



RACETRAC AT MARKETPLACE SQUARE

A REPLAT OF A PORTION OF LOT 'B', THE EXPOSITION
RECORDED IN PLAT BOOK 9, PAGE 17
BEING A PORTION OF LOT 3 OF THE HANSON GRANT
CITY OF STUART, MARTIN COUNTY, FLORIDA.

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.

641 NORTHEAST SPENCER STREET
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 17, PAGE 7, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 31 DAY OF JANUARY, 2011.



MARSHA EWING, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Marsha Ewing / Orange De
DEPUTY CLERK (CIRCUIT COURT SEAL)

2262079

FILE NO.

SUBDIVISION PARCEL CONTROL NUMBER:
38-38-41-023-000-0000.0

LEGAL DESCRIPTION:

A PORTION OF LOT 'B' OF THE EXPOSITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 17, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, AS SET FORTH MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PORTION OF LOTS 215 AND 216, PLAT OF PORT SEWALL REVISED MAP AS RECORDED IN PLAT BOOK 3, PAGE 7, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT BEING DESCRIBED AS THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AS PER S.R.D. SECTION MAP 89010-2114, SHEET 2 OF 9, AND THE SOUTH RIGHT OF WAY OF SE MARKET PLACE AS RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 763, MARTIN COUNTY, FLORIDA PUBLIC RECORDS; THENCE NORTH 66°11'26" EAST ALONG SAID SOUTH RIGHT OF WAY OF MARKET PLACE, A DISTANCE OF 290.88 FEET TO A POINT; THENCE SOUTH 23°48'34" EAST A DISTANCE OF 251.85 FEET TO A POINT; THENCE SOUTH 66°02'23" WEST A DISTANCE OF 265.14 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID U.S. HIGHWAY NO. 1; THENCE NORTH 29°37'46" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 253.86 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING: 70118.22 SQUARE FEET OR 1.61 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

SIGNED AND SEALED THIS 31 DAY OF JANUARY, 2011 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT.

WITNESSED:

BY: Todd Duplantis, SR. PROJECT MANAGER
(PRINT NAME AND TITLE)
Todd Duplantis 1-31-11
(SIGNATURE AND DATE)
BY: David Rogers, Analyst
(PRINT NAME AND TITLE)
David Rogers 1-31-11
(SIGNATURE AND DATE)

RACETRAC PETROLEUM, INC.
A GEORGIA CORPORATION

BY: Max Lenker
MAX LENKER, PRESIDENT

CITY APPROVAL:

STATE OF FLORIDA
COUNTY OF MARTIN

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

DATE: 2-28-2011

DATE: 2-28-2011

DATE: 2-28-2011

DATE: 2/22/11

DATE: 2/22/11

Michael Mottell - CITY MAYOR
Cherie White - CITY CLERK
Paul Nicolletti - CITY ATTORNEY
Joseph ... - CITY ENGINEER
Gregory S. Fleming, PSM - CITY PLAT REVIEWER

TITLE CERTIFICATION:

I, ALAN K. McCALL, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 10th February 2011 AT 9:00 am

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF RACETRAC PETROLEUM INC., A GEORGIA CORPORATION, EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.
- ALL MORTGAGES, LIENS OR ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE
- ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO DATE.

THIS CERTIFICATE IS ISSUED SOLELY FOR THE PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

DATED THIS 10th DAY OF February, 2011.

BY: Alan K. McCall
ALAN K. McCALL - VP & SR. UNDERWRITING COUNSEL
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

I, ROBERT BLOOMSTER JR., DO HEREBY CERTIFY THAT THIS PLAT OF RACETRAC AT MARKETPLACE SQUARE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, BASED ON A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS, IF REQUIRED, WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART, FLORIDA.

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

DATE: 1-26-2011

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARTIN DEKALB

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF JANUARY, 2011 BY MAX LENKER, PRESIDENT OF RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION, ON BEHALF OF THE CORPORATION HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 31ST DAY OF JANUARY, 2011.

(NOTARY SEAL)



NOTARY PUBLIC
PRINTED NAME Will Curry
MY COMMISSION EXPIRES: 12/16/2012

SIGNED AND SEALED THIS 31 DAY OF JANUARY, 2011

WITNESSED:

BY: Todd Duplantis, SR. PROJECT MANAGER
(PRINT NAME AND TITLE)
Todd Duplantis 1-31-11
(SIGNATURE AND DATE)
BY: David Rogers, Analyst
(PRINT NAME AND TITLE)
David Rogers 1-31-11
(SIGNATURE AND DATE)

SURVEYOR'S NOTES:

- 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 BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS UTILITY AND DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1. SAID LINE BEARS NORTH 29°37'46" WEST.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 12085C-0163-F, (COMMUNITY NO. 120161), DATED: OCTOBER 4, 2002.
- COORDINATES SYSTEM BASED ON FLORIDA STATE PLANE COORDINATE EAST ZONE SYSTEM, NAD 83/90 AS ADJUSTED, GCY D14 (N 1030959.916 / E 907152.343) AND GCY D15 (N 1023556.801 / E 911046.678)