

Advantage Ford of Stuart, a P.U.D.

Being a parcel of land lying in the Hanson Grant, Martin County, Florida, said parcel also being a portion of Tracts 163, 164, 193, 194, 195, 196 and 197, according to the plat of Port Sewall (Sewall's Point Land Company Subdivision) as recorded in Plat Book 3, Page 7, Public Records of Palm Beach (Now Martin) County, Florida and lying in the City of Stuart, Florida

January 2004

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 86, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 15 DAY OF June, 2004.

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

FILE NUMBER 1255356 BY Charlotte Surley DEPUTY CLERK

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

LEGAL DESCRIPTION

PARCEL "A":

BEING A PORTION OF TRACTS 193, 194, 195, 196 AND 197, ACCORDING TO THE PLAT OF PORT SEWALL (SEWALL'S POINT LAND COMPANY SUBDIVISION) AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORD OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID PLAT OF PORT SEWALL AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 29°01'32" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 852.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. MARKET PLACE ACCORDING TO THE PLAT OF S.E. WILLOUGHBY BOULEVARD AS RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND ALSO BEING THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1422, PAGE 422, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE POINT OF BEGINNING:

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF S.E. MARKET PLACE, SOUTH 66°47'01" WEST A DISTANCE OF 866.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 650.00 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.92 FEET, THROUGH A CENTRAL ANGLE OF 08°53'46" TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1422, PAGE 422; THENCE DEPARTING SAID CURVE AND ALONG SAID WEST LINE, NORTH 29°01'32" WEST, PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 459.88 FEET; THENCE NORTH 66°47'01" EAST, A DISTANCE OF 968.06 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 29°01'32" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 452.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES MORE OR LESS.

TOGETHER WITH:

PARCEL "B":

BEING A PORTION OF TRACTS 163, 164, AND 193, ACCORDING TO THE PLAT OF PORT SEWALL (SEWALL'S POINT LAND COMPANY SUBDIVISION) AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORD OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID PLAT OF PORT SEWALL AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 29°01'32" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 852.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. MARKET PLACE ACCORDING TO THE PLAT OF S.E. WILLOUGHBY BOULEVARD AS RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUING NORTH 29°01'32" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 452.02 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SOUTH 66°47'01" WEST, A DISTANCE OF 810.11 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUE SOUTH 66°47'01" WEST, A DISTANCE OF 157.95 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 707, PAGE 518, PUBLIC RECORDS OF MARTIN COUNTY; THENCE NORTH 29°01'32" WEST, ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORD BOOK 707, PAGE 518, PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 1020.54 FEET TO THE SOUTH LINE OF THE PLAT OF SUNBELT CENTER; THENCE NORTH 66°47'01" EAST, ALONG THE SOUTH LINE OF THE PLAT OF SUNBELT CENTER, A DISTANCE OF 157.95 FEET; THENCE SOUTH 29°01'32" EAST, PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 1020.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.68 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

ADVANTAGE FORD OF STUART, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF ADVANTAGE FORD OF STUART, AND HEREBY DEDICATES AS FOLLOWS:

SIGNED AND SEALED THIS 23 DAY OF APRIL, 2004, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT.

ADVANTAGE FORD OF STUART, INC.
A FLORIDA CORPORATION

WITNESS: *Irving Matthews*
WITNESS: *Wendy A. Pardo*

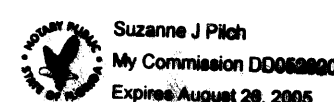
BY: *Irving Matthews*
NAME: IRVING MATTHEWS
TITLE: PRESIDENT

ACKNOWLEDGMENT

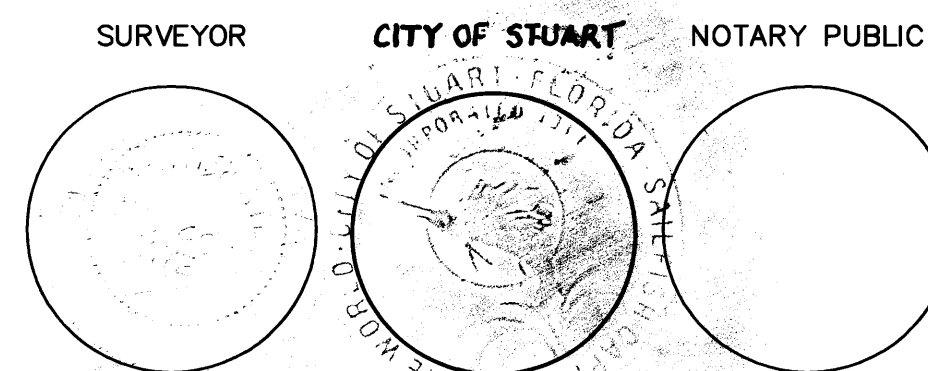
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED IRVING MATTHEWS TO ME WELL KNOWN TO BE THE PRESIDENT OF ADVANTAGE FORD OF STUART, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICER OF SAID 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 THE FREE ACT AND DEED OF SAID CORPORATION.

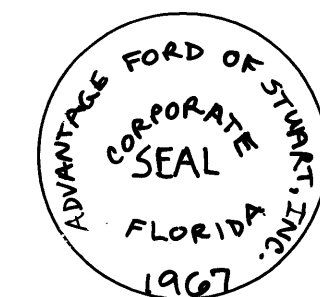
HE IS: PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.



Suzanne J. Pich
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
DD052820
COMMISSION NUMBER
August 26, 2005
MY COMMISSION EXPIRES



ADVANTAGE FORD OF STUART, INC.



TITLE CERTIFICATION

I, Robert Raynes, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 23, 2004.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE TO FORD MOTOR CREDIT COMPANY DATED 8-9-02 AND RECORDED IN O.R.B. 1670, PAGE 2075, MARTIN COUNTY, FLORIDA PUBLIC RECORDS
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 3rd DAY OF May, 2004.

Robert Raynes
NAME: ROBERT RAYNES
FLORIDA BAR NO.: 0124672
ADDRESS:

CERTIFICATE OF SURVEYOR AND MAPPER

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF ADVANTAGE FORD OF STUART, A P.U.D. 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; THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

David W. Schryver
NAME: DAVID W. SCHRYVER
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 4864

CITY APPROVAL

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

DATE 5/19/04
DATE 5/27/04
DATE 5/19/04
DATE 5/18/04

David White
CITY MAYOR
Carol M. Coffey
CITY CLERK
Joseph Caputo
CITY ENGINEER
ATTEST:

CLERK OF COURT

MORTGAGEE'S CONSENT TO PLAT

FORD MOTOR CREDIT COMPANY, A DELEWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES, HEREBY CERTIFY THAT THE FORD MOTOR CREDIT COMPANY IS THE HOLDER OF THAT CERTAIN MORTGAGE, RECORDED IN OFFICIAL RECORDS BOOK 1670, PAGE 2075 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID MORTGAGE BEING A LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION(S) HEREON AND SUBORDINATE THE MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION(S).

DATED THIS 29th DAY OF April, 2004

BY: *Steven G. Smith*
STEVEN G. SMITH
ITS: BRANCH MANAGER

ATTEST: *Thomas S. Cobb* WITNESS
Nicole Blake WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED STEVEN G. SMITH, AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID COMPANY TO ME WELL KNOWN TO BE THE BRANCH MANAGER OF FORD MOTOR CREDIT COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.
THEY ARE PERSONALLY KNOWN TO ME OR () HAVE PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA
Dana K. Young

COMMISSION NO. _____

COMMISSION EXPIRES: _____



PLAT REVIEWER
Gregory S. Fleming
GREGORY S. FLEMING, PSM 5/25/04

Job Number 03-1050-09
Licensed Business #4108

SURVEYOR'S NOTES

- THIS PLAT, AS RECORDED IN ITS ORIGINAL 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 THIS PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID LINE BEARS NORTH 29°01'32" WEST.

