

Plat of MARTIN SQUARE CORPORATE PARK

BEING A REPLAT OF A PORTION OF LOTS 16, 17 & 18 OF THE PLAT OF PORT SEWALL AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CITY OF STUART, MARTIN COUNTY, FLORIDA

Sheet 1 of 2
February, 1994

Certificate of Ownership and Dedication

COUNTY OF MARTIN
STATE OF FLORIDA

We, Archie A. Hendry, III, Trustee of the Energy Credit, Inc. Defined Benefit Trust; William J. and E. Maxine Bessemer, Co-Trustees of the William J. Bessemer Revocable Trust dated May 24, 1989, do hereby certify that we are the owners of the property described hereon, and have caused the same to be surveyed and platted, as shown hereon, and do dedicate as follows:

- The street and right-of-way shown on this plat of the MARTIN SQUARE CORPORATE PARK is hereby dedicated to the MARTIN SQUARE CORPORATE PARK PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation (hereinafter referred to as the "Association"), for ingress and egress purposes, and is hereby declared to be a private road in common with all lot owners in the MARTIN SQUARE CORPORATE PARK. The Association shall be responsible for all maintenance thereof. The street and right-of-way shown hereon may be used by utilities, including cable television, for access, utility construction and maintenance purposes in compliance with such ordinances and regulations as exist or may be adopted from time to time by the Board of City Commissioners. The Board of City Commissioners of Stuart, Florida, shall bear no responsibility, duty or liability regarding the street and right-of-way.
- The drainage and utility easements shown on this plat of the MARTIN SQUARE CORPORATE PARK are hereby dedicated to the Association for drainage and utility installation and maintenance purposes by the Association and any public or private utility or cable television company in compliance with such ordinances and regulations as exist or may be adopted from time to time by the Board of City Commissioners of Stuart, Florida, and are hereby declared to be private easements in common with all lot owners in the MARTIN SQUARE CORPORATE PARK. The Association shall be responsible for all maintenance thereof. The Board of City Commissioners of Stuart, Florida, shall bear no responsibility, duty, or liability regarding such easements.
- The Tract "A" shown on this plat of the MARTIN SQUARE CORPORATE PARK is hereby declared to be a drainage easement dedicated to the Association and is subject to the Perpetual Nonexclusive Drainage Easements as granted to the Florida Department of Transportation and recorded in O.R. Book 1059, page 1403, and O.R. Book 1059, page 1409, public records of Martin County, Florida for drainage and maintenance purposes for the plat known as MARTIN SQUARE CORPORATE PARK, AND U.S. HIGHWAY #1 (also known as State Road #5). The Association shall be responsible for all maintenance thereof, in accordance with the easement agreement as recited therein. The Board of City Commissioners of Stuart, Florida, shall bear no responsibility, duty or liability regarding the water management tract.

In witness whereof we, Archie A. Hendry, III, Trustee of the Energy Credit, Inc. Defined Benefit Trust; William J. and E. Maxine Bessemer, Co-Trustees of the William J. Bessemer Revocable Trust dated May 24, 1989, do hereby execute the foregoing Certificate of Ownership and Dedication, witness our hands and Seal, this 29 day of MARCH, 1994.

Archie A. Hendry III
WITNESS ARCHIE A. HENDRY, III, AS Trustee (seal)

William J. Bessemer
WITNESS WILLIAM J. BESSEMER, As Co-Trustee (seal)

E. Maxine Bessemer
WITNESS E. MAXINE BESSEMER, As Co-Trustee (seal)

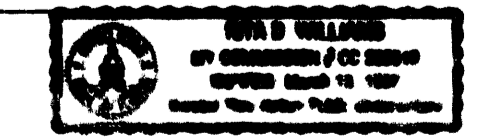
Acknowledgement

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned authority, personally appeared ARCHIE A. HENDRY III; WILLIAM J. BESSEMER and E. MAXINE BESSEMER; to me known to be individuals described in and who executed the foregoing Certificate of Dedication, and who duly acknowledged before me that they executed the same.

WITNESS my hand and official seal at STUART Martin County, Florida, this 29 day of MARCH, 1994.

Rita D. Williams
Notary Public, State of Florida at Large
My commission expires: _____



Legal Description

PARCEL 1

Tracts 16 and 17 and the Southerly 127 feet of the Northerly 307 feet of Tract 18 lying Westerly of U.S. Highway No. 1, PORT SEWALL, as recorded in Plat Book 3, Page 7, Palm Beach (now Martin) County, Florida Public Records.

LESS AND EXCEPT:

Begin at the Northeastly corner of said Tract 16, thence Southwesterly along the Northerly line of said Tract 16, also being the Northerly line of said Port Sewall Land Company Sub., 120.00 feet; thence Southeastly 126.27 feet to the point of intersection with the Easterly line of said Tract 16 and a line 40.00 feet Southerly of and parallel with the said Northerly line of Tract 16; thence Northwesterly along said Easterly line of Tract 16, a distance of 40.00 feet to the point of beginning.

And Less

The Northerly 40.00 feet of Tract 18, as measured at right angles to the Northerly line of said Tract 18 of the Port Sewall Land Company Subdivision, as recorded in Plat Book 3, Page 7, of the Public Records of Palm Beach (now Martin) County, Florida.

PARCEL 2

The Northerly 90.00 feet of Tract 18, as measured at right angles to the Northerly line of said Tract 18 of the Port Sewall Land Company Subdivision, as recorded in Plat Book 3, at Page 7, of the Public Records of Palm Beach (now Martin) County, Florida, lying West of the Westerly right-of-way line of State Road Number 5, (U.S. #1), LESS AND EXCEPT the Northerly 40 feet of said Tract 18, as measured at right angles to the North line of the aforesaid Tract 18.

PARCEL 3

The northerly 100 feet of the Southerly 217 feet of the Northerly 307 feet (all measured along the West boundary) lying West of U.S. Highway #1, of Lot 18, PORT SEWALL, as per plat thereof, recorded in Plat Book 3, at Page 7, of the Public Records of Palm Beach (now Martin) County, Florida;

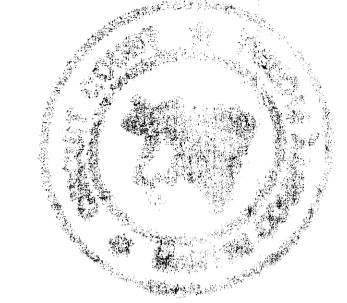
LESS AND EXCEPT:

A strip of land 87 feet wide over, through and across that part of the South 100 feet of the North 100 feet of Lot 18, of PORT SEWALL, (a part of the Hanson Grant, Township 38 South, Range 41 East) according to the Plat thereof, as recorded in Plat Book 3, at Page 7 of the Public Records of Palm Beach County, Florida, which lies Westerly of, and adjacent to, the existing 66 foot Right-of-Way of State Road 5 and within 100 feet of the Baseline of Survey as shown on the Right of Way Map of Section 89010-2114, State Road 5, as filed in the office of the Clerk of the Circuit Court, Martin County, Florida, a part of said Baseline being more particularly described as follows:

Beginning at a point of the Northwesterly line of and 148.23 feet Northeastly of the Northwesterly corner of Block 2 of Washington Park (a part of the Hanson Grant, Township 38 South, Range 41 East) according to the plat thereof, as recorded in Plat Book 1, at Page 2 of the Public Records of Martin County, Florida run N 29 01'32" W a distance of 1057.53 feet to the beginning of a curve to the left; thence Northwesterly on said curve having a central angle of 12 28'10" and a radius of 5728.85 feet, a distance of 1243.81 feet to the end of said curve; thence N 81 27'42" W a distance of 4238.29 feet to a point on the West line of and 323.79 feet South of the Northwest corner of the NE 1/4 of the SE 1/4 of Section 9, Township 38 South, Range 41 East.

Containing 10.44 acres, more or less.

FILED FOR RECORD
APR 13 PM 2:42
CLERK OF CIRCUIT COURT
BY _____



CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13 PAGE 52 MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS 13 DAY OF MARCH, 1994.

Marsha Stiller
MARSHA STILLER
CLERK CIRCUIT COURT OF MARTIN COUNTY, FLORIDA

FILE NO. 1054579
BY: Leada Jumper
DEPUTY CLERK CIRCUIT COURT SEAL

SUBMISSION PARCEL CONTROL NO. 33-38-41-0016-177-0000-0

Parcel Control Number _____

Title Certification

I, Walter G. Woods, a member of the Florida Bar do hereby certify that:

- Record title to the land described and shown on this plat is in the name of the person, persons, corporation, or other entity executing the dedication thereon.
- There are no mortgages of record encumbering the land described hereon.

Dated this 29th day of MARCH, 1994.

Walter G. Woods
Walter G. Woods, Chartered
Attorney at Law
1925 N.E. Ricou Terrace
Jensen Beach, Florida 34957

City Approval

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

4-6-94 Michael T. Zimmerman
DATE CITY ENGINEER

3-30-94 William J. Mathers
DATE CHAIRMAN

3-30-94 Don A. Wray Mayor
DATE CHAIRMAN

4-6-94 James M. O'Donnell
ATTEST: CITY CLERK

PROPERTY CONTROL NO. _____

Surveyors' Certification

STATE OF FLORIDA
COUNTY OF MARTIN

I hereby certify that this plat of MARTIN SQUARE CORPORATE PARK shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that P.R.M.'s (Permanent Reference Monuments) and P.C.P.'s (Permanent Control Points) will be placed as required by law; and, further, that this plat complies with all the requirements of Chapter 177 Florida Statutes.

DATED this 29th day of MARCH, 1994.

Richard W. Bussell
Richard W. Bussell
Registered Land Surveyor
Florida Certificate No. 3858

Richard T. Creech, Inc.
1320 South Federal Highway
Suite 207
Stuart, Florida 34994