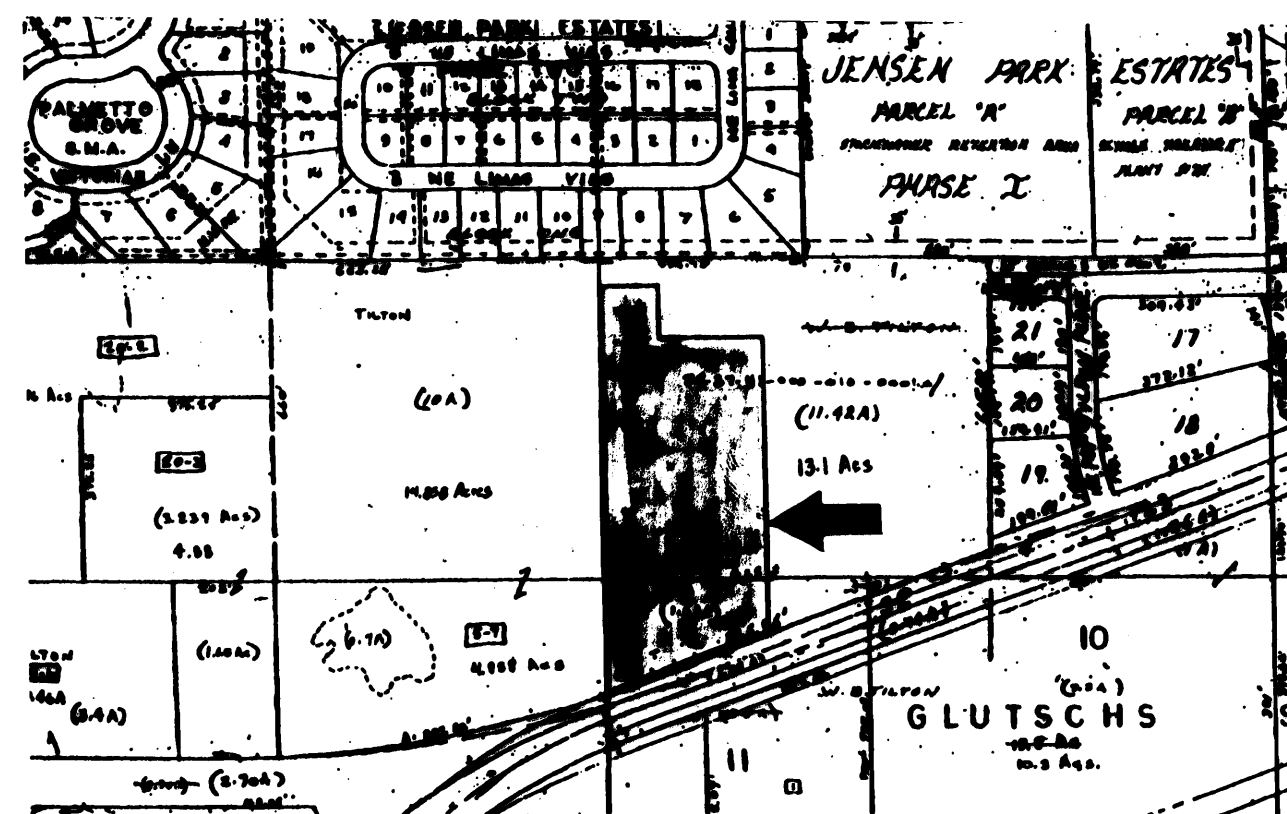


SAVANNAH INDUSTRIAL PARK

BEING A REPLAT OF A PORTION OF LOT 11, GLUTSCH'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 213 ST. LUCIE COUNTY (NOW MARTIN COUNTY); AND ALSO A PORTION OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



LOCATION MAP

STEPHEN J. BROWN, INC.
SURVEYORS-DESIGNERS
LAND PLANNERS-CONSULTANTS

290 FLORIDA STREET
STUART, FLORIDA 34994
407-288-7176

AUGUST, 1996

28-37-41-011-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

CLERK'S RECORDING CERTIFICATE

I, Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 14, Page 20, Martin County, Florida, public records, this 16 day of Nov, 1996.

Marsha Stiller
Circuit Court
Martin County, Florida
By: Charles B. Bailey
Deputy Clerk
(Circuit Court Seal)

File No.
120380

LEGAL DESCRIPTION

ALL OF THAT PART OF LOT 11, GLUTSCH'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 213, ST. LUCIE COUNTY (NOW MARTIN COUNTY), FLORIDA, PUBLIC RECORDS, THAT LIES NORTH OF N.E. SAVANNAH ROAD (S.R. #723), IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. ALL THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 THAT LIES NORTH OF S.R. #723, (N.E. SAVANNAH ROAD) LESS HOWEVER, THE EAST 550' IS A PART OF POP TILTON'S INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 7, ON PAGE 59, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND PARCEL "B", POP TILTON'S INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 7, PAGE 59, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH RIGHT-OF-WAY LINE OF N.E. SAVANNAH ROAD - S.R. #723, (100 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF POP TILTON'S INDUSTRIAL PARK, THENCE SOUTH 70°01'46" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 468.04 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE SOUTH 70°01'46" WEST CONTINUING ALONG SAID LINE A DISTANCE OF 213.07 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVED TO THE NORTHWEST HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 3°19'23", THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.00 FEET TO A POINT, THENCE NORTH 00°40'07" EAST A DISTANCE OF 882.57 FEET TO A POINT, THENCE SOUTH 88°55'17" EAST A DISTANCE OF 125.00 FEET TO A POINT, THENCE SOUTH 00°40'07" WEST A DISTANCE OF 65.00 FEET TO A POINT, THENCE SOUTH 88°55'17" EAST A DISTANCE OF 211.50 FEET TO A POINT, THENCE SOUTH 00°40'07" WEST A DISTANCE OF 692.92 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 6.0332 ACRES ±

NOTES

- 1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH RIGHT-OF-WAY LINE OF N.E. SAVANNAH ROAD WHICH IS ASSUMED TO BE N 70°01'46" E.
- 4. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- 5. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
- 6. DRIVEWAY ENTRY TO LOTS 1 AND 5 SHALL BE FROM N.E. BRAILLE PLACE ONLY.

LEGEND

- SQ.FT. = SQUARE FEET
- [Symbol] = NOT TO SCALE
- [Symbol] = SET 4"x4" PERMANENT REFERENCE MONUMENT WITH #4049
- [Symbol] = SET PERMANENT CONTROL POINT WITH #4049

CERTIFICATE OF SURVEYOR AND MAPPER

I, Stephen J. Brown, hereby certify that this plat of Savannah Industrial Park 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 Control Points will be set for the required improvements within the platted lands; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and applicable ordinances of Martin County, Florida.

Stephen J. Brown
Stephen J. Brown
Florida Surveyor and Mapper Registration No. 4049
(Official Seal)

CERTIFICATE OF OWNERSHIP AND DEDICATION

Savannah Industrial Park, Inc., a Florida Corporation, by and through its undersigned officer does hereby certify that it is the owner of the property described on this plat and has caused the same to be surveyed and platted as shown hereon as the plat of Savannah Industrial Park, and does hereby dedicate the lands and interests for the uses as follows:

- 1. STREETS
The streets shown on this plat of Savannah Industrial Park and designated thereon as public streets are hereby dedicated to Martin County for the use and benefit of the public.
- 2. UTILITY EASEMENTS
The utility easements as shown on this plat of Savannah Industrial Park may be used for utility purposes (including CATV) by any utility 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. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any utility easements designated as such on this plat.
- 3. LIFT STATION EASEMENT
The private lift station easement shown on this plat of Savannah Industrial Park, and designated as such on the plat, is hereby dedicated to be the property of the Savannah Industrial Park Property Owner's Association, Inc., and shall be conveyed by deed to the Association for lift station purposes, and all lift station facilities located therein shall be maintained, repaired and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any private lift station easement designated as such on this plat.
- 4. DRAINAGE EASEMENTS
The private drainage easements shown on this plat of Savannah Industrial Park, and designated as such on the plat, are hereby dedicated to be the property of the Savannah Industrial Park Property Owner's Association, Inc., and shall be conveyed by deed to the Association for drainage purposes, and all drainage facilities located therein shall be maintained, repaired and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any private drainage easements designated as such on this plat.
- 5. UPLAND PRESERVE
The upland preserve shown on this plat of Savannah Industrial Park is hereby declared to be the property of Savannah Industrial Park Property Owner's Association, Inc. and is further declared to be a private preserve area, which shall be conveyed by deed to the Association for preservation purposes and shall be maintained by the Association in accordance with the Preserve Area Management Plan (PAMP) approved by Martin County. No construction in, or alteration or destruction of, the parcels shall occur, except as specified within the PAMP approved by the Board of County Commissioners of Martin County, Florida. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any wetland and upland preservation areas designated on this plat.
- 6. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT
Notwithstanding the obligation of the Savannah Industrial Park Property Owner's Association (hereinafter Association) of maintenance, repair and replacement as to the private drainage easements and/or tracts shown on this plat, there is hereby dedicated to Martin County a non-exclusive, flow-through drainage easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under the following described private drainage easements and/or tracts shown on this plat:

All drainage easements shown on plat, typical private drainage easements.

In the event that the free flow of water through the above-described private drainage easements and/or tracts and into the public drainage system is disrupted or prevented, Martin County shall have the right, but not the obligation, of reasonable access to, and entry upon, such private drainage easements and/or tracts and adjacent land for the purpose of performing flow-through drainage maintenance upon thirty (30) days prior written notice to the Association; however, Martin County shall be required only to attempt to provide reasonable notice to the Association in order to perform flow-through drainage maintenance in response to a drainage-related emergency which poses an immediate threat to the public health, safety and welfare. Within ten (10) days of the performance of flow-through drainage maintenance by Martin County, The Association shall pay to the county the amount of all costs (including administrative costs) thereby incurred, and the amount of such costs will constitute an equitable or special assessment lien, as determined by Martin County, on Association property, including the above-described easements and/or tracts, and the lien may be enforced in accordance with applicable law.

DATED this 26 day of Sept., 1996. Savannah Industrial Park, Inc., a Florida Corporation

Peter J. Gammella
WITNESS
Susan M. Teay
WITNESS

By: William A. Thomas
William A. Thomas, President

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared William A. Thomas, to me well known as President of Savannah Industrial Park, Inc., and he acknowledged before me that he executed the foregoing Certificate of Ownership and Dedication as such officer of said corporation. He is: [] personally known to me or [X] has produced Fla. D.O. as identification.

(Stamp) OFFICIAL NOTARY SEAL
GINA M. SIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC326794
MY COMMISSION EXP. OCT. 28, 1997

Gina M. Simmons
Notary Public
State of Florida at large
Commission No. CC326794
My commission expires: 10-28-97

TITLE CERTIFICATION

I, Leigh A. Williams, a member of the Florida Bar, hereby certify that as of August 20, 1996 at 2:00 p.m.

- 1. 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.
- 2. All mortgages not satisfied or released of record encumbering the land described hereon as follows: NONE
- 3. All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

DATED this 26th of Sept., 1996.

Leigh A. Williams
Leigh A. Williams
Attorney-at-Law, Florida Bar No. 788775
Address:

COUNTY APPROVAL

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

Date: 10/1/96

John P. ...
County Surveyor and Mapper

Date: 10/9/96

Donald E. ...
County Engineer

Date: 10/29/96

...
County Attorney

Date: _____

...
Chairman, Planning and Zoning Commission

Date: 9-10-96

...
Chairman, Board of County Commissioners

ATTEST:
Marsha Stiller
Clerk
By Charles B. Bailey