

A PLAT OF GATEWAY PLAZA P.U.D.

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 1 AND 4
SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

DATE: SEPTEMBER 2002

PROPERTY DESCRIPTION

A PARCEL OF LAND IN GOVERNMENT LOTS 1 AND 4, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE RUN NORTH 00°10'37" WEST FOR 247.71 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF GAINES HIGHWAY; THENCE RUN SOUTH 49°02'20" WEST ALONG SAID RIGHT OF WAY LINE FOR 80.77 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 330 FEET; SAID POINT BEING THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL:

THENCE FROM SAID POINT AND FROM A TANGENT BEARING OF NORTH 13°56'31" EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'37" FOR 60.34 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF GAINES HIGHWAY; THENCE RUN SOUTH 49°02'20" WEST ALONG SAID CENTERLINE FOR 62.09 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5809.58 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 39°31'10" WEST RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'49" FOR 202.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GAINES HIGHWAY; THENCE RUN SOUTH 49°02'20" WEST ALONG SAID RIGHT OF WAY LINE FOR 55.19 FEET; THENCE RUN NORTH 42°44'56" WEST ALONG THE EASTERLY LINE OF THE SKINNER PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 362, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FOR 23.13 FEET TO A POINT ON THE SOUTHERLY LINE OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL NO. 104, PART "B" FOR 1-95, (O.R. BOOK 601, PAGES 1495 AND 1496, MARTIN COUNTY, FLORIDA PUBLIC RECORD), SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5779.58 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 42°02'09" WEST RUN SOUTHWESTERLY ALONG THE ARC OF THIS CURVE AND ALONG SAID SOUTHERLY LINE OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL NO. 104, PART "A" FOR 1-95 (O.R. BOOK 601, PAGE 1495, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS) AND ALONG THE EASTERLY LINE OF FLORIDA D.O.T. RIGHT OF WAY PARCEL NO. 103, PART "A" (O.R. BOOK 607, PAGE 1429, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS) THROUGH A CENTRAL ANGLE OF 43°26'37" FOR 192.86 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 02°34'13" EAST ALONG SAID EASTERLY LINE OF DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL NO. 103, PART "A" FOR 431.82 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2770.79 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF THIS CURVE AND ALONG SAID EASTERLY LINE OF DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL NO. 103, PART "A" THROUGH A CENTRAL ANGLE OF 00°43'26" FOR 35.00 FEET; THENCE RUN NORTH 89°46'56" EAST ALONG THE SOUTH LINE OF THE MAHAN PROPERTY DESCRIBED IN O.R. BOOK 127, PAGE 334, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS FOR 303.88 FEET TO A POINT ON THE WESTERLY LINE OF DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL NO. 103, PART "B" (O.R. BOOK 607, PAGE 1429, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS); THENCE RUN NORTH 00°07'27" WEST ALONG SAID WESTERLY LINE FOR 252.39 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2618.38 FEET; THENCE FROM A TANGENT BEARING OF NORTH 00°09'47" WEST RUN NORTHERLY ALONG THE ARC OF THIS CURVE AND ALONG SAID WESTERLY LINE OF DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL NO. 103, PART "B" AND ALONG THE WESTERLY LINE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL NO. 137 FOR 1-95 (O.R. BOOK 607, PAGE 1433, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS) THROUGH A CENTRAL ANGLE OF 06°28'08" FOR 295.62 FEET; THENCE RUN NORTH 06°20'22" WEST ALONG SAID WESTERLY LINE OF DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL NO. 137 FOR 159.00 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 330 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF THIS CURVE AND ALONG THE WESTERLY LINE OF SAID DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL NO. 137 THROUGH A CENTRAL ANGLE OF 20°16'53" FOR 116.81 FEET TO THE POINT OF BEGINNING.

THE AREA OF THIS PARCEL IS 5.014 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

GATEWAY PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. DRAINAGE, UTILITY AND ACCESS EASEMENTS

THE DRAINAGE, UTILITY AND ACCESS EASEMENTS SHOWN ON THIS PLAT OF "GATEWAY PLAZA P.U.D." ARE HEREBY DEDICATED TO THE GATEWAY PLAZA PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES (INCLUDING ACCESS TO AND MAINTENANCE OF DRAINAGE FACILITIES), FOR UTILITY PURPOSES AND FOR ACCESS, INGRESS AND EGRESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SUCH EASEMENTS. THIS DEDICATION DOES NOT PRECLUDE INDIVIDUAL LOT OWNERS FROM CONSTRUCTING DRIVES AND PARKING AREAS WITHIN SAID EASEMENTS.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "GATEWAY PLAZA P.U.D." ARE HEREBY DEDICATED TO THE GATEWAY PLAZA PROPERTY OWNERS ASSOCIATION, INC. FOR UTILITY PURPOSES (INCLUDING ACCESS TO AND MAINTENANCE OF UTILITIES) AND MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., (A) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF MARTIN COUNTY COMMISSIONERS AND (B) AS APPROVED BY THE GATEWAY PLAZA PROPERTY OWNERS ASSOCIATION, INC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SUCH EASEMENTS.

3. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF "GATEWAY PLAZA P.U.D." AND DESIGNATED AS SUCH ON THIS PLAT, ARE HEREBY DEDICATED TO THE GATEWAY PLAZA PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 1st DAY OF October, 2002.

SIGNED IN THE PRESENCE OF:

GATEWAY PLAZA, LLC
A FLORIDA LIMITED LIABILITY COMPANY
R.H. Parks
RALPH H. PARKS, MANAGER

Kathleen Comstock
WITNESS

Mary Vasilew
WITNESS

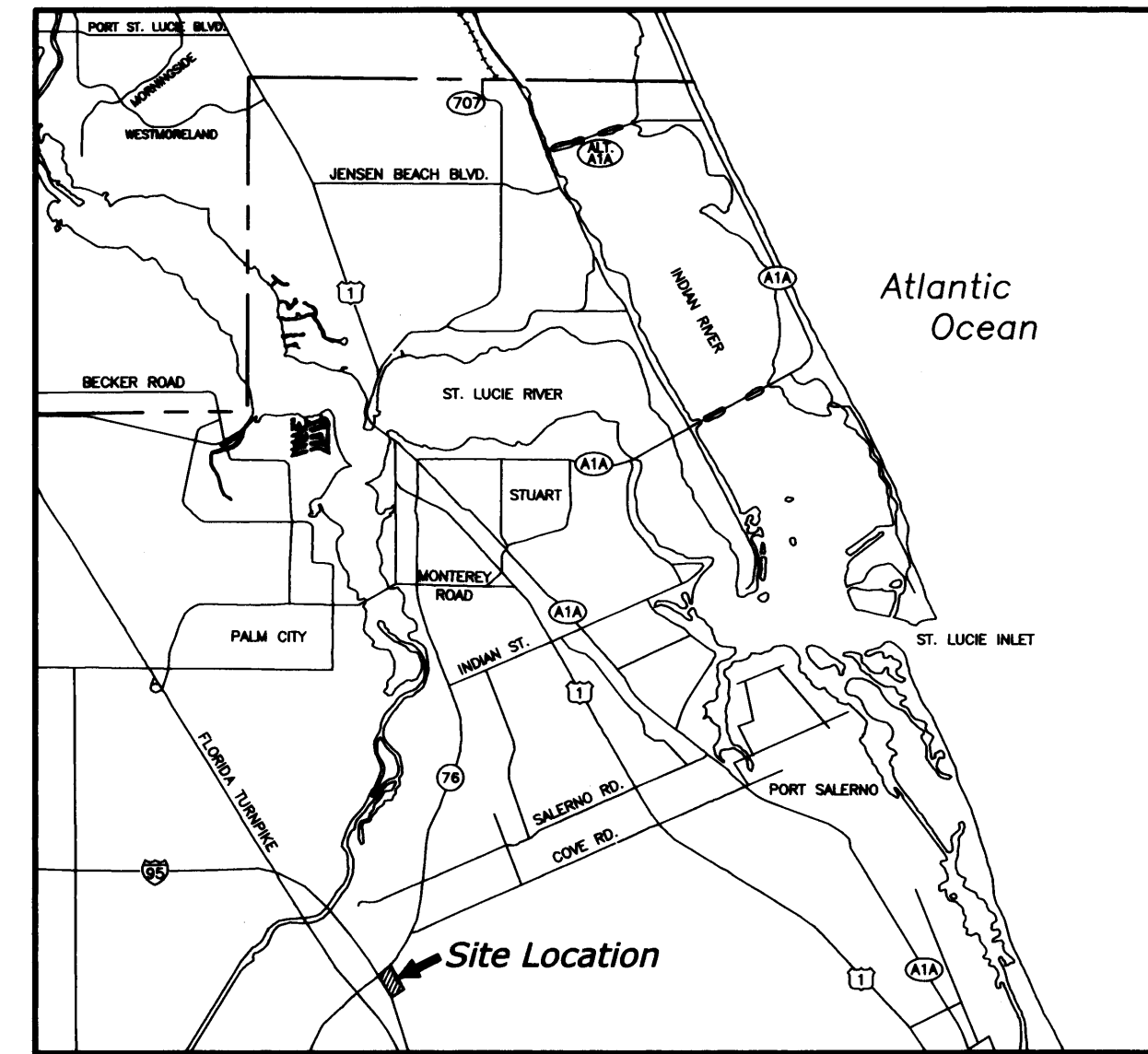
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RALPH H. PARKS, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGER OF GATEWAY PLAZA, LLC. HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF October, 2002.

Mary Vasilew
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO.: 06928826
MY COMMISSION EXPIRES: MAY 12, 2004



LOCATION MAP

ACCEPTANCE OF DEDICATION

THE GATEWAY PLAZA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 1st DAY OF October, 2002.

SIGNED IN THE PRESENCE OF:

Kathleen Comstock
WITNESS

Mary Vasilew
WITNESS

BY: R.H. Parks
RALPH H. PARKS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, APPEARED RALPH H. PARKS, PRESIDENT OF THE GATEWAY PLAZA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS A FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 1st DAY OF October, 2002.

Mary Vasilew
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO.: 06928826
MY COMMISSION EXPIRES: MAY 12, 2004

MORTGAGEE'S CONSENT TO PLAT

GULFSTREAM BUSINESS BANK HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED 02/14/2001, AND RECORDED IN OFFICIAL RECORDS BOOK 1532, PAGE 1427, AND MODIFIED BY MORTGAGE MODIFICATION AGREEMENT DATED 01/22/2002 AND RECORDED IN OFFICIAL RECORDS BOOK 1614, PAGE 396, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION.

SIGNED, SEALED AND ATTESTED THIS 1 DAY OF October, 2002 ON BEHALF OF SAID CORPORATION, BY ITS AUTHORIZED REPRESENTATIVES.

ATTEST:

GULFSTREAM BUSINESS BANK, A FLORIDA BANKING CORPORATION

Linda Loggola
Gary R. Abramowitz

BY: Roy M. Warner, Senior Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Roy M. Warner, Gary Abramowitz, AND Linda Loggola TO ME, WELL KNOWN TO BE THE SECRETARY AND SECRETARY RESPECTIVELY, OF GULFSTREAM BUSINESS BANK, A FLORIDA BANKING CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF October, 2002.

Janora C. Boyle
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO.: 999439
MY COMMISSION EXPIRES: 2/5/06

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF PLAT.

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

CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15, PAGE 47, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 9 DAY OF January, 2003.

MARSHA EWING, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Johnny S. Copus
DEPUTY CLERK

FILE NO.
1627076
(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER
5-39-41-005-000-0000.0

COUNTY APPROVAL

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

11-7-02
DATE

John J. Williams
COUNTY SURVEYOR & MAPPER

11-12-02
DATE

R.D. Smith
COUNTY ENGINEER

12/31/02
DATE

Kenneth H. S. Smith
COUNTY ATTORNEY

1-2-03
DATE
BCC: 9-24-02

Richard J. Dungey
VICE CHAIRPERSON
BOARD OF COUNTY COMMISSIONERS

ATTEST:

Marsha Ewing
CLERK
BY: Johnny S. Copus, D.C.

TITLE CERTIFICATION

I, RICHARD J. DUNGEY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF Sept 30, 2002, 2002, AT 2:00 PM:

1. 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 CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES, LIENS OR ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

GATEWAY PLAZA, LLC TO GULFSTREAM BUSINESS BANK FILED 02/14/2001 AND RECORDED IN OFFICIAL RECORDS BOOK 1532, PAGE 1427 AND MODIFIED BY MORTGAGE MODIFICATION AGREEMENT DATED 01/22/2002 AND RECORDED IN OFFICIAL RECORDS BOOK 1614, PAGE 396, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

3. ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO DATE.

THIS CERTIFICATE IS ISSUED SOLELY FOR PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

DATED THIS 1st DAY OF October, 2002.

Richard J. Dungey
RICHARD J. DUNGEY
ATTORNEY-AT-LAW, FLORIDA BAR NO. 155538
WARNER, FOX, WACKEN, DUNGEY, SEELEY, SWEET & BEARD, L.L.P.
P.O. DRAWER 6
1100 S. FEDERAL HIGHWAY
STUART, FLORIDA 34995-0006
(772) 287-4444

CERTIFICATE OF SURVEYOR AND MAPPER

I, ARTHUR SPEEDY, HEREBY CERTIFY THAT THIS PLAT OF GATEWAY PLAZA PUD 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 MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Arthur Speedy
ARTHUR SPEEDY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 3343
DATE: Sept 25, 2002

THIS INSTRUMENT PREPARED BY:
Arthur Speedy
Professional Surveyor and Mapper
P.O. Box 92, 959 S. Federal Highway
Stuart, Florida 34994