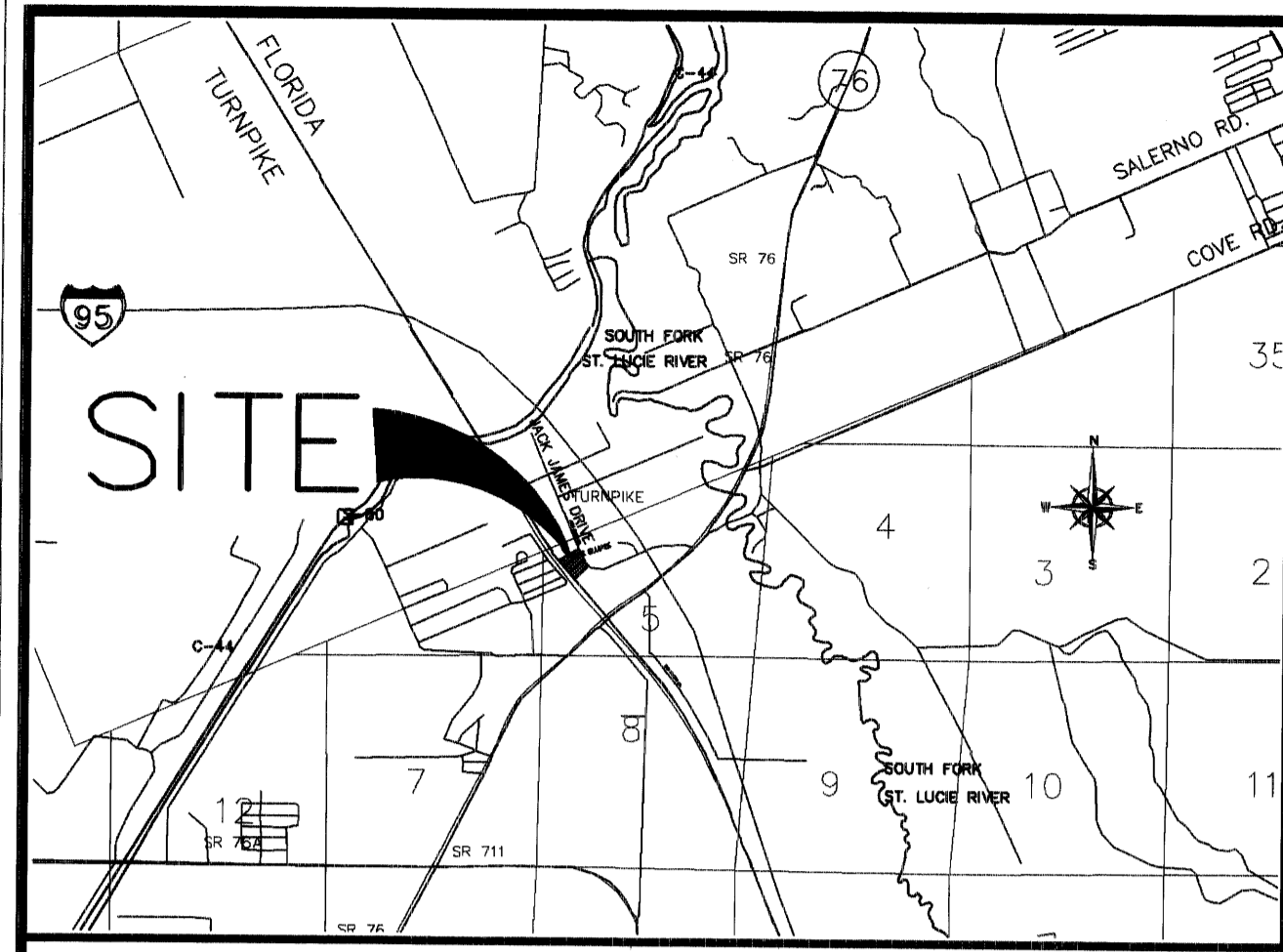


001013 P112:13
11/10/03 10:00 AM



NOT TO SCALE

ELLIPSE, THE REPLAT OF LOT 24

BEING A REPLAT OF LOT 24 OF THE "PLAT OF THE ELLIPSE", AS RECORDED IN PLAT BOOK 11 AT PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA.

CLERK'S RECORDING CERTIFICATE

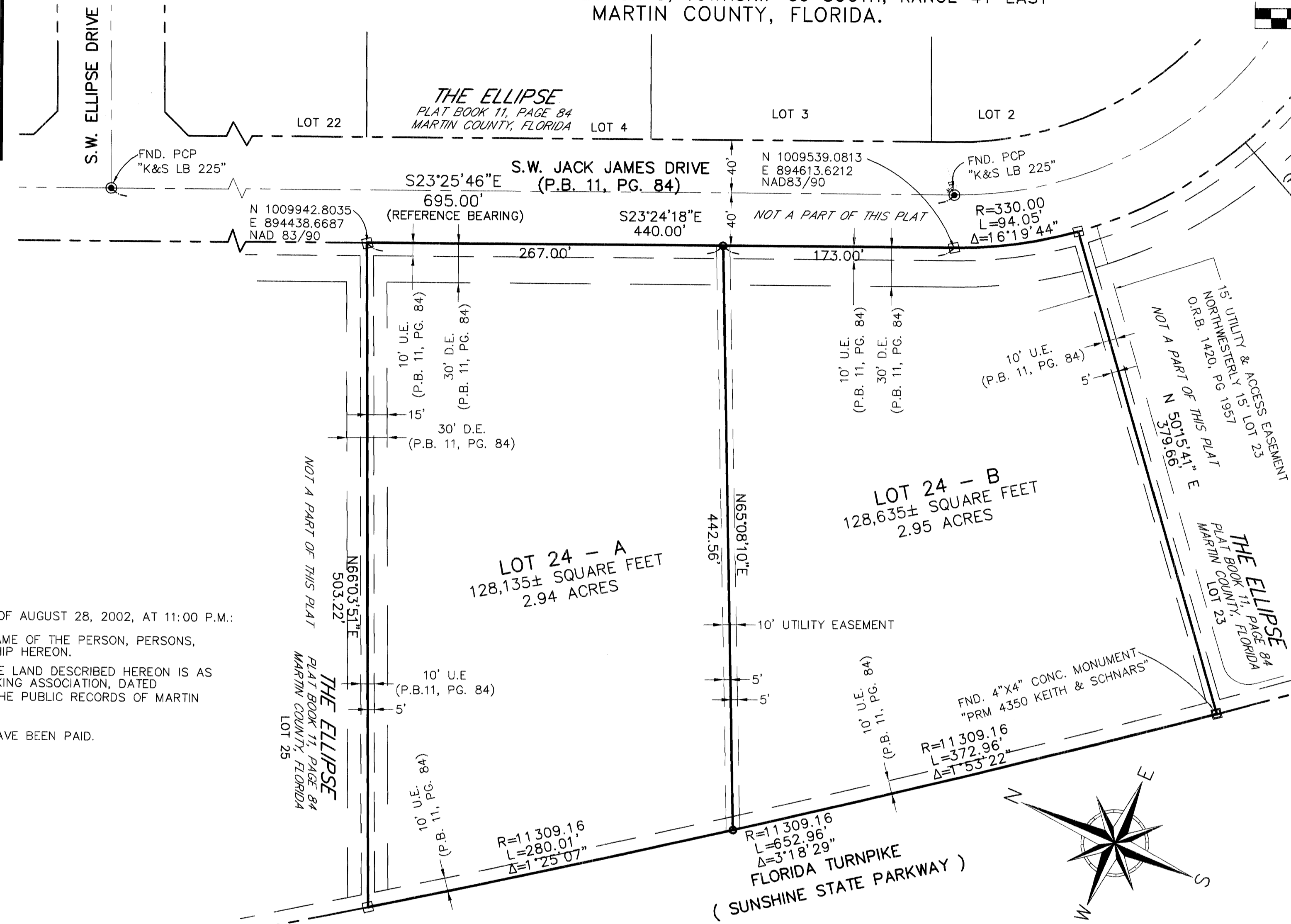
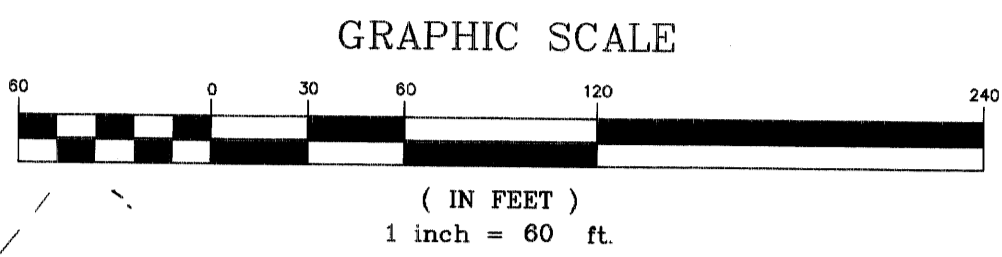
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 84, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 16th DAY OF January 2003.

MARSHA EWING, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER 1028523
BY: *Don Deed*
DEPUTY CLERK



5-39-41-002-000-0000.0
PARCEL CONTROL NO.



LEGAL DESCRIPTION

LOT 24 OF THE PLAT OF THE ELLIPSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11 AT PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5.89 ACRES MORE OR LESS.

APPROVAL BY MARTIN COUNTY

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

01-08-03 DATE
Jim Miller COUNTY SURVEYOR AND MAPPER
01-08-03 DATE
D.D. Fulk COUNTY ENGINEER
1/10/03 DATE
Krista Stoney COUNTY ATTORNEY
1-13-03 DATE
BCC: 12-17-02
Marsha Ewing CLERK

LEGEND

- NAD NORTH AMERICAN DATUM
- P.B. PLAT BOOK
- PG. PAGE
- R RADIUS
- L LENGTH
- Δ DELTA
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- PCP INDICATES PERMANENT CONTROL POINT
- INDICATES SET PERMANENT 4X4 CONCRETE MONUMENT WITH ALLUMINUM DISK " BETSY LINDSAY INC. PRM LB 6852" (PRM)
- INDICATES SET #5 IRON ROD & CAP "BL LB 6852" (IRC)

GENERAL NOTES

- A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 88/90 INFORMATION, BEARING OF S23°24'18"E ALONG THE CENTER LINE OF S.W. JACK JAMES DRIVE, MARTIN COUNTY, FLORIDA.
- B. THIS PLAT, AS RECORDED IN ITS GRAPHIC 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.
- C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "ELLIPSE, THE - REPLAT OF LOT 24" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: *Elizabeth A. Lindsay* DATE: 12/17/02
ELIZABETH A. LINDSAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852

TITLE CERTIFICATION

- ARNOLD PERLSTEIN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF AUGUST 28, 2002, AT 11:00 P.M.:
- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.
- THE ONLY MORTGAGE NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON IS AS FOLLOWS: (1) MORTGAGE IN FAVOR OF COMMERCEBANK, N.A., A NATIONAL BANKING ASSOCIATION, DATED APRIL 17, 2002, RECORDED IN OFFICIAL RECORDS BOOK 1639, PAGE 2338 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

DATED THIS 20th DAY OF December, 2002

Arnold Perlstein, Esq.
ARNOLD PERLSTEIN, ESQ.
ATTORNEY AT LAW, FLORIDA BAR NO. 27091
4801 SOUTH UNIVERSITY DRIVE, 2ND FLOOR
FORT LAUDERDALE, FLORIDA 33328

MORTGAGEE'S CONSENT

COMMERCEBANK, N.A., A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1639, PAGE 2338 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; AND THAT IT HEREBY CONSENTS TO THE DEDICATIONS HEREON AND DOES HEREBY SUBORDINATE ITS MORTGAGE, LIEN AND ENCUMBRANCE, AS DESCRIBED ABOVE, TO SUCH DEDICATION.

WITNESSES
[Signatures]

COMMERCEBANK, N.A.
BY: *[Signature]*
ITS: *SO. VICE PRESIDENT*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED *Sonia Olarte*, WELL KNOWN TO BE *SR. VICE PRESIDENT* OF COMMERCEBANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF COMMERCEBANK, N.A., A NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMMERCEBANK, N.A., A NATIONAL BANKING ASSOCIATION, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.
WITNESS MY HAND AND OFFICIAL STAMP, THIS 19th DAY OF December, 2002.

(NOTARY STAMP)
Dulce Socorro
MY COMMISSION EXPIRES: OCT 24, 2006

NOTARY PUBLIC
PRINTED NAME: DULCE SOCORRO
MY COMMISSION EXPIRES: OCT 24, 2006

CERTIFICATE OF OWNERSHIP AND DEDICATION

95 INDUSTRIAL, L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF "ELLIPSE, THE - REPLAT OF LOT 24".

- UTILITY EASEMENTS:
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "ELLIPSE, THE - REPLAT OF LOT 24" 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.

95 INDUSTRIAL, L.C., A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]* DATED THIS 20 DAY OF December, 2002.
MARTIN TABOR
PRESIDENT
95 INDUSTRIAL, L.C., A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signatures]*
NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF DEC. 2002 BY MARTIN TABOR, PRESIDENT OF 95 INDUSTRIAL, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS THE PRESIDENT OF 95 INDUSTRIAL, L.C., AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 20 DAY OF Dec. 2002.

(NOTARY STAMP)
CIRIS RAMOS
MY COMMISSION EXPIRES: SEPTEMBER 13, 2006

CIRIS RAMOS
MY COMMISSION # 01-18020
EXPIRES: SEPTEMBER 13, 2006

NOTARY PUBLIC
PRINTED NAME: CIRIS RAMOS
MY COMMISSION EXPIRES: SEPTEMBER 13, 2006

MORTGAGEE'S SEAL 95 INDUSTRIAL SEAL

B BETSY LINDSAY, INC
SURVEYING AND MAPPING
208 NORTH U.S. HWY NO. 1 - UNIT 8 - TEQUESTA, FLORIDA 33469
(561)575-5275 (561)575-4324 FAX
ELLIPSE, THE
REPLAT OF LOT 24
SHEET 1 OF 1