

LOCATION MAP N.T.S.

JANUARY, 1992

DESCRIPTION

A parcel of land lying in portions of Lots 18, 19, and 20 of the subdivision of the "Miles or Hanson Grant, Dade County, Florida - filed with the Commissioner's Report," as recorded in Plat Book 1, Page 11, of the Public Records of Palm Beach (now Martin) County, Florida; being more particularly described as follows:

Commencing at the point of intersection of the Westerly right-of-way line of the Florida East Coast Railway with the North line of the South 4/15 of Lots 18, 19, and 20 collectively according to the Plat of said Miles or Hanson Grant; thence N 59°52'28"W, along said Westerly right-of-way line of the Florida East Coast Railway; a distance of 347.36 feet to the POINT OF BEGINNING; thence S 39°07'32"W, a distance of 323.21 feet; thence S 18°42'54"E, a distance of 6.92 feet to the point of curvature of a curve, concave to the East, having a radius of 435.00 feet; thence South and East, along the arc of said curve through a central angle of 08°08'12", a distance of 61.78 feet to a point on said curve, the radius point of which bears N 63°08'54"E; thence S 63°08'54"W, a distance of 80.00 feet to a point on a curve concave to the South, having a radius of 22.00 feet, the radius point of which bears S 63°08'54"W, thence Northerly along the arc of said curve through a central angle of 86°31'12", a distance of 33.22 feet; thence S 66°37'42"W, a distance of 659.80 feet; thence S 23°22'18"E, a distance of 275.00 feet; thence S 66°37'42"W, a distance of 810.00 feet; thence S 40°03'48"W, a distance of 89.44 feet; thence S 66°37'42"W, a distance of 300.00 feet; thence S 23°22'18"E, a distance of 313.02 feet; thence S 66°37'30"W, a distance of 746.15 feet; thence N 23°22'30"W, a distance of 249.83 feet; thence S 66°37'30"W, a distance of 456.74 feet to a point on the East right-of-way line of U.S. Highway Number One as recorded in the Plat of Gran Park at Port Salerno Phase I in Plat Book 12, Page 1 of the Public Records of Martin County, Florida; thence N 29°01'32"W along said East right-of-way line of U.S. Highway Number One, a distance of 797.53 feet; thence N 66°48'03"E, a distance of 135.99 feet; thence N 66°37'42"E, a distance of 2523.95 feet; thence N 66°34'01"E, a distance of 749.75 feet to a point on the aforementioned West right-of-way line of the Florida East Coast Railway; thence S 50°52'28"E along said West right-of-way line of the Florida East Coast Railway, a distance of 240.97 feet to the POINT OF BEGINNING.

Less and excepting therefrom that certain Plat of a Replat of Lots B and C of Gran Park at Port Salerno Phase I, as recorded in Plat Book 12, Page 76, of the Public Records of Martin County, Florida.

Said parcel containing 46.195 acres.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN

S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS REPLAT OF A PORTION OF GRAN PARK AT PORT SALERNO PHASE I IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT SAID SURVEY WAS MADE UNDER MY REPRESENTATION OF THE LANDS SURVEYED. THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS 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, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Thomas C. Vokoun
THOMAS C. VOKOUN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4382

A REPLAT OF A PORTION OF GRAN PARK AT PORT SALERNO PHASE I

AS RECORDED IN PLAT BOOK 12 PAGE 1 BEING A REPLAT OF PORTIONS OF LOTS 18, 19 & 20 OF THE SUBDIVISION OF THE "MILES OR HANSON GRANT DADE CO., FLA. FILED WITH THE COMMISSIONERS REPORT" AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN

S.S.

KNOW ALL MEN BY THESE PRESENTS, THAT GRAN CENTRAL CORPORATION, A FLORIDA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN ON THIS REPLAT OF A PORTION OF GRAN PARK AT PORT SALERNO PHASE I, AS MORE PARTICULARLY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR ROAD RIGHT-OF-WAY DRAINAGE AND UTILITY PURPOSES, INCLUDING C.A.T.V., FOR THE PERPETUAL USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS, AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V., (1) 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, AND (2) APPROVED BY THE GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
3. THE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC. FOR MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
4. THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE, HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
5. THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACTS.
6. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC., FOR LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LANDSCAPE BUFFER EASEMENTS.
7. A MAINTENANCE EASEMENT IS HEREBY DEDICATED TO GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC., SUBJECT TO THE CONDITIONS OF A SEPARATE AGREEMENT BETWEEN MARTIN COUNTY AND GRAN CENTRAL CORPORATION, FOR THE PURPOSE OF THE MAINTENANCE OF LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY OF S.E. GRAN PARK WAY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID MAINTENANCE EASEMENT.
8. THE COUNTY DRAINAGE EASEMENT AND COUNTY MAINTENANCE EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR DRAINAGE AND MAINTENANCE PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
9. THE FLORIDA EAST COAST RAILWAY COMPANY SPUR EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE FLORIDA EAST COAST RAILWAY COMPANY FOR RAILROAD SPUR LINE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

SIGNED AND SEALED THIS 7th DAY OF February, 1992 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND SECRETARY.

ATTEST: S.M. Russell SECRETARY BY: C.F. Zellers, Jr. PRESIDENT

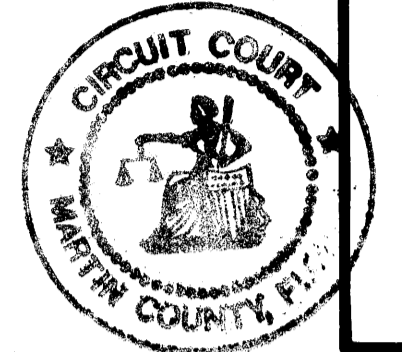
GRAN CENTRAL CORPORATION BY: C.F. Zellers, Jr. PRESIDENT

PARCEL CONTROL NO. 52-38-41-000-000-000.0

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12 PAGE 17, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 2nd DAY OF February, 1992

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA. BY: [Signature] DEPUTY CLERK

FILE NO. 963024 (CIRCUIT COURT SEAL)



ACKNOWLEDGEMENT

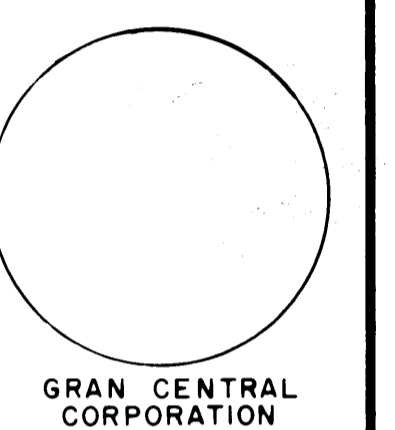
STATE OF FLORIDA COUNTY OF MARTIN

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED C. F. ZELLERS, JR. AND S. M. RUSSELL, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF GRAN CENTRAL CORPORATION, A FLORIDA CORPORATION AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 7th DAY OF February, 1992

[Signature] NOTARY PUBLIC MY COMMISSION EXPIRES 5-7-95



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN

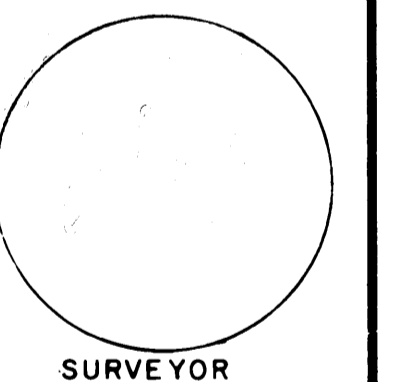
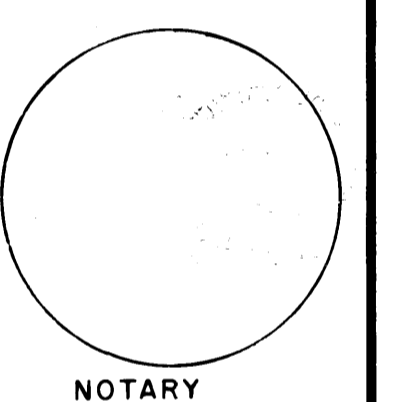
S.S.

CHICAGO TITLE INSURANCE COMPANY, BY ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT:

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. NONE. DATED THIS 20th DAY OF February, 1992

[Signature] CHICAGO TITLE INSURANCE CO. 55 COLORADO AVENUE STUART, FLORIDA 34994



NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN

S.S.

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

8-18-92 DATE [Signature] COUNTY ENGINEER
12-17-91 DATE [Signature] COUNTY ATTORNEY
12-17-91 3/25/92 DATE [Signature] CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.
12-17-91 DATE [Signature] CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: [Signature] CLERK BY: [Signature]

LINDA L. BROWNING FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS

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