

HOOVER PROPERTY STUART

A REPLAT OF A PORTION OF TRACT 109, "SEWALL'S POINT LAND COMPANY SUBDIVISION OF LOTS 3 AND 4 OF COMMISSIONERS SUBDIVISION OF HANSON GRANT", AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY CITY OF STUART, MARTIN COUNTY, FLORIDA

FILED FOR RECORD
 MARTIN CO., FL.
 2011 JUL 21 AM 11:24
 MARSHA STELLER
 CLERK OF CIRCUIT COURT
 BY: _____ D.C.

CLERK'S RECORDING CERTIFICATE
 I, MARSHA STELLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 10, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 21st DAY OF JULY, 2011.
 MARSHA STELLER, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY: *[Signature]*
 DEPUTY CLERK (CIRCUIT COURT SEAL)
 2284755
 FILE NO.

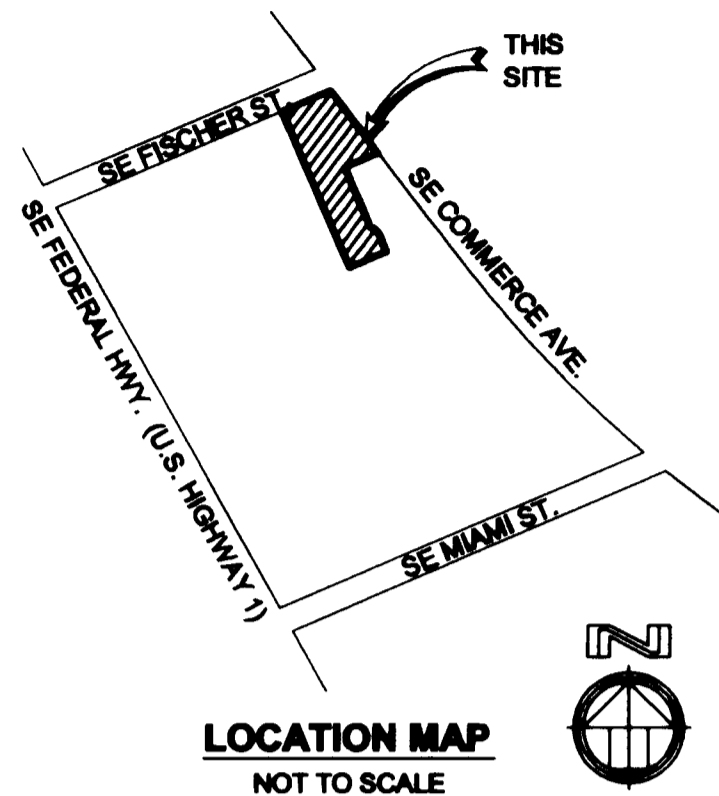
SUBDIVISION PARCEL CONTROL NUMBER:
 38-38-41-024-000-0000.0

LEGAL DESCRIPTION

THAT PORTION OF TRACT 109 LYING WESTERLY OF COMMERCE AVENUE, "SEWALL'S POINT LAND COMPANY SUBDIVISION OF LOTS 3 AND 4 OF COMMISSIONERS SUBDIVISION OF HANSON GRANT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTHERLY 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 109; THENCE SOUTH 23°12'20" EAST, ALONG THE WEST LINE OF SAID TRACT 109, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°47'40" EAST, ALONG A LINE 15.00 FEET SOUTHERLY AND PARALLEL TO THE NORTH LINE OF SAID TRACT 109 (AS MEASURED PERPENDICULAR TO SAID LINE), A DISTANCE OF 218.91 FEET; THENCE SOUTH 37°16'10" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 631, PAGE 627, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 328.80 FEET; THENCE SOUTH 86°47'40" WEST, ALONG A LINE 332.00 FEET SOUTHERLY AND PARALLEL TO THE NORTH LINE OF SAID TRACT 109 (AS MEASURED PERPENDICULAR TO SAID LINE), A DISTANCE OF 150.48 FEET; THENCE SOUTH 23°12'20" EAST, A DISTANCE OF 289.25 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 17°03'36" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 49°44'04", A DISTANCE OF 50.35 FEET; THENCE SOUTH 23°12'20" EAST, A DISTANCE OF 79.49 FEET; THENCE SOUTH 86°47'40" WEST, ALONG THE SOUTH LINE OF SAID TRACT 109, A DISTANCE OF 108.38 FEET; THENCE NORTH 23°12'20" WEST, ALONG SAID WEST LINE OF TRACT 109, A DISTANCE OF 710.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF STUART, MARTIN COUNTY, FLORIDA, AND CONTAIN 3.288 ACRES, MORE OR LESS.



CERTIFICATE OF OWNERSHIP

HOOVER PROPERTY STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGING MEMBER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 1st DAY OF APRIL, 2011.

HOOVER PROPERTY STUART, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: *[Signature]*
 VINCENT A. HOOVER
 MANAGING MEMBER
 WITNESS: *[Signature]*
 TOB TRICKEY
 WITNESS: *[Signature]*
 CYNTHIA M. SCHMIDT
 PRINT NAME: CYNTHIA M. SCHMIDT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF MARTIN)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF APRIL, 2011, BY VINCENT A. HOOVER AS MANAGING MEMBER OF HOOVER PROPERTY STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PROVIDED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: MAY 27, 2014
 COMMISSION NO.: DD 996035
 BY: *[Signature]*
 ANNA TRICKEY
 NOTARY PUBLIC
 STATE OF FLORIDA



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 SUPPLEMENTED IN AUTHORITY BY 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SE COMMERCE AVE. HAVING A BEARING OF SOUTH 37°16'10" EAST AS SHOWN ON THE PLAT OF "THESE DISTRIBUTING PLANT OF STUART" (P.B. 16, PG. 24).
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR PLACEMENT OF TREES OR SHRUBS IN OR ON UTILITY AND/OR DRAINAGE EASEMENTS.

TITLE CERTIFICATION

I, MICHAEL A. LINSKY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 2, 2011 AT 11:00am:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, CORPORATION, AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - MORTGAGE TO FLORIDA BANK, A FLORIDA BANKING CORPORATION, DATED DECEMBER 23, 2009, AND RECORDED IN OFFICIAL RECORDS BOOK 2429, PAGE 2373, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - MORTGAGE TO WILLIAM WALLACE ENTERPRISES, INC., A FLORIDA CORPORATION, DATED DECEMBER 23, 2009, AND RECORDED IN OFFICIAL RECORDS BOOK 2429, PAGE 2418, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

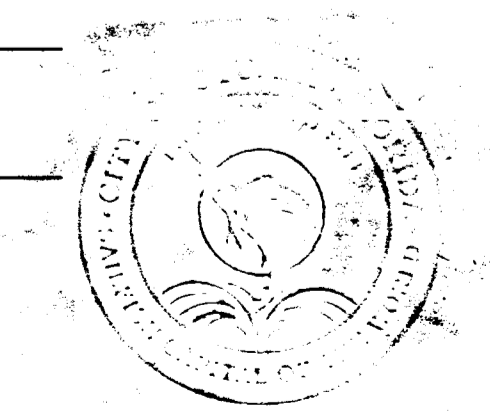
DATED THIS 14 DAY OF APRIL, 2011.

BY: *[Signature]*
 MICHAEL A. LINSKY
 ATTORNEY-AT-LAW, FLORIDA BAR NO. 128224
 MICHAEL A. LINSKY, P.A.
 412 E. MADISON ST., SUITE 800
 TAMPA, FL 33602

CITY OF STUART APPROVAL

STATE OF FLORIDA
 COUNTY OF MARTIN
 THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

- DATE: 6-17-11
 CITY MAJOR
 DATE: 6-22-11
 CITY CLERK
 DATE: 6/22/11
 Robert Kilbride
 CITY ATTORNEY
 DATE: 5/12/11
 Joseph W. Capra
 CITY ENGINEER
 DATE: 5/6/11
 City Plat Reviewer



CONSENT BY MORTGAGE HOLDER

WILLIAM WALLACE ENTERPRISES, INC., A FLORIDA CORPORATION, HOLDER OF THAT CERTAIN MORTGAGE ENCUMBERING THE LANDS DESCRIBED HEREON RECORDED IN OFFICIAL RECORDS BOOK 2429, PAGE 2418, PUBLIC RECORDS OF MARTIN COUNTY, AND CONSENTS TO THE DEDICATIONS HEREON AND SUBORDINATES ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 19 DAY OF April, 2011.

WILLIAM WALLACE ENTERPRISES, INC.,
 A FLORIDA CORPORATION
 BY: *[Signature]*
 WILLIAM L. WALLACE
 PRESIDENT
 WITNESS: *[Signature]*
 JUDITH L. POWELL
 WITNESS: *[Signature]*
 DANICA CLAYVAR
 PRINT NAME: DANICA CLAYVAR

ACKNOWLEDGEMENT BY MORTGAGE HOLDER

STATE OF FLORIDA)
 COUNTY OF MARTIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19 DAY OF April, 2011 BY William L. Wallace, AS PRESIDENT OF FLORIDA BANK, WILLIAM WALLACE ENTERPRISES, INC. ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: May 13, 2013
 COMMISSION NO.: DD 997400
 BY: *[Signature]*
 NOTARY PUBLIC
 STATE OF FLORIDA



CONSENT BY MORTGAGE HOLDER

FLORIDA BANK, A FLORIDA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE ENCUMBERING THE LANDS DESCRIBED HEREON RECORDED IN OFFICIAL RECORDS BOOK 2429, PAGE 2373, PUBLIC RECORDS OF MARTIN COUNTY, AND CONSENTS TO THE DEDICATIONS HEREON AND SUBORDINATES ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 8th DAY OF April, 2011.

FLORIDA BANK, A FLORIDA BANKING CORPORATION
 BY: *[Signature]*
 LINDSAY A. WIPSKY
 NAME: LINDSAY A. WIPSKY
 TITLE: VICE PRESIDENT
 WITNESS: *[Signature]*
 KEVIN MALZONE
 PRINT NAME: KEVIN MALZONE
 WITNESS: *[Signature]*
 KELLY LOCKE
 PRINT NAME: KELLY LOCKE

ACKNOWLEDGEMENT BY MORTGAGE HOLDER

STATE OF FLORIDA)
 COUNTY OF MARTIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8 DAY OF April, 2011 BY Lindsay A. Wipsky, AS VICE PRESIDENT OF FLORIDA BANK, ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers Lic. AS IDENTIFICATION.

MY COMMISSION EXPIRES: Nov. 18, 2012
 COMMISSION NO.: #DD 734978
 #DD 517624
 BY: *[Signature]*
 NOTARY PUBLIC
 STATE OF FLORIDA



SURVEYOR'S CERTIFICATE

I, DONNA C. WEST, HEREBY CERTIFY THAT THIS PLAT OF "HOOVER PROPERTY STUART" 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

DATE: 7-15-11
 DONNA C. WEST
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. LS4290
 CARNAHAN PROCTOR CROSS, INC.
 6101 W. ATLANTIC BLVD., SUITE 201
 MARGATE, FL 33063
 CERTIFICATE OF AUTHORIZATION NO. LB2936

