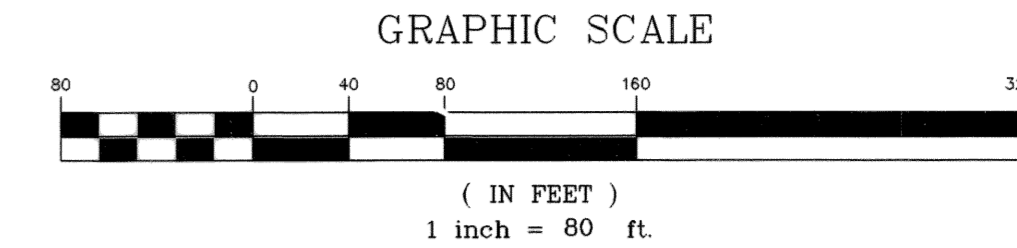


ELLIPSE REPLAT OF LOT 26

BEING A REPLAT OF LOT 26 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 15TH DAY OF OCTOBER, 2003.

MARSHA EWING, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
FILE NUMBER: 1705088
BY: Arnold Perlstein, D.C.
DEPUTY CLERK



5-39-41-002-000-0000-0
PARCEL CONTROL NO.

LEGEND NOT TO SCALE

- NAD NORTH AMERICAN DATUM
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- K&S KEITH AND SCHNARS
- TAN TANGENT LENGTH
- (P) REFERENCES RECORD PLAT DATA
- (M) REFERENCES MEASURED DISTANCES
- 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 ALUMINUM DISK "BETSY LINDSAY INC. PRM LB 6852" (PRM)
- INDICATES SET #5 IRON ROD & CAP "BL LB 6852" (IRC)

LEGAL DESCRIPTION

LOT 26 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 9.78 ACRES MORE OR LESS.

TITLE CERTIFICATION

- ARNOLD PERLSTEIN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 1, 2003, 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 ENUMBERING THE LAND DESCRIBED HEREON IS AS FOLLOWS: (1) MORTGAGE IN FAVOR OF COMMERCE BANK, N.A., A NATIONAL BANKING ASSOCIATION, DATED APRIL 17, 2003, 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 15TH DAY OF October, 2003

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

COMMERCE BANK, 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.

WITNESS

Mania Caldera

COMMERCE BANK, N.A.

BY: Sonia Diarte
ITS: Sr. Vice Pres.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Miami-Dade

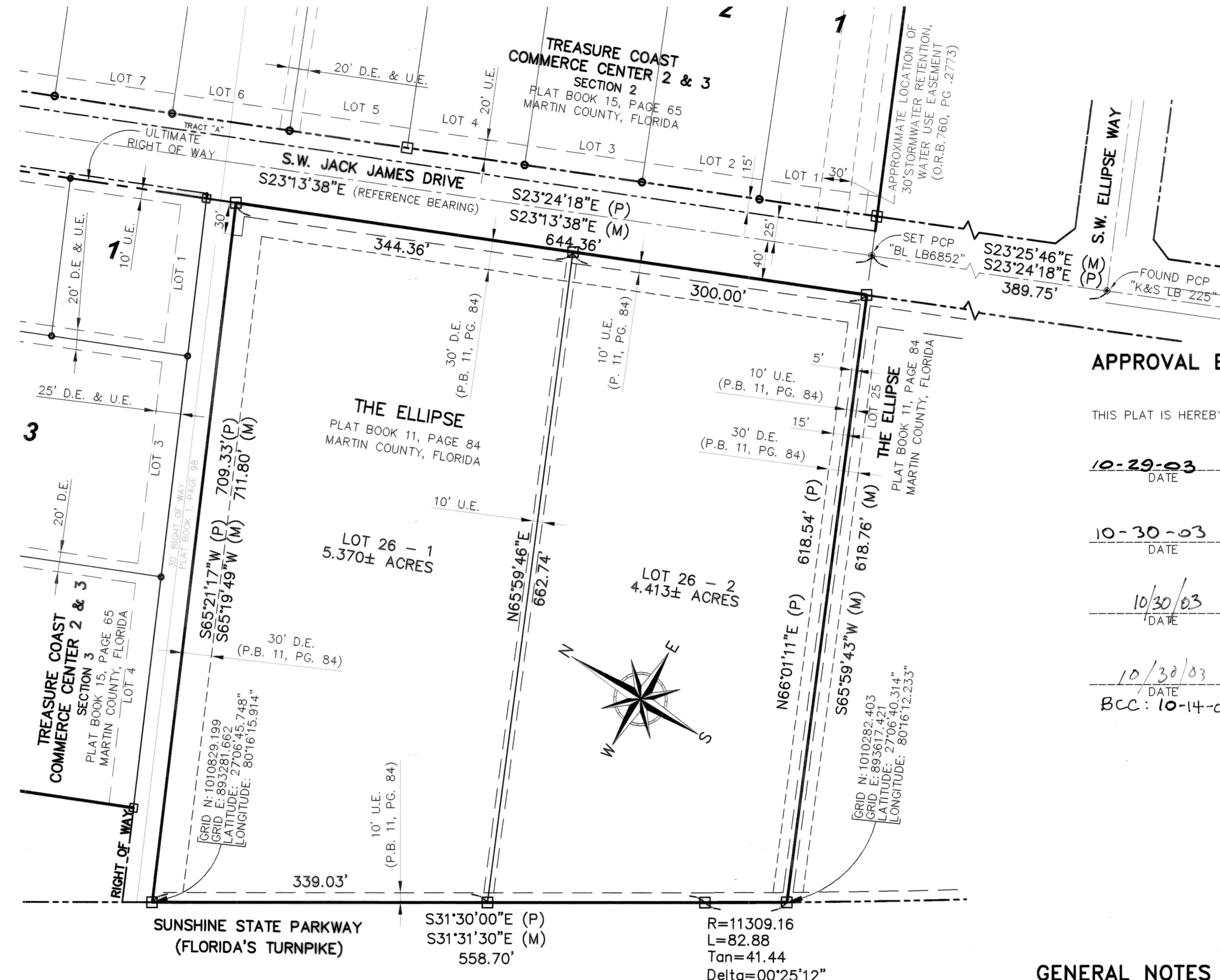
BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED Sonia Diarte, WELL KNOWN TO BE Sr. Vice Pres. OF COMMERCE BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF COMMERCE BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND THAT 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 COMMERCE BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 15 DAY OF OCTOBER, 2003.

(NOTARY STAMP)



Dulce Socorro
NOTARY PUBLIC
PRINTED NAME: Dulce Socorro
MY COMMISSION EXPIRES: OCT 24, 2005



APPROVAL BY MARTIN COUNTY

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

10-29-03 DATE William G. Williams COUNTY SURVEYOR AND MAPPER

10-30-03 DATE D. J. [Signature] COUNTY ENGINEER

10/30/03 DATE Kristin [Signature] COUNTY ATTORNEY

10/30/03 DATE
BCC: 10-14-03 CHAIRMAN BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA.

ATTEST:

Marsha Ewing
CLERK

CERTIFICATE OF OWNERSHIP

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 - REPLAT OF LOT 26". THE EASEMENTS PREVIOUSLY DEDICATED ON PLAT BOOK 11 AT PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ARE ACKNOWLEDGED AND ACCEPTED AND HEREBY DEDICATES AS FOLLOWS.

1. UTILITY EASEMENTS:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "ELLIPSE - REPLAT OF LOT 26" 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: Arnold Perlstein DATED THIS 15 DAY OF OCTOBER, 2003.
MARTIN TABOR
PRESIDENT
95 INDUSTRIAL, L.C., A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Alix Douyon
NAME: Alix Douyon

WITNESS: Monica Barragan
NAME: Monica Barragan

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

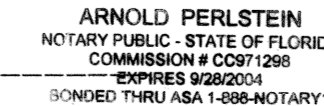
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF OCTOBER, 2003 BY MARTIN TABOR, PRESIDENT OF 95 INDUSTRIAL, L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 15TH DAY OF OCTOBER, 2003.

(NOTARY STAMP)

Arnold Perlstein
NOTARY PUBLIC
PRINTED NAME: ARNOLD PERLSTEIN

MY COMMISSION EXPIRES: _____



GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 88/90 INFORMATION, BEARING OF S23°13'38"E ALONG THE CENTER LINE OF S.W. JACK JAMES DRIVE, MARTIN COUNTY, FLORIDA.
- 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.
- 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 - REPLAT OF LOT 26" 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: 10/16/03
ELIZABETH A. LINDSAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

208 NORTH U.S. HWY. NO. 1 - UNIT 8 - TEOUESTA, FLORIDA 33469
(561)575-5275 (561)575-4324 FAX