

# MISSION PLACE

A REPLAT OF A PORTION OF THE NORTH 1/2 OF LOT 96, PLAT OF GOMEZ GRANT AND JUPITER ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 80 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

**BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.**  
791 NE DIXIE HIGHWAY  
JENSEN BEACH, FLORIDA 34957  
OFFICE PHONE NO. (772) 334-0868 - FAX NO. (772) 334-5283

**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 1b, PAGE 85, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 21 DAY OF Oct., 2009.  
BY: Janney J. Copus  
DEPUTY CLERK (CIRCUIT COURT)  
2174258  
FILE NO.

**SUBDIVISION PARCEL CONTROL NUMBER:**  
**34-38-42-480-000-0000.0**

**COUNTY APPROVAL:**  
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:  
DATE: 07/16/09 [Signature]  
COUNTY SURVEYOR AND MAPPER:  
DATE: 07/20/2009 [Signature]  
COUNTY ENGINEER:  
DATE: 8/13/2009 [Signature]  
COUNTY ATTORNEY:  
DATE: 8-13-09 [Signature]  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS:  
ATTEST:  
Marsha Ewing  
CLERK  
By: Janney J. Copus  
(BOARD SEAL)

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
MISSION JRD ROHL WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON:

1. THE FIVE (5) FOOT RIGHT-OF-WAY SHOWN ON THIS PLAT OF MISSION PLACE IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

SIGNED AND SEALED THIS 18<sup>th</sup> DAY OF June, 2009 ON BEHALF OF MISSION JRD ROHL WAY, LLC A FLORIDA LIMITED LIABILITY COMPANY, BY C. Jason McArthur, ITS MANAGING MEMBER.

MISSION JRD ROHL WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: C. Jason McArthur  
(SIGNATURE)

WITNESSES:  
BY: Francine Ventimiglia  
(SIGNATURE)  
FRANCINE VENTIMIGLIA  
(PRINT NAME)

BY: Aparecida Hernandez  
(SIGNATURE)  
APARECIDA HERNANDEZ  
(PRINT NAME)

**LEGAL DESCRIPTION:**  
A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N 1/2) OF LOT 96, ACCORDING TO THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS THE EASTERLY 150 FEET AS DESCRIBED IN OFFICIAL RECORDS BOOK 1452, PAGE 1978; MARTIN COUNTY RECORDS AND LESS THAT PORTION OF THE SOUTHERLY 50 FEET AS DESCRIBED IN OFFICIAL RECORDS BOOK 1282, PAGE 1535 AND OFFICIAL RECORDS BOOK 1321, PAGE 2393, MARTIN COUNTY, FLORIDA, CONTAINING: 315323.74 SQUARE FEET OR 7.24 ACRES MORE OR LESS.

### TITLE CERTIFICATION:

I, TERENCE McCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF APRIL 8, 2009, AT 8:00AM

1. RECORD TITLE TO THE LAND DESCRIBED ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND /OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A MORTGAGE EXECUTED BY MISSION JRD ROHL WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF MAGNET BANK, ITS SUCCESSORS AND/OR ASSIGNS, DATED, MAY 17, 2006 AND RECORDED, MAY 23, 2006 IN OFFICIAL RECORDS BOOK 2145, PAGE 2769, TOGETHER WITH COLLATERAL ASSIGNMENT OF PURCHASE AGREEMENT, LEASES, RENTS, DEPOSITS, CONSTRUCTION CONTRACT, PLANS AND OTHER DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 2145, PAGE 2783 AND UCC FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 2145, PAGE 2789, WHICH MORTGAGE IS NOW HELD BY JRD ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF THE FOLLOWING ASSIGNMENT(S) OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2251, PAGE 2065.

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

DATED THIS 20 DAY OF June, 2009.

BY: Terence P. McCarthy  
TERENCE McCARTHY  
FLORIDA BAR NO. 169045  
MC CARTHY, SUMMERS, BOBKO, WOOD, SAWYER & PERRY, P.A.  
2400 SE FEDERAL HIGHWAY, 4TH FLOOR  
STUART, FL 34994  
(772) 283-1700

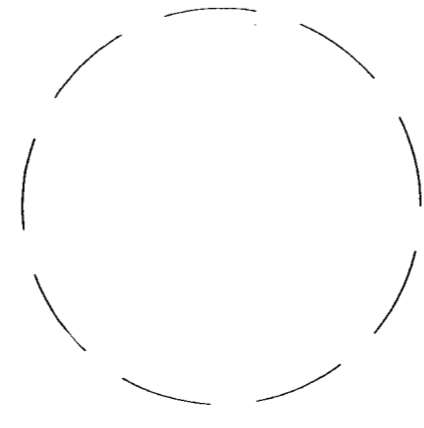
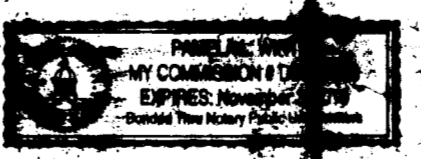
### ACKNOWLEDGMENT OF OWNERSHIP AND DEDICATION:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED C. JASON MCARTHUR, TO ME WELL KNOWN TO BE THE MANAGING MEMBER OF MISSION JRD ROHL WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS THE MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS  PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

DATED THIS 18 DAY OF JUNE, 2009.

Pamela S. Wattle  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES:

DD597249  
Exp: 11-3-2010



MISSION JRD ROHL WAY, LLC

SURVEYOR

### SURVEYOR'S CERTIFICATE:

I, ROBERT BLOOMSTER, JR., HEREBY CERTIFY THAT THIS PLAT OF MISSION PLACE 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; 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.

Robert Bloomster Jr.  
ROBERT BLOOMSTER JR. - PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4134 - STATE OF FLORIDA  
LICENSED BUSINESS #6018

DATE: 5/10/09  
OUR JOB #: 9407PLAT

### 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. FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS OF WAY; 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. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 12085C-0309-F, (COMMUNITY NO. R20161), DATED: OCTOBER 4, 2002.
5. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR PLACEMENT OF TREES OR SHRUBS IN ANY UTILITY AND DRAINAGE EASEMENTS.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF LOT 96 (N68°57'23"E).
7. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE EAST ZONE SYSTEM, NAD 83/90, AS ADJUSTED. GPS CONTROL POINTS USED FOR ORIENTATION - (GCY D05 N.985979.757 / E.925869.808) (GCY D19 N.1000030.618 / E.933913.651)

### MORTGAGEE'S CONSENT TO PLAT:

JRD ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED MAY 21, 2007 AND RECORDED IN OFFICIAL RECORDS BOOK 2251, PAGE 2065-2067, 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.

SIGNED AND SEALED THIS 23 DAY OF June, 2009, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY

**JRD ENTERPRISES, LLC**  
MAGNET BANK

BY: James R. Davis  
JAMES R. DAVIS, VICE PRESIDENT

WITNESS Francine Ventimiglia

BY: Brandon Davis  
BRANDON DAVIS, SECRETARY

WITNESS Carol Finney

WITNESS Francine Ventimiglia

WITNESS John P. Abbe

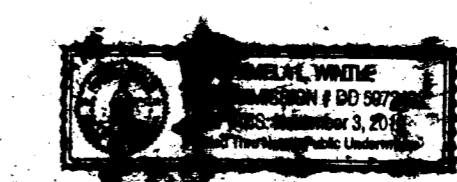
### MORTGAGEE'S ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES R. DAVIS AND BRANDON DAVIS, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF JRD ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT 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 A DRIVER'S LICENSE AS IDENTIFICATION.

DATED THIS 23 DAY OF JUNE, 2009.

Pamela S. Wattle  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES:



DD597249  
Exp: 11-3-2010