

A PLAT OF EMERALD LAKES PLAZA

A RE-PLAT OF TRACT 3, EMERALD LAKES, AS RECORDED IN PLAT BOOK 9, PAGE 22, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LOCATED IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

DATE: MARCH 2003

LEGAL DESCRIPTION

TRACT 3, EMERALD LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 22, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CONTAINING 16.78 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

GERALD W. BASHANT, SR., THE EXECUTIVE DIRECTOR AND MANAGEMENT COMMITTEE MEMBER OF STUART SOUTH SELF STORAGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, AND AS GENERAL PARTNER OF BASHANT FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS GENERAL PARTNER OF STUART SOUTH SELF STORAGE, LLP, 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 "EMERALD LAKES PLAZA" ARE HEREBY DEDICATED TO THE EMERALD LAKES 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 "EMERALD LAKES PLAZA" ARE HEREBY DEDICATED TO THE EMERALD LAKES 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 EMERALD LAKES PLAZA PROPERTY OWNERS ASSOCIATION, INC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SUCH EASEMENTS.

3. PRESERVATION AREAS, DRAINAGE EASEMENTS, UPLAND PRESERVE EASEMENTS AND OTHER COMMON AREAS

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF "EMERALD LAKES PLAZA", AND DESIGNATED AS SUCH ON THIS PLAT, ARE HEREBY DEDICATED TO THE EMERALD LAKES 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.

THE WETLAND PRESERVE AREAS SHOWN ON THIS PLAT OF "EMERALD LAKES PLAZA" ARE HEREBY DECLARED TO BE THE PROPERTY OF THE EMERALD LAKES PLAZA PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, 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 SAID WETLAND PRESERVE AREAS.

THE UPLAND PRESERVE AREAS, UPLAND PRESERVE EASEMENTS AND THE WETLAND BUFFER EASEMENTS SHOWN ON THIS PLAT OF "EMERALD LAKES PLAZA" ARE HEREBY DECLARED TO BE THE PROPERTY OF THE EMERALD LAKES PLAZA PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY SAID ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, 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 SAID UPLAND PRESERVE AREAS, UPLAND PRESERVE EASEMENTS OR WETLAND BUFFER EASEMENTS.

SIGNED THIS 17 DAY OF MARCH, 2003.

SIGNED IN THE PRESENCE OF:

Jeffrey P. Dougherty
WITNESS
Warren A. Blommed
WITNESS

STUART SOUTH SELF STORAGE, LLP
A FLORIDA LIMITED LIABILITY PARTNERSHIP
Gerald W. Bashant Sr.
GERALD W. BASHANT, SR.
AS EXECUTIVE DIRECTOR AND MANAGEMENT COMMITTEE MEMBER OF STUART SOUTH SELF STORAGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, AND AS GENERAL PARTNER OF BASHANT FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, AS GENERAL PARTNER OF STUART SOUTH SELF STORAGE, LLP

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

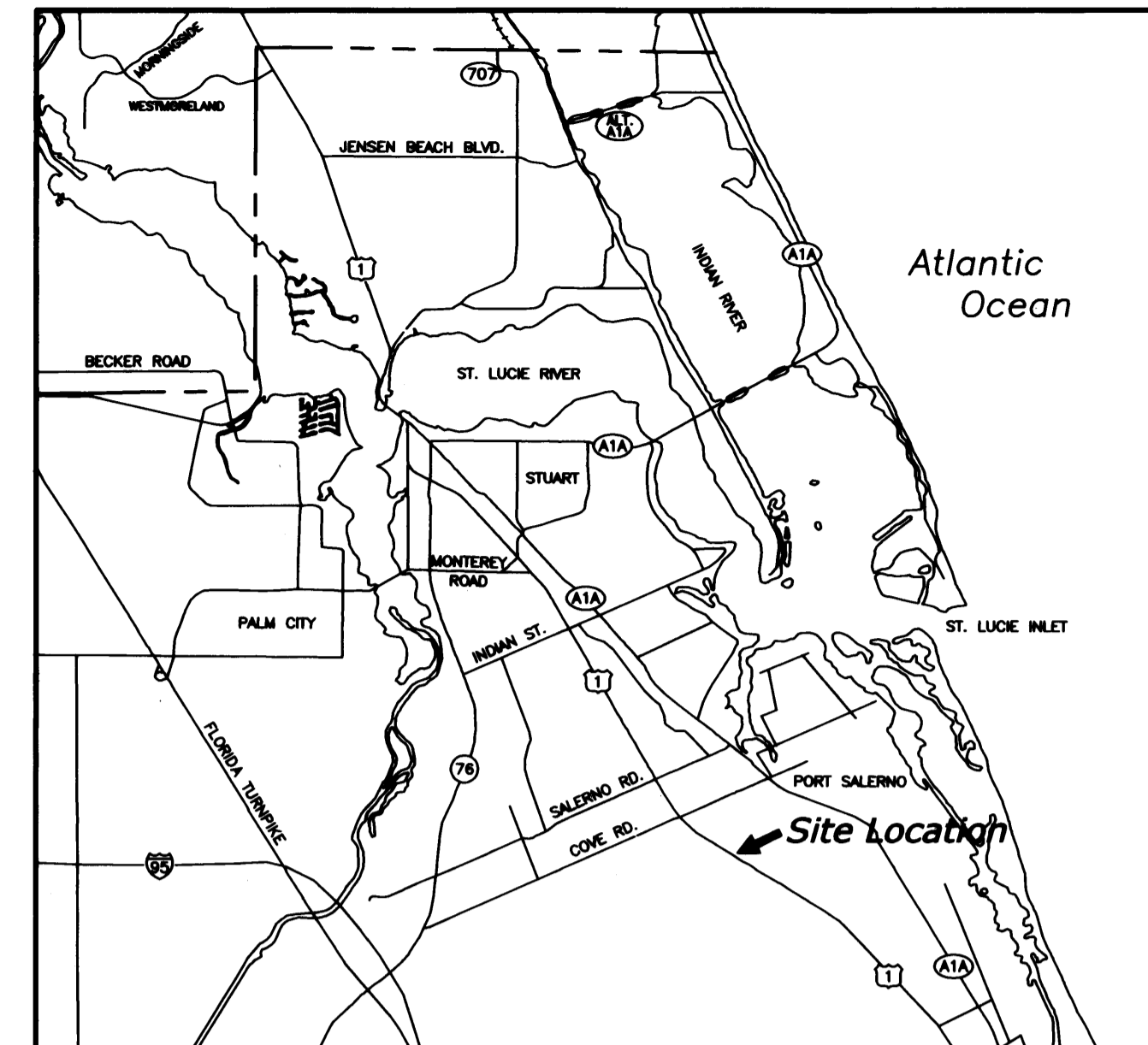
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GERALD W. BASHANT, SR., AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS EXECUTIVE DIRECTOR AND MANAGEMENT COMMITTEE MEMBER OF STUART SOUTH SELF STORAGE, LLP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF MARCH, 2003.

Pamela G. Knott
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO.: DD118495
MY COMMISSION EXPIRES: 8-19-2006

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.



LOCATION MAP

ACCEPTANCE OF DEDICATION

THE EMERALD LAKES 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 17 DAY OF MARCH, 2003.

SIGNED IN THE PRESENCE OF:

Michael Schor
WITNESS
Warren A. Blommed
WITNESS

BY: Jeffrey P. Dougherty
JEFFREY P. DOUGHERTY, 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 JEFFREY P. DOUGHERTY, PRESIDENT OF THE EMERALD LAKES 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 17 DAY OF MARCH, 2003.

Pamela G. Knott
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO.: DD118495
MY COMMISSION EXPIRES: 8-19-2006

MORTGAGEE'S CONSENT TO PLAT

FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST HEREBY CERTIFIES THAT IT IS THE HOLDER OF THOSE CERTAIN MORTGAGES RECORDED IN OFFICIAL RECORDS BOOK 1238, PAGE 1701 (FILED 4/23/1997); IN OFFICIAL RECORDS BOOK 1344, PAGE 1438 (FILED 10/20/1998); IN OFFICIAL RECORDS BOOK 1344, PAGE 1441 (FILED 10/20/1998); IN OFFICIAL RECORDS BOOK 1728, PAGE 2687 (FILED 2/06/2003); ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGES TO SUCH DEDICATION.

SIGNED, SEALED AND ATTESTED THIS 17th DAY OF March, 2003 ON BEHALF OF SAID CORPORATION, BY ITS AUTHORIZED REPRESENTATIVES.

ATTEST:

Ronald J. Brown
VICE PRESIDENT

FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST
BY: Thomas H. Wilkinson
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Thomas H. Wilkinson AND Ronald J. Brown, TO ME WELL KNOWN TO BE THE EXEC VICE PRES AND VICE President, RESPECTIVELY, OF FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, A FLORIDA 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 17th DAY OF March, 2003.

Sellen E. Oulson
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO.: DD 153027
MY COMMISSION EXPIRES: 12/30/06

HELENA E. ANDERSON
Notary Public, State of Florida
My Comm. Exp. Dec. 30, 2006
Comm. No. DD 10827

TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF FEBRUARY 7, 2003, AT 8:00 AM:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- 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:
STUART SOUTH SELF STORAGE, LLP TO FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, FILED 4/23/1997, IN OFFICIAL RECORDS BOOK 1238, PAGE 1701, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
STUART SOUTH SELF STORAGE, LLP TO FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, FILED 10/20/1998, IN OFFICIAL RECORDS BOOK 1344, PAGE 1438, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
STUART SOUTH SELF STORAGE, LLP TO FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, FILED 10/20/1998, IN OFFICIAL RECORDS BOOK 1344, PAGE 1441, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
STUART SOUTH SELF STORAGE, LLP TO FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, FILED 2/06/2003, IN OFFICIAL RECORDS BOOK 1728, PAGE 2687, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
- 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 17th DAY OF MARCH, 2003.

Terence P. McCarthy
TERENCE P. MCCARTHY
FLORIDA BAR NUMBER 160845
MCCARTHY, SUMMERS, BOBKO, WOOD, SAWYER & PERRY, P.A.
2400 S.E. FEDERAL HIGHWAY - FOURTH FLOOR
STUART, FLORIDA 34994 PH. (772) 286-1700

CERTIFICATE OF SURVEYOR AND MAPPER

I, ARTHUR SPEEDY, HEREBY CERTIFY THAT THIS PLAT OF EMERALD LAKES PLAZA 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 MARTIN COUNTY, FLORIDA

Arthur Speedy
ARTHUR SPEEDY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 3343
DATE: 3-13-03

THIS INSTRUMENT PREPARED BY:
Arthur Speedy for:
C. Colvert Montgomery & Associates, Inc.
P.O. Box 92, 959 S. Federal Highway
Stuart, Florida 34994

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 69 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 29 DAY OF July, 2003.
MARSHA EWING, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Danny K. Capus
DEPUTY CLERK
FILE NO.
1679162
(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER
36-38-41-017-000-0000-0

COUNTY APPROVAL

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

May 19, 2003
DATE

John P. [Signature]
COUNTY SUPERVISOR & MAPPER

May 20, 2003
DATE

[Signature]
COUNTY ENGINEER

5/22/03
DATE

Kristal Staley, Sr. [Signature]
COUNTY ATTORNEY

5-23-03
DATE

[Signature]
VICE CHAIRPERSON
BOARD OF COUNTY COMMISSIONERS

BCC: 11-5-02

ATTEST:
Marsha Ewing
CLERK BY: Danny K. Capus