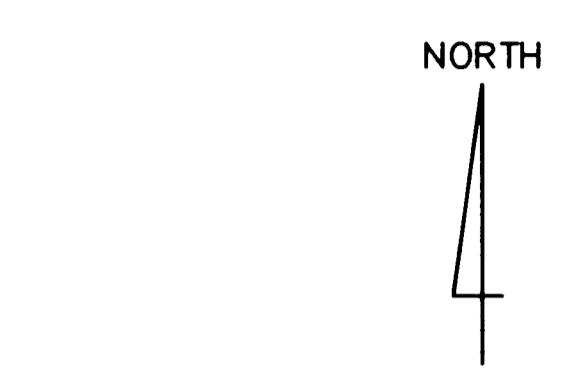
CARTER ASSOC., INC. L.B. 205

Roger A. Hagler
ROGER A. HAGLER, P.L.S.
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4544

DATE: 11-29-07

SYMBOLS LEGEND

- P.C.P. = PERMANENT CONTROL POINT, SET "P-K" NAIL/TAB STAMPED "CARTER ASSOC. L.B. 205"
- P.R.M. = PERMANENT REFERENCE MONUMENT 4" X 4" CONCRETE MONUMENT WITH 2" DIA. ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205", UNLESS OTHERWISE NOTED.
- PROPERTY CORNER MONUMENT SET 1/2" IRON ROD & CAP STAMPED "CARTER ASSOC. L.B. 205"
- △ G.P.S. MONUMENT



GENERAL NOTES:

1. BEARINGS SHOWN ARE REFERENCED TO THE NATIONAL ADJUSTED DATUM OF 1983 NAD83 (1990) BASED UPON THE LINE SHOWN HEREON AS (BEARING BASIS).
2. GPS CONTROL INFORMATION
DESIGNATION - GES 41, PID - AB2495, STATE/COUNTY - FLORIDA / MARTIN.
USGS QUAD - PALM CITY (1983)
SPC FL E NORTHING 322,800,030 EASTING 273,865,164 (FEET)
NAD 83 (1990) 2714'42.98099 (N), 08015'15.29194 (W), ELLIPSOID HEIGHT -22.27 METERS
DESCRIPTION: PREFABRICATED CONCRETE MONUMENT SET IN GROUND WITH SURVEY DISC STAMPED "GP: 41 1992"
HORIZONTAL TARGET ACCURACY: 2-4 CM ± 2PPM
3. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY 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 COUNTY SPECIFICATIONS.
4. THE PRMS HAVE NOT BEEN VERIFIED AS BEING SET, A POST APPROVAL CONDITION REQUIRES AN INSPECTION OF THE PRM INSTALLATION BY THE COUNTY SURVEYOR. SAID REQUEST FOR INSPECTION MUST BE REQUESTED BY THE CERTIFYING SURVEYOR.
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COUNTY APPROVAL

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

DATE: 02/27/08 William P. Hagan
COUNTY SURVEYOR AND MAPPER

DATE: 5/2/08 [Signature]
COUNTY ENGINEER

DATE: 5/9/07 [Signature]
COUNTY ATTORNEY

DATE: 5/1/08 [Signature]
BCC: 10-23-07 [Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
Marsha Ewing
CLERK OF COURT

By Charlote Bunkley
THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER, PLS IN THE OFFICES OF CARTER ASSOCIATES, INC.

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st. STREET
VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180

ABBREVIATION LEGEND

A=	CURVE DELTA ANGLE	O.R.B.	OFFICIAL RECORD BOOK
A=	CURVE ARC LENGTH	P/PLAT	PREVIOUSLY PLATTED
AKA	ALSO KNOWN AS	P.B.	PLAT BOOK
B&T	AMERICAN TELEGRAPH AND TELEPHONE	PG.	PAGE
BST	BELLSOUTH TELEPHONE	P.C.P.	PERMANENT CONTROL POINT
BM	ELEVATION BENCH MARK	P.L.S.	PROFESSIONAL LAND SURVEYOR
C/CALC	CALCULATED DIMENSION	P.O.B.	POINT OF BEGINNING
CHB	CURVE CHORD BEARING	P.O.C.	POINT OF COMMENCEMENT
CHD	CURVE CHORD DISTANCE	P.U.D.	PLANNED UNIT DEVELOPMENT
CM.	CENTIMETERS	P.R.M.	PERMANENT REFERENCE MONUMENT
CO.	COUNTY	PC.	POINT OF CURVATURE
D.	DESCRIPTION DIMENSION	P-K	PK BRAND NAIL
D.B.	DEED BOOK	PT.	POINT OF TANGENCY
D.E.	DRAINAGE EASEMENT	R=	CURVE RADIUS
DIA	DIAMETER	R/REC	RECORD DATA
DISC	DESCRIPTION DIMENSION	RAD.	RADIAL
ELEV.	ELEVATION	R/W	RIGHT-OF-WAY
FD/PND	FOUND SURVEY MARKER AS NOTED	REF.	REFERENCE
F.P. & L.	FLORIDA POWER AND LIGHT	RGE.	RANGE
G.P.S.	GLOBAL POSITIONING SYSTEM	SEC.	SECTION
ID	IDENTIFICATION	TWP.	TOWNSHIP
L=	CURVE ARC LENGTH	TYP.	TYPICAL
L.B.	LICENSED BUSINESS	S.R.	STATE ROAD
L.S.	LAND SURVEYOR	SQ. FT.	SQUARE FEET
M	MEASURE DIMENSION	U.E.	UTILITY EASEMENT
NAD/NAD83	NATIONAL ADJUSTED DATUM 1983	U.S.	UNITED STATES
NAVJ/NAVJ88	NATIONAL ADJUSTED VERTICAL DATUM 1988	USGS	UNITED STATES GEODETIC SURVEY
NGVD/NGVD29	NATIONAL GEODETIC VERTICAL DATUM 1929	WT. COR.	WITNESS CORNER
P.P.M.	PARTS PER MILLION		
N.R.	NON-RADIAL		