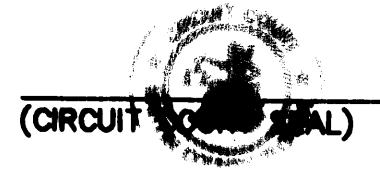


9-38-41-022-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER

# PLANTATION PLAZA

CITY OF STUART, MARTIN COUNTY, FLORIDA

BEING A REPLAT OF LOTS G, H, AND A PORTION OF LOTS I & J, ACCORDING TO THE PLAT OF GLENDALE AS RECORDED IN PLAT BOOK 5, PAGE 39, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST

THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 5, PAGE 39, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS DAY OF Aug, 1999.  
MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA  
BY: Russwood DEPUTY CLERK  
FILE NO. 1382870  


### DEDICATION

STATE OF FLORIDA) COUNTY OF MARTIN) S.S.

KNOW ALL MEN BY THESE PRESENTS, THAT PPZ, LTD., A FLORIDA LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS THE PLAT OF PLANTATION PLAZA, MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

NONE

SIGNED AND SEALED THIS 17 DAY OF June, 1999, ON BEHALF OF SAID LIMITED PARTNERSHIP BY THE MANAGING GENERAL PARTNER.

Signed, sealed and delivered in the presence of: PPZ, LTD., A FLORIDA LIMITED PARTNERSHIP BY: SOUTH FLORIDA PROPERTIES, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER.

BY: Man Haisfield  
WITNESS PRESTON MITCHELL VICE PRESIDENT

Print Name  
Doug Schramm  
WITNESS Doug Schramm  
Print Name

### ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF BREVARD) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF June, 1999, BY Man Haisfield VICE PRESIDENT OF SOUTH FLORIDA PROPERTIES, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF PPZ, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL AS IDENTIFICATION.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/01/2000  
MY COMMISSION NUMBER: 00000000

PRINTED NAME

### NOTES

- 1. EACH NUMBERED TRACT DEPICTED HEREON IS A LOT.
- 2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- 3. THERE SHALL BE NO ADDITIONAL BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- 4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TWP 38 S, RGE 41 E, HAVING A BEARING OF N 89°11'10" W.

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

### Legal Description

Being all of Lots G, H, and that part of Lots I and J, lying West of U.S. Highway No. One (State Road No. 5), LESS a 44 foot triangle in the Southeast corner of Lot J, according to the Plat of GLENDALE, as recorded in Plat book 5, Page 39, public records of Palm Beach (Now Martin) County, Florida, lying in Section 9, Township 38 South, Range 41 East, and being more particularly described as follows:

Commence at the intersection of the West right-of-way line of U.S. Highway No. One (State Road No. 5), and the South line of Lot J, of said Plat of GLENDALE; thence N 89°11'10" W, along the South line of said Lot J, a distance of 44.00 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 89°11'10" W, along said South line of Lots G, H, I, and J, a distance of 919.70, feet to the Southwest corner of said Lot G of the Plat of GLENDALE; thence N 00°48'53" E, along the West line of said Lot G, a distance of 483.93 feet, to the Northwest corner of said Lot G; thence S 89°25'35" E a distance of 513.13 feet, to the said West right-of-way line of U.S. Highway No. One; thence S 41°27'42" E, Along said right-of-way line, a distance of 828.45 feet; thence S 24°40'34" W a distance of 35.60 feet to the POINT OF BEGINNING.

TOGETHERWITH that portion of the abandoned unnamed 15 foot wide right-of-way, lying West of said Lot G, according to the aforesaid Plat of GLENDALE, as conveyed in Official Records Book 803, Page 784, public records of Martin County, Florida.

LESS and except from the above parcel, that portion conveyed for U.S. Highway No. One (State Road No. 5), by warranty deed recorded in Official Records Book 1061, Page 2543, public records of Martin County, Florida.

Containing 8.308 acres, more or less.

### TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF MARTIN) S.S.

WE, KRAMER, SEWALL, SOPKO, & LEVENSTEIN P.A., AS AUTHORIZED AGENTS OF COMMONWEALTH LAND TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF June 17, 1999, AT 8:00 a.m.:

- 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, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCLUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. MORTGAGE BY PPZ, LTD., A FLORIDA LIMITED PARTNERSHIP, TO, MORGAN GUARANTY TRUST OF NEW YORK, DATED June 17, 1999 AND RECORDED IN OFFICIAL RECORDS BOOK 226, PAGE 234

DATED THIS 23rd DAY OF JUNE, 1999.

KRAMER, SEWALL, SOPKO, & LEVENSTEIN, P.A., AS AGENTS OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

BY: Robert S. Kramer  
ROBERT S. KRAMER, AS AUTHORIZED AGENT KRAMER, SEWALL, SOPKO, & LEVENSTEIN, P.A. WHOSE ADDRESS IS: 2307 S.E. MONTEREY ROAD STUART, FLORIDA, 34998

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA) COUNTY OF MARTIN) S.S.

I, RICHARD W. BUSSELL, DO HEREBY CERTIFY THAT THIS PLAT OF PLANTATION PLAZA 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

Richard W. Buswell  
RICHARD W. BUSSELL  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 3858

### MORTGAGEE'S CONSENT

STATE OF FLORIDA) COUNTY OF MARTIN) S.S.

KNOW ALL MEN BY THESE PRESENTS, THAT MORGAN GUARANTY TRUST OF NEW YORK, DOES HEREBY CERTIFY THAT IT IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE ENCLUMBERING THE LANDS DESCRIBED HEREON AND RECORDED IN OFFICIAL RECORDS BOOK 226, PAGE 234, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY JOINS AND CONSENT TO THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH.

SIGNED AND SEALED THIS 13th DAY OF July, 1999.

MORGAN GUARANTY TRUST OF NEW YORK

BY: R. Gray VICE VP

WITNESS: John D. ... WITNESS: Linda E. Chapman

### ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF MARTIN) S.S.

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Robert S. Kramer TO ME WELL KNOWN TO BE VP OF MORGAN GUARANTY TRUST OF NEW YORK, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING IS THE CORPORATE SEAL OF SAID CORPORATION, AND IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 13 DAY OF July, 1999.

BY: Jackie T. Young MY COMMISSION EXPIRES: 12/31/2000  
Jackie T. Young  
NOTARY PUBLIC (PRINTED NAME)

### CITY COMMISSION

STATE OF FLORIDA) COUNTY OF MARTIN)


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

DATE 7/27/99 Joseph Capra JOSEPH CAPRA, CITY ENGINEER

CITY MAYOR DATE 7/29/99 Karl Krueber KARL KRUEBER, MAYOR

CITY ATTORNEY DATE 7/28/99 Carl V.H. Coffin Print Name: CARL V.H. COFFIN

ATTEST: Debra M. O'Donnell CITY CLERK PROPERTY CONTROL NO.

This Instrument Prepared by:  
 **Richard W. Buswell, Inc.**  
Survey, Estimation, Mapping & Consulting  
1289 S. Palmetto Highway, Suite 101  
Stuart, Florida 34994  
Phone (888) 289-0880 Fax (888) 289-0817