

HOBE SOUND COMMERCE PARK

A PARCEL OF LAND IN THE GOMEZ GRANT MARTIN COUNTY, FLORIDA

SEPTEMBER 1988
SHEET 1 of 2

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS
4431 EMBARCADERO DRIVE, WEST PALM BEACH, FL 33407
1505 S. W. MARTIN HIGHWAY, PALM CITY, FL 32460

I, Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 11, Page 74, Martin County, Florida, public records, this 7th day of Feb. 1988.

Marsha Stiller, Clerk
Circuit Court
Martin County, Florida
BY: Deborah Longston (S)
Deputy Clerk

File No. 152547

(Circuit Court Seal)

DESCRIPTION

Starting at a triangular concrete marker said marker being the Southwesterly corner of the GOMEZ GRANT, according to the plat thereof recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, and running N. 66°39'33" E. along the Southerly line of said Grant for a distance of 2,336.70 feet to a 6" x 6" concrete marker; thence continue along said Grant line on a bearing of N. 66°25'47" E. for a distance of 619.11 feet to the point or place of beginning for the following described property: (1) thence continue N. 66°25'47" E. along said Grant line for a distance of 1,478.06 feet to a point; (2) thence run N. 21°26'07" W. parallel to the Westerly line of said Grant for a distance of 1,383.33 feet to a point on the Southerly Right-of-Way of State Road No. 708; (3) thence run S. 59°11'53" W. along said Right-of-Way for a distance of 1,497.00 feet to a point; (4) thence run S. 21°26'07" E. on a line parallel to the Westerly line of said Grant for a distance of 1,194.76 feet more or less to the point or place of beginning. The above described parcel being located in the GOMEZ GRANT South of State Road No. 708, said land being situate in Martin County, Florida.

Less the following described parcel:

A parcel of land lying and being in the Flat of GOMEZ GRANT AND JUPITER ISLAND, as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, being more particularly described as follows:

Begin at the Northwesterly corner of Parcel 4, LASKY TRUSTEE, A-4, MINOR PLAT, as recorded in Plat Book 6, Page 78, Martin County, Florida, Public Records; thence South 21°26'07" East along the Westerly line of said Plat, a distance of 1383.33 feet to the Southwesterly corner of said Plat; said corner being on the Southerly line of said GOMEZ GRANT; thence South 66°25'47" West along said line a distance of 649.70 feet; thence North 21°26'07" West a distance of 1300.44 feet to the Southerly right-of-way line of State Road No. 708; thence North 59°11'53" East along said right-of-way line a distance of 658.02 feet to the POINT OF BEGINNING.

Containing 20.00 Acres.

CERTIFICATE OF OWNERSHIP

Hobe Sound Commerce Park, Inc., a Florida corporation, by and through its undersigned officer, does hereby certify that it is the owner of the property described hereon.

DATED this _____

Hobe Sound Commerce Park, Inc.
R.C. Tylander
R.C. Tylander, Its President

ATTEST:
Dr. Adrian Carr
Dr. Adrian Carr, Its Vice President

(Corporate Seal)

TITLE CERTIFICATION

I, Edward B. Cohen, a member of the Florida Bar, do hereby certify that:

- Apparent record title to the land described and shown on this plat is in the name of Hobe Sound Commerce Park, Inc.
- All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

Mortgagee: First National Bank and Trust Company of Stuart

Mortgagor: Hobe Sound Commerce Park, Inc.

Recording Date: SEPTEMBER 11, 1987

Edward B. Cohen
Edward B. Cohen
Firm of Schwartz, Gold & Cohen
5500 North Federal Highway
Boca Raton, Florida 33487

Dated this November 16, 1988

SURVEYOR'S CERTIFICATE

I, Wilbur F. Divine V, do hereby certify that this plat of Hobe Sound Commerce Park is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

DATE OF SURVEY: MAY 9, 1988

Wilbur F. Divine V
Wilbur F. Divine V
Florida Surveyor Registration No. 4190

11-9-88
Date Of Signature

CERTIFICATE OF DEDICATION

1. STREETS AND RIGHT-OF-WAYS

The Right-of-Way, S.E. Suzanne Drive, shown on sheet 2 of 2 this PLAT OF HOBE SOUND COMMERCE PARK hereby dedicated to the Board of County Commissioners of Martin County, Florida for the perpetual use of the public for the proper purposes together with the use of all easements for the construction and maintenance of utilities including cable television.

Easements for construction, operation and use as public utilities are hereby reserved or granted over all streets and rights-of-ways.

2. WATER MANAGEMENT TRACTS

The Water Management Tracts shown on sheet 2 of 2 this PLAT OF HOBE SOUND COMMERCE PARK are dedicated to the Hobe Sound Commerce Park Property Owners Association.

3. CONSERVATION AREAS

The Conservation Areas shown on sheet 2 of 2 this PLAT OF HOBE SOUND COMMERCE PARK are hereby declared common areas, they shall be the perpetual responsibility of the Hobe Sound Commerce Park Property Owner's Association and no alteration of Preservation Areas or Easements is allowed except in compliance with the Preserve Area Management Plan approved for this project. Activities prohibited within the conservation areas include, but are not limited to, construction or placing of buildings on or above ground, dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation; excavation, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

4. LIFT STATION TRACT

The Lift Station Tract shown on sheet 2 of 2 this PLAT OF HOBE SOUND COMMERCE PARK is dedicated to Hydratech Utilities, Inc.

5. MAINTENANCE EASEMENT

The Maintenance Easements shown on sheet 2 of 2 this PLAT OF HOBE SOUND COMMERCE PARK are hereby dedicated to the Hobe Sound Commerce Park Property Owner's Association.

6. DRAINAGE EASEMENT

The Drainage Easements shown on sheet 2 of 2 this PLAT OF HOBE SOUND COMMERCE PARK are hereby dedicated to the Hobe Sound Commerce Park Property Owner's Association.

7. CONTROLLED ACCESS LINE

No vehicular access will be allowed across said line without the approval of The Board of County Commissioners of Martin County, Florida.

8. ACCESS EASEMENT

The Access Easement shown on sheet 2 of 2 this PLAT OF HOBE SOUND COMMERCE PARK is hereby dedicated to the Hobe Sound Commerce Park Property Owner's Association.

9. UTILITY EASEMENTS

All Utility Easements shown on this Plat may be used for utility purposes, by any utility company including, but not limited to, electric lines, telephone lines, water lines, cable television lines and gas lines, in compliance with such ordinances and regulations as may be adopted from time to time, by The Board of County Commissioners of Martin County, Florida.

10. The Public Access Easement shown on this Plat is hereby dedicated in perpetuity for public vehicular access.

NOTE: The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty, or liability regarding any easement or tracts noted in 2-9 above.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

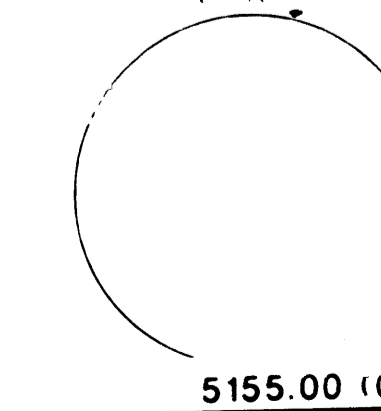
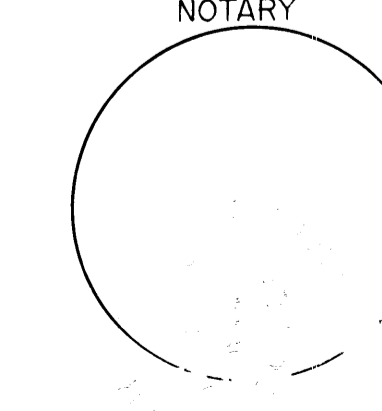
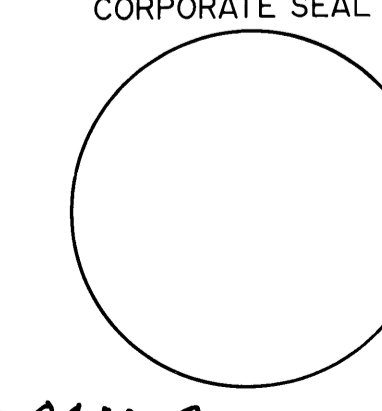
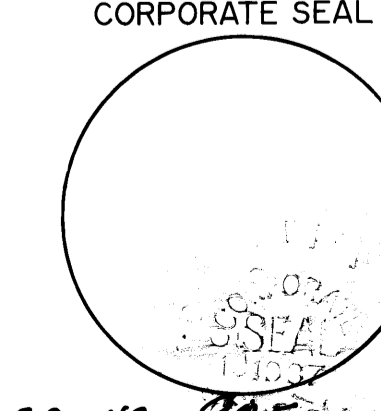
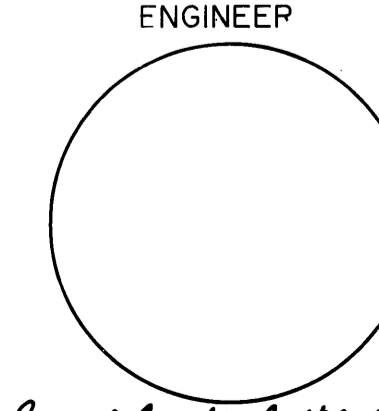
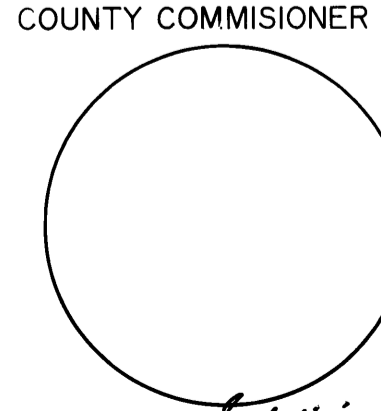
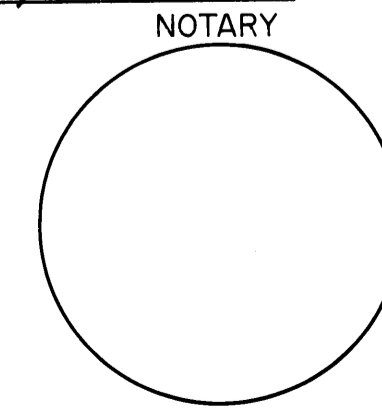
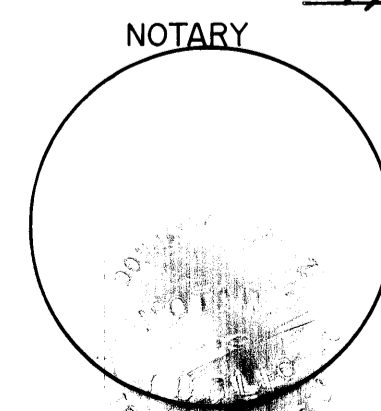
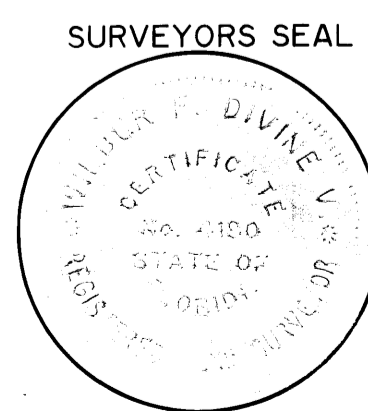
BEFORE ME, The undersigned notary public, personally appeared R. C. Tylander & Dr. Adrian Carr, to me well known to be the President and Vice President, respectively, of HOBE SOUND COMMERCE PARK, INC, a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this first day of 11/16/88

Diana M. Duff
Notary Public
State of Florida as large

My commission expires: 1/18/90

(Notarial Seal)



COUNTY APPROVAL

This plat is hereby approved by the undersigned on the date or dates indicated.

Donald E. Hallman 11-30-88
County Engineer Date Of Signature

Thomas Dregan 9/27/88
County Attorney Date Of Signature

Planning and Zoning Commission
Martin County, Florida

BY: Joseph J. Codd 9/27/88
Chairman Date Of Signature

Board of County Commissioners
Martin County, Florida

BY: Frank Andrews 9/27/88
Chairman Date Of Signature

ATTEST:
Marsha Stiller
Clerk
By: Deborah Longston (S)
(Board Seal)

- NOTES: 1. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.
2. 10% of each lot shall be maintained as an Upland Preserve Area.

MORTGAGE HOLDER'S CONSENT

First National Bank and Trust Company of Stuart, hereby certifies that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 17th day of November, 1988, on behalf of said corporation by it: Vice President and attested to by its Assistant Vice President.

ATTEST: Tom Hiles BY: Jerry Overton
Tom Hiles Jerry Overton

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally Tom Hiles and Jerry Overton appeared to me well known to be the President and Vice President respectively of First National Bank and Trust Company of Stuart, and they acknowledged that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 17th day of November, 1988

Notary Public Francis A. Paulding
State of Florida at large
My commission expires 9-23-91