

A PLAT OF PORTSIDE

BEING A REPLAT OF A PORTION OF PARCEL A OF NORTH SHORE PLAZA, AS RECORDED IN PLAT BOOK 12, PAGE 46 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO BEING A PORTION OF GOVERNMENT LOT 2, SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA

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 81 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 26 DAY OF May 2009.

Marsha Ewing
MARSHA EWING, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NUMBER 248543 BY *Annayth Copelo*
DEPUTY CLERK

32-37-41-025-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

NORTHSIDE MARINA VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PORTSIDE AND HEREBY DEDICATES AS FOLLOWS:

TRACT "A"
TRACT "A", AS SHOWN ON THIS PLAT OF PORTSIDE, IS HEREBY RESERVED TO NORTHSIDE MARINA VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

TRACT "B"
AN AREA SHOWN ON THIS PLAT OF PORTSIDE AND DESIGNATED THEREON AS TRACT "B" IS HEREBY DEDICATED TO THE CITY OF STUART, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE PUBLIC AS PUBLIC RIGHT-OF-WAY. THIS DEDICATION INCLUDES THE RIGHT OF ANY UTILITY COMPANY TO LOCATE UTILITIES SUCH AS ELECTRICITY, WATER, SEWER, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATIONS FACILITIES WITHIN THE RIGHT-OF-WAY.

TRACT "C"
TRACT "C", AS SHOWN ON THIS PLAT OF PORTSIDE, IS HEREBY RESERVED TO NORTHSIDE MARINA VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MAY BE USED FOR UTILITY (INCLUDING CATV) PURPOSES AND ALSO FOR ACCESS PURPOSES AND SHALL BE MAINTAINED BY THE NORTHSIDE MARINA VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

UTILITY EASEMENT
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PORTSIDE MAY BE USED FOR UTILITY PURPOSES SUCH AS ELECTRICITY, WATER, SEWER, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATIONS FACILITIES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND ARE HEREBY DEDICATED TO THE CITY FOR THE USE AND BENEFIT OF THE PUBLIC FOR THE PURPOSES COMMONLY INCLUDED IN SUCH AREAS. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH IN THIS PLAT.

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PORTSIDE SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATIONS, MAINTENANCE OR 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 DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THOSE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DRAINAGE AND UTILITY EASEMENT
THE DRAINAGE AND UTILITY EASEMENT SHOWN ON TRACT "A" IS HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS OF PARCELS B AND C OF THE PLAT OF NORTH SHORE PLAZA, RECORDED IN PLAT BOOK 12, PAGE 46, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND UTILITY PURPOSES. SAID DRAINAGE AND UTILITY EASEMENT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE FEE SIMPLE OWNER OF THE PROPERTY SUBJECT TO SAID EASEMENT.

LIFT STATION EASEMENT
THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF STUART, FLORIDA, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER LIFT STATION FACILITIES AND LINES.

INGRESS AND EGRESS EASEMENTS
THE INGRESS AND EGRESS EASEMENTS SHOWN ON THIS PLAT OF PORTSIDE ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS OF PARCELS B AND C OF THE PLAT OF NORTH SHORE PLAZA, RECORDED IN PLAT BOOK 12, PAGE 46, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THEIR SUCCESSORS AND ASSIGNS, AND THEIR CUSTOMERS, INVITEES, TENANTS, AND THE GENERAL PUBLIC, FOR PURPOSES OF INGRESS AND EGRESS TO THE NORTH SHORE PLAZA. SAID INGRESS AND EGRESS EASEMENTS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE FEE SIMPLE OWNER OF THE PROPERTY SUBJECT TO SAID EASEMENTS.

SIGNAGE EASEMENT
THE SIGNAGE EASEMENT AS SHOWN ON THIS PLAT OF PORTSIDE IS HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS OF PARCEL B OF THE PLAT OF NORTH SHORE PLAZA, RECORDED IN PLAT BOOK 12, PAGE 46, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES OF ADVERTISING FOR THE TENANTS OF NORTH SHORE PLAZA.

SEE OFFICIAL RECORDS BOOK 2271, PAGE 2897 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FOR ACCEPTANCE AND CONSENT OF THIS DEDICATION BY THE OWNERS OF PARCELS B AND C OF THE PLAT OF NORTH SHORE PLAZA, RECORDED IN PLAT BOOK 12, PAGE 46 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SIGNED AND SEALED THIS 26 DAY OF April, 2009 ON BEHALF OF NORTHSIDE MARINA VENTURE LLC BY ALTMAN DEVELOPMENT CORPORATION, ITS MANAGER.

NORTHSIDE MARINA VENTURE LLC
BY: *Jeffery A. Roberts*
ALTMAN DEVELOPMENT CORPORATION, ITS MANAGER

NAME: JEFFERY A. ROBERTS
TITLE: PRESIDENT

WITNESS *Shirley S. Roberts*
PRINT NAME SHIRLEY S. ROBERTS

WITNESS *Annayth Copelo*
PRINT NAME ANNAYTH COPELO

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jeffery A. Roberts TO ME WELL KNOWN TO BE THE President OF ALTMAN DEVELOPMENT CORPORATION, A MICHIGAN CORPORATION, MANAGER OF NORTHSIDE MARINA VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGES THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH VICE PRESIDENT OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Annayth Copelo
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
THIS 26 DAY OF April, 2009
My Commission # 20464291
Expires: Aug 21, 2009

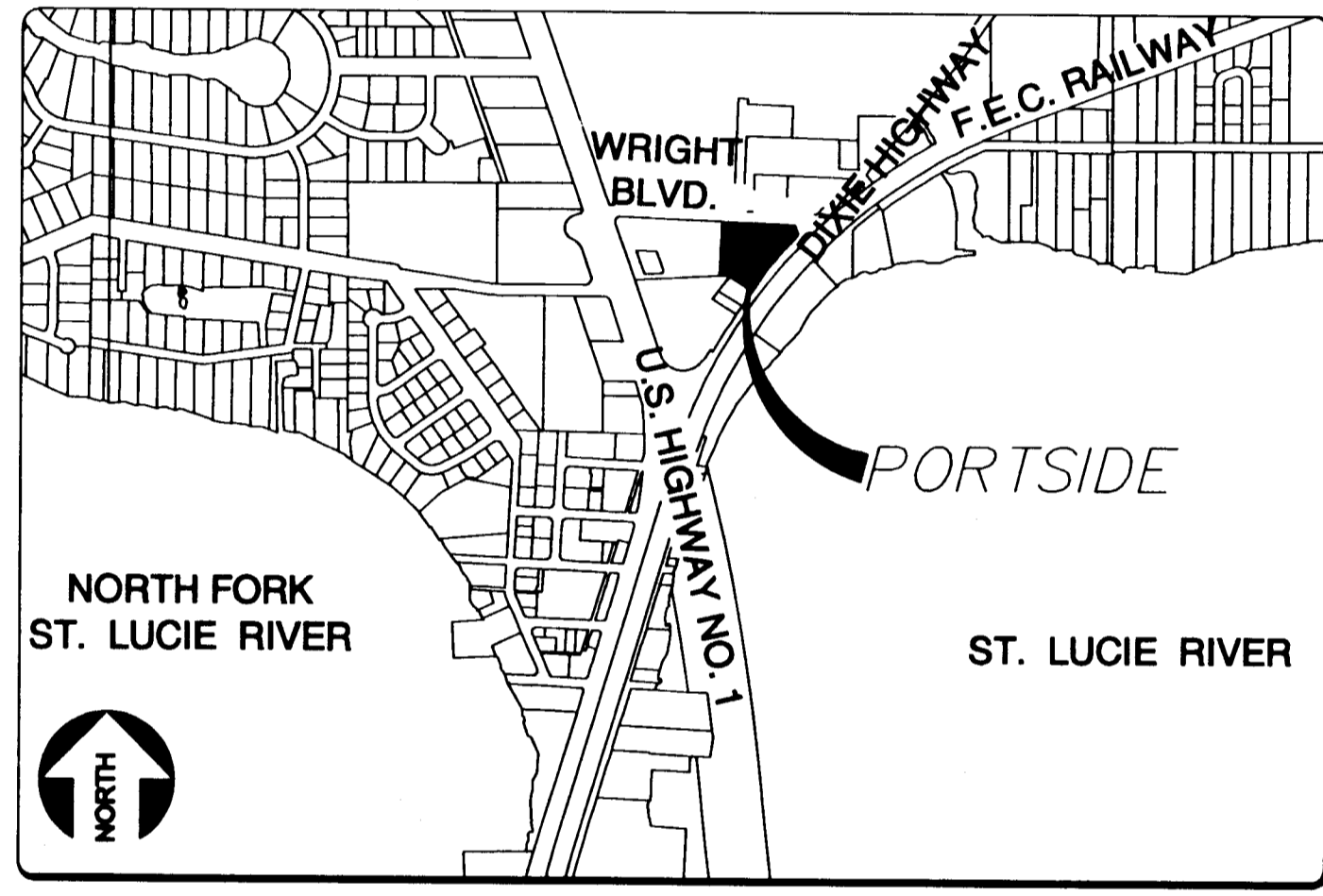
LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 2, SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 32; THENCE RUN SOUTH 00°03'38" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1559.40 FEET TO THE ORIGINAL CENTERLINE OF STATE ROAD 5; THENCE RUN SOUTH 18°41'32" EAST ALONG SAID CENTERLINE A DISTANCE OF 202.98 FEET; THENCE RUN NORTH 87°03'45" EAST A DISTANCE OF 103.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 5, AS NOW LAID OUT AND IN USE; THENCE NORTH 18°41'11" WEST 7' ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 360.42 FEET TO A POINT; THENCE SOUTH 87°27'30" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF WRIGHT BLVD., A DISTANCE OF 571.18 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 87°27'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 385.12 FEET; THENCE SOUTH 22°56'59" EAST, 54.17 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 8639.60 FEET AND A CENTRAL ANGLE OF 0°38'35", SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 91.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2856.83 FEET AND A CENTRAL ANGLE OF 2°41'59"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 139.39 FEET; THENCE SOUTH 35°57'23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 40.35 FEET; THENCE SOUTH 41°39'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 128.10 FEET; THENCE NORTH 56°51'20" WEST, 141.74 FEET; THENCE SOUTH 87°03'45" WEST, 38.76 FEET; THENCE NORTH 2°35'28" EAST, 293.56 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 101,083 SQUARE FEET OR 2.321 ACRES.



SURVEYOR'S NOTES

- BEARINGS REFER TO THE SOUTH RIGHT-OF-WAY LINE OF WRIGHT BOULEVARD, HAVING A BEARING OF S 87°27'30" E, ASSUMED.
- IN THE EVENT THAT THE CITY OF STUART DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE CITY 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 CITY SPECIFICATIONS.
- COORDINATES SHOWN HEREON ARE BASED UPON NAD 1983/1990 ADJUSTMENT, STATE PLANE TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, US SURVEY FEET UNITS.
- THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO. 120185 0134F, DATED 10/04/02, LOCATES THE PARCEL IN ZONE X; SUBJECT TO ANY SCALING AND INTERPOLATION FACTORS ASSOCIATED WITH MAPPING OF THIS ACCURACY.

LEGEND AND ABBREVIATIONS

- △ = FOUND PERMANENT CONTROL POINT, A NAIL AND DISK STAMPED P.S.M. 4363.
- = SET PERMANENT REFERENCE MONUMENT, A SET 4"x4" CONCRETE MONUMENT AND DISK STAMPED P.S.M. 4363.
- R. = ARC RADIUS
- L. = ARC LENGTH
- Δ = ARC INCLUDED ANGLE
- CH. BRG. = ARC CHORD BEARING
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R.B. = OFFICIAL RECORDS BOOK
- P.G. = PAGE
- U.E. = UTILITY EASEMENT
- I.E. = INGRESS-EGRESS
- ESMT. = EASEMENT

NOTICE
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. 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 TO PLAT

BANKATLANTIC, ITS SUCCESSORS AND ASSIGNS, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED OCTOBER 31, 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 1837, PAGE 209, AS MODIFIED DECEMBER 30, 2005, AND RECORDED IN OFFICIAL RECORDS BOOK 2099, PAGE 2005, AND MODIFIED FEBRUARY 10, 2006, AND RECORDED IN OFFICIAL RECORDS BOOK 2115, PAGE 931, AND MODIFIED MAY 31, 2006, AND RECORDED IN OFFICIAL RECORDS BOOK 2150, PAGE 1193, AND MODIFIED DECEMBER 27, 2006, AND RECORDED IN OFFICIAL RECORDS BOOK 2211, PAGE 998, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS. SIGNED THIS 26 DAY OF May, 2009.

BANK ATLANTIC, ITS SUCCESSORS AND ASSIGNS BY: *William J. Horton*
2100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FLORIDA 33309
PRINT NAME: William J. Horton
TITLE: SENIOR VICE PRESIDENT

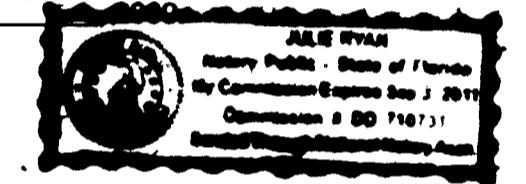
WITNESS *Shirley S. Roberts*
PRINT NAME SHIRLEY S. ROBERTS

WITNESS *Annayth Copelo*
PRINT NAME ANNAYTH COPELO

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED William J. Horton, SVP TO ME WELL KNOWN TO BE THE SENIOR VICE PRESIDENT OF BANKATLANTIC, ITS SUCCESSORS AND ASSIGNS, 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.

William J. Horton
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
THIS 5 DAY OF May



TITLE CERTIFICATION

I, DIANE D. KARST, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 1, 2009, AT 11:00 PM:
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF PORTSIDE IS IN THE NAME OF THE PERSONS, CORPORATIONS AND/OR OTHER ENTITIES 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 FROM NORTHSIDE MARINA VENTURE LLC TO BANKATLANTIC, DATED OCTOBER 31, 2003 AND RECORDED NOVEMBER 10, 2003, MODIFICATION DATED DECEMBER 30, 2005, AND RECORDED JANUARY 5, 2006, MODIFICATION DATED FEBRUARY 10, 2006, AND RECORDED FEBRUARY 24, 2006, MODIFICATION DATED MAY 31, 2006, AND RECORDED JUNE 7, 2006, AND MODIFICATION DATED DECEMBER 27, 2006, AND RECORDED JANUARY 2, 2007, ALL 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 21 DAY OF April, 2009.
BROAD AND CASSEL, ATTORNEYS AT LAW
7777 GLADES ROAD, SUITE 300
BOCA RATON, FLORIDA 33434

Diane D. Karst
DIANE D. KARST, ATTORNEY-AT-LAW
FLORIDA BAR NO. 0510191

CERTIFICATE OF SURVEYOR AND MAPPER

I, REGINA C. KARNER, HEREBY CERTIFY THAT THIS PLAT OF PORTSIDE 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 WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

KARNER SURVEYING, INC.
2740 SW MARTIN DOWNS BLVD. #333
PALM CITY, FL 34990
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 7357

Regina C. Karner
REGINA C. KARNER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4363

SURVEYOR & MAPPER

CITY COMMISSION APPROVAL

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

5-21-09 *James A. Christie*
DATE MAYOR - JAMES CHRISTIE

5-20-09 *Paul J. Nicoletti*
DATE CITY ATTORNEY - PAUL J. NICOLETTI

5-20-09 *Cheryl White*
DATE CITY CLERK - CHERYL WHITE

5/14/09 *Joe Capra*
DATE CITY ENGINEER - JOE CAPRA, P.E.
CAPTEC ENGINEERING, INC.

5/14/09 *Gregory S. Fleming*
DATE PLAT REVIEWER - GREGORY S. FLEMING, P.S.M.

ATTEST: *Marsha Ewing*
CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
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Palm City, Florida 34990
Phone: (772)288-7206 Fax: (772)223-8181
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SEWALL'S POINT, FL 34998

