

LOCATION MAP

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, Block 38A, of Revised and Amended Plat of Blocks 48, 49, 50 and 38, Broadway Section of St. Lucie Estates, and of St. Lucie Estates, Section 4, Block 27, according to Plat thereof filed for record September 26, 1958 and recorded in Plat Book 3, Page 102 of the Public Records of Martin County, Florida.

AND

All of Lots 18, 19, 22, and 23 and the North 40 feet of Lot 20, Block 38B, of Revised and Amended Plat of Blocks 48, 49, 50, and 38, Broadway Section of St. Lucie Estates, and of St. Lucie Estates, Section 4, Block 27, according to Plat thereof filed for record September 26, 1958, and recorded in Plat Book 3, Page 102, of the Public Records of Martin County, Florida.

AND

A strip of land 50 feet in width lying Southerly of and adjacent to the South lines of the Westerly 20 feet of Lot 7, and all of Lots 6, 5, 4, 3, and the Easterly 22 feet of Lot 2, bounded on the West by Park Avenue, Block 38 A. Also a strip of land 60 feet in width lying Westerly of and adjacent to the West lines of the South 25 feet of Lot 9, all of Lots 10 and 11 and the North 25 feet of Lot 12, Block 38 A, of Revised and Amended Plat of Blocks 48, 49, 50, and 38, Broadway Section of St. Lucie Estates, and of St. Lucie Estates, Section 4, Block 27, according to Plat thereof filed for record September 26, 1958 and recorded in Plat Book 3, Page 102, of the Public Records of Martin County, Florida.

AND

All of Lots 9 and 10 and the East 43.32 feet of Lots 7 and 8, Block 30, of Broadway Section of St. Lucie Estates, according to Plat thereof, filed for record October 29, 1925, and recorded in Plat Book 1, Page 4, of the Public Records of Martin County, Florida.

AND

The East 20 feet of the 60 foot strip designated as "private road" and the Northerly projection thereof running to the South boundary of Lot 6, Block 38 A, lying East of Lots 18 and 23, Block 38 B, Revised and Amended Plat of Blocks 48, 49, 50 and 38, Broadway Section of St. Lucie Estates Section 4, Block 27, according to Plat thereof filed September 26, 1958, in Plat Book 3, Page 102, Martin County, Florida, Public Records.

AND

The North 20 feet of Lot 21, and the South 60 feet of Lot 20, Block 38 B, Revised and Amended Plat of Blocks 48, 49, 50, and 38, Broadway Section of St. Lucie Estates and of St. Lucie Estates Section 4, Block 27, according to the plat thereof filed September 26, 1958, and recorded in Plat Book 3, Page 102, Martin County, Florida, Public Records.

TOGETHER WITH

A portion of East Fifth Street Abandonment as recorded in Official Record Book 789, Page 760, Public Records of Martin County, Florida, and being more particularly described as follows:

Beginning at the Southwest corner of Lot 22, Block 38B of the Revised and Amended Plat of Blocks 48, 49, 50 and 38, Broadway Section of St. Lucie Estates, Section 4, Block 27, as recorded in Plat Book 3, Page 102 of the Public Records of Martin County, Florida; thence S89° 46' 26" E, along the northerly right-of-way line of East Fifth Street, a distance of 233.36 feet to a point on the West line of Lot 12, Block 38A of said Plat; thence S00° 26' 34" W, along the East right-of-way line of Ocean Road, a distance of 125.00 feet to the Southwest corner of Lot 13, Block 38A of said plat; thence N89° 46' 26" W, a distance of 30.00 feet; thence S00° 26' 34" W, a distance of 25.00 feet; thence N89° 46' 26" W, a distance of 30.00 feet to the Southeast corner of Lot 10, Block 30, Broadway Section of St. Lucie Estates Subdivision, as recorded in Plat Book 1, Page 4, Martin County, Florida; thence N00° 26' 34" E, along the westerly right-of-way of Ocean Road, a distance of 24.72 feet to the beginning of a curve concave to the West having a radius of 75.00 feet and a central angle of 90° 13' 00"; thence continue along said right-of-way and along said curve a distance of 118.09 feet to a Point of Tangency; thence N89° 46' 26" W, along the southerly right-of-way line of said East Fifth Street, (a distance of 98.08 feet) to the northwest corner of the East 43.32 feet of Lot 8 of said Block 30; thence N00° 26' 34" E, a distance of 50.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that certain property described in Quit-Claim Deed recorded in Official Record Book 813, Page 911, Public Records of Martin County, Florida.

MARTIN COUNTY PLAZA

BEING A REPLAT OF
REVISED AND AMENDED PLAT OF BLOCKS 48,49,50 AND 38
BROADWAY SECTION OF ST. LUCIE ESTATES
AND OF ST. LUCIE ESTATES SECTION 4, BLOCK 27
(PLAT BOOK 3, PAGE 102)
AND BROADVIEW SECTION OF ST. LUCIE ESTATES SUBDIVISION
(PLAT BOOK 1, PAGE 4)
SECTION 3, TWP.38 S.,RGE. 41 E.
CITY OF STUART, MARTIN COUNTY, FLORIDA

I, MARSHA STILLER, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat book 13, page 22, Martin County, Florida, public records, this 4 day of December, 1992.
MARSHA STILLER, CLERK OF CIRCUIT COURT
BY: Deborah Smyton, DEPUTY CLERK
FILE NO. 973503

SHEET 1 OF 2

Hutcheon Engineers
a Division of Kinley-Horn and Associates, Inc.
11 East Ocala Street, Stuart, Florida 34994-2114

OCTOBER 1992

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Southeast Marine Incorporated, a Florida corporation, is the owner of the lands shown hereon as the plat of MARTIN COUNTY PLAZA, being more particularly described hereon, and has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate as follows:

- 1. Parcel E. The parcel identified as Parcel E on this plat is hereby dedicated to Martin County Plaza Association, Inc. a Florida non-profit corporation, its successors and assigns, as Common Property for ingress, egress and parking, utility and drainage purposes and shall be for the exclusive use and enjoyment of the owners of the following property (and their respective guests, lessees and invitees):
(a) Parcels A, B, C, and D shown on this plat,
(b) That property described in Ordinance No. 1164 of the City of Stuart as recorded in Official Record Book 813, page 901, public records of Martin County, Florida, and
(c) Such additional property, if any, which is added to the provisions of the Declaration of Covenants, Conditions and Restrictions of Martin County Plaza (the "Declaration") recorded or to be recorded in the public records of Martin County, Florida, pursuant to Section 3 of Article II of the Declaration;

subject, however, to the rights and obligations of the Martin County Plaza Association, Inc. as set forth in the Declaration and subject further to the easements reserved or granted in the Declaration. Parcel E shall be the maintenance responsibility of Martin County Plaza Association, Inc. as provided in the Declaration, and the City Commission of Stuart, Florida, shall have no responsibility, duty or liability regarding such property.

- 2. Utility Easements. The utility easements shown on this plat are hereby declared to be private easements and are dedicated to Martin County Plaza Association, Inc., its successors and assigns, as Common Property for the purpose of access to, and construction and maintenance of, utilities for the use and benefit of the following property:
(a) Parcels A, B, C, D and E shown on this plat,
(b) That property described in Ordinance No. 1164 of the City of Stuart as recorded in Official Record Book 813, page 901, public records of Martin County, Florida, and
(c) Such additional property, if any, which is added to the provisions of the Declaration pursuant to Section 3 of Article II thereof;

subject, however, to the rights and obligations of the Martin County Plaza Association, Inc. as set forth in the Declaration. Such utility easements shall be the maintenance responsibility of Martin County Plaza Association, Inc. as provided in the Declaration, and the City Commission of the City of Stuart, Florida, shall have no responsibility, duty or liability regarding such utility easement.

IN WITNESS WHEREOF, Southeast Marine Incorporated has caused these presents to be signed and attested to by the officers named below and its corporate seal affixed hereto on November 19, 1992.

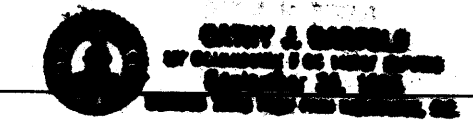
ATTEST: SOUTHEAST MARINE INCORPORATED
By: Carol A. Baratta, Its Secretary
By: Robert C. Baratta, Its President

ACKNOWLEDGMENT

State of Florida
County of Martin

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 19 day of November, 1992, by Robert C. Baratta and Carol A. Baratta, the President and Secretary, respectively, of Southeast Marine, Inc., a Florida corporation. They are personally known to me or have produced as identification and did not take an oath.

My commission expires:



Cathy J. Barrels
Printed Name: Cathy J. Barrels
Notary Public
State of Florida at large

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF Orange

The undersigned hereby certifies that it is the holder of a mortgage upon the property shown and described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 979, at Page 2168 of the public records of Martin County, Florida, shall be subordinate to the dedications shown hereon.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 13th day of November, 1992.

JEDI, INC. a Florida corporation

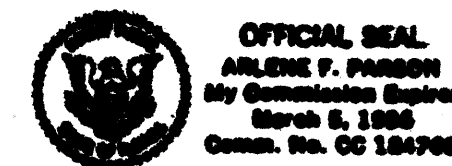
(CORPORATE SEAL)

BY: David Watson, Its President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th day of November, 1992 by David Watson, as President of JEDI, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced as identification and did not take an oath.



BY: Arlene F. Parson, (Signature)

Arlene F. Parson
(Type or Print Name)
NOTARY PUBLIC
Commission No. 184765

(NOTARY SEAL)

TITLE CERTIFICATION

State of Florida
County of Martin

I, Harold G. Maass, a member of the Florida Bar, hereby certify that as of October 29, 1992, at 6:00 P.M.

- 1. Record title to the land described and shown on this plat of Martin County Plaza is vested in Southeast Marine, Inc. a Florida corporation.
2. All recorded mortgages, not satisfied or released or recorded, or otherwise terminated by law, encumbering the land described hereon are as follows:
A. Mortgage from Southeast Marine, Inc., a Florida corporation, to Jedi, Inc., a Florida corporation, recorded in Official Record Book 979, page 2168, public records of Martin County, Florida.

Dated this 18th day of November, 1992.

Harold G. Maass
Harold G. Maass, Esquire
Alley, Maass, Rogers & Lindsay, P.A.
789 South Federal Highway
Suite 103
Stuart, Florida 34994
(407)288-3000

CITY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

12-01-92
DATE

Patrick Feland
CITY ENGINEER

12-03-92
DATE

Carl W. Coffin
CITY ATTORNEY

12-03-92
DATE

Susan Hershey
MAYOR - CITY OF STUART
FLORIDA

ATTEST: Eileen G. Reeder, CLERK

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the Plat of Martin County Plaza is a true and correct representation of the lands surveyed 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 further that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes as amended.

Dated this 9th day of November, 1992

Brian T. Bellino
Brian T. Bellino
Professional Land Surveyor
Florida Certificate No. 4973

