

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 17, PAGE 11, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 27<sup>th</sup> DAY OF October, 2011.

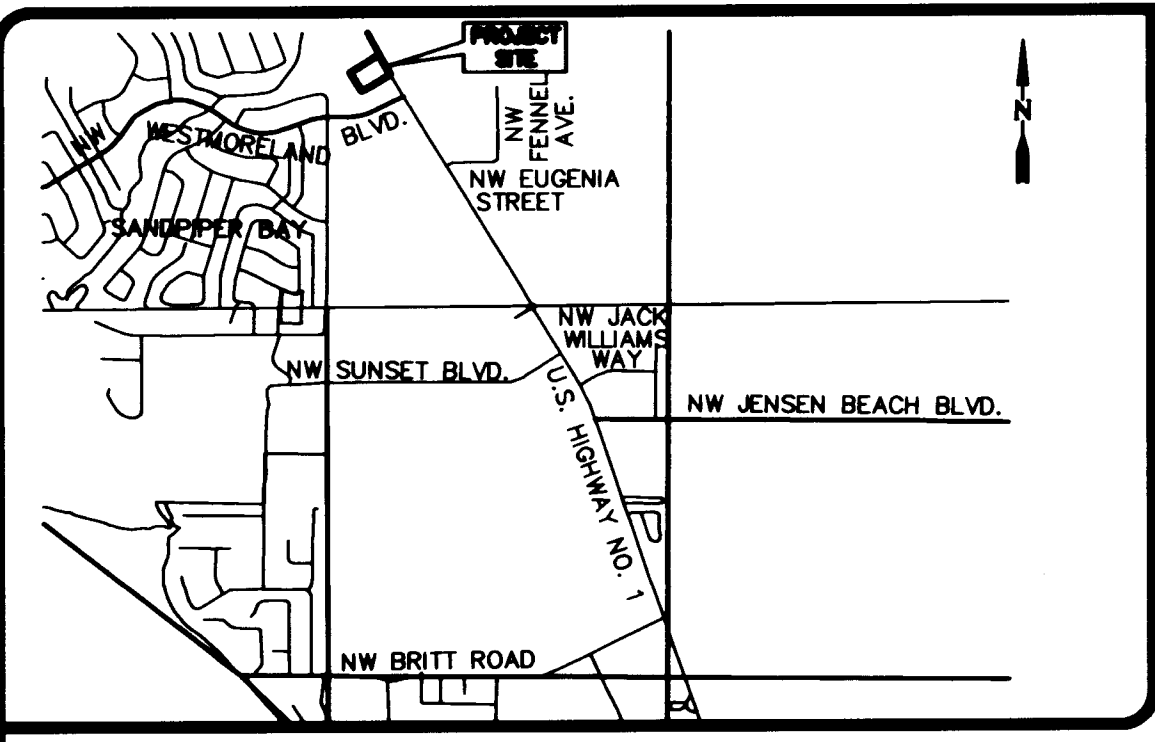
MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 2299765 BY Spanny L. Lopez DEPUTY CLERK

18-37-41-014-000-0000.0 SUBDIVISION PARCEL CONTROL NUMBER

West Jensen P.U.D., Phase 1B Plat of Parcel 11.2B

BEING A REPLAT OF A PORTION OF LOTS 6, 8, 9 & 11 BLOCK 2, PLAT NO.1 ST. LUCIE GARDENS, PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA



LOCATION MAP NOT-TO-SCALE

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF LOTS 6, 8, 9 AND 11, BLOCK 2, PLAT NO. 1 ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (BEING A 200 FEET WIDE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. WESTMORELAND BOULEVARD (BEING A 100 FEET WIDE RIGHT-OF-WAY); THENCE SOUTH 58°27'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF N.W. WESTMORELAND BOULEVARD, A DISTANCE OF 210.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1219.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°18'07", A DISTANCE OF 112.80 FEET TO THE SOUTHWESTERLY CORNER OF WEST JENSEN PUD PHASE 1B, PLAT OF PARCEL 11.2A AS RECORDED IN PLAT BOOK 16, PAGE 1 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 31°32'37" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 242.85 FEET TO THE NORTHWESTERLY CORNER OF SAID PLAT; THENCE NORTH 58°26'56" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 10.75 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE NORTH 76°32'37" WEST, A DISTANCE OF 87.50 FEET; THENCE NORTH 49°12'01" EAST, A DISTANCE OF 89.69 FEET; THENCE NORTH 40°47'59" WEST, A DISTANCE OF 55.61 FEET; THENCE NORTH 28°59'58" WEST, A DISTANCE OF 320.08 FEET TO A POINT ON THE SOUTHERLY LINE OF CONSERVATION EASEMENT LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 1313, PAGE 1252, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID LINE BY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 58°56'25" EAST, A DISTANCE OF 30.02 FEET; THENCE NORTH 42°52'02" EAST, A DISTANCE OF 69.08 FEET; THENCE NORTH 34°21'47" EAST, A DISTANCE OF 74.99 FEET; THENCE NORTH 08°29'40" EAST, A DISTANCE OF 45.80 FEET; THENCE NORTH 32°24'41" EAST, A DISTANCE OF 54.89 FEET; THENCE NORTH 29°41'30" EAST, A DISTANCE OF 39.96 FEET; THENCE NORTH 36°45'36" EAST, A DISTANCE OF 32.92 FEET TO A POINT ON AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 27°49'11" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 75.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 11559.20 FEET, THE CHORD OF WHICH BEARS SOUTH 29°05'48" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 02°33'13", A DISTANCE OF 515.18 FEET TO THE NORTHEASTERLY CORNER OF SAID PLAT OF PARCEL 11.2A; THENCE SOUTH 58°26'56" WEST, ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 314.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.57 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WEST JENSEN RETAIL PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS MEMBER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF WEST JENSEN P.U.D., PHASE 1B, PLAT OF PARCEL 11.2B, AND HEREBY DEDICATES AS FOLLOWS:

- 1. DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF WEST JENSEN P.U.D., PHASE 1B, PLAT OF PARCEL 11.2B, ARE DECLARED TO BE THE PROPERTY OF THE WEST JENSEN P.U.D. COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE 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.
2. UTILITY EASEMENTS THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF WEST JENSEN P.U.D., PHASE 1B, PLAT OF PARCEL 11.2B, (EXCLUDING THOSE RECORDED IN OFFICIAL RECORDS BOOK 1949, PAGE 120, AS SHOWN HEREON) ARE DEDICATED TO MARTIN COUNTY FOR PUBLIC PURPOSES.

SIGNED AND SEALED THIS 1st DAY OF September, 2011, ON BEHALF OF SAID COMPANY BY ITS MEMBER.

WEST JENSEN RETAIL PLAZA, LLC BY: JENSEN BEACH LAND COMPANY, LTD. A FLORIDA LIMITED PARTNERSHIP, ITS MEMBER. BY: JENSEN BEACH CORPORATION, FLORIDA CORPORATION, GENERAL PARTNER. BY: ALBERTO MICHA-BUZALI, VICE PRESIDENT.

NOTARY PUBLIC

WEST JENSEN RETAIL PLAZA, LLC Corporate Seal

WEST JENSEN P.U.D. COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC. Corporate Seal

SURVEYOR

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS 1st DAY OF September, 2011, APPEARED ALBERTO MICHA-BUZALI AS VICE PRESIDENT OF JENSEN BEACH CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER OF JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, MEMBER OF WEST JENSEN RETAIL PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY. HE IS [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION.

Zenaida Martin PRINT NAME: Zenaida Martin NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. EE 058845 MY COMMISSION EXPIRES: 2/1/12



ACCEPTANCE OF DEDICATIONS

WEST JENSEN P.U.D. COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF LAND, EASEMENTS, AND RESTRICTIONS AS SHOWN ON THE PLAT OF WEST JENSEN P.U.D., PHASE 1B, PLAT OF PARCEL 11.2B, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON.

SIGNED AND SEALED THIS 1st DAY OF September, 2011.

Ava M. Bennett, Yannelly Clavero WITNESSES

WEST JENSEN P.U.D. COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC. BY: CARLOS GARCIA-VELEZ, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CARLOS GARCIA-VELEZ, TO ME WELL KNOWN TO BE THE PRESIDENT OF WEST JENSEN P.U.D. COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IS WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION.

Zenaida Martin PRINT NAME: Zenaida Martin NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. EE 058845 MY COMMISSION EXPIRES: 2/1/12



TITLE CERTIFICATION

I, DANIEL DOORAKIAN, ATTORNEY, A MEMBER IN GOOD STANDING WITH THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF September 7, 2011, AT 8:00 A.M.

- 1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE LIMITED LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.
2) ALL MORTGAGES, NOT SATISFIED, RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 13 DAY OF September, 2011

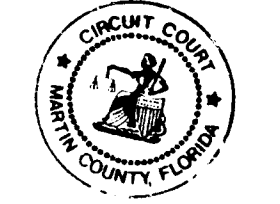
BY: Daniel Doorakian DANIEL DOORAKIAN FLORIDA BAR NO. 0500021 KATZ & ASSOCIATES LAW FIRM, P.L. 625 NORTH FLAGLER DRIVE, SUITE 605 WEST PALM BEACH, FLORIDA 33401

COUNTY APPROVAL

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

DATE: Sep 29 2011 Michael O'Brien COUNTY SURVEYOR AND MAPPER
DATE: Sep 29 2011 County Engineer
DATE: Oct 24, 2011 County Attorney
DATE: Oct 24, 2011 Chairman, Board of County Commissioners

ATTEST: Marsha Ewing Clerk By: Spanny L. Lopez D.C. Deputy Clerk



CERTIFICATE OF SURVEYOR AND MAPPER

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF WEST JENSEN P.U.D., PHASE 1B, PLAT OF PARCEL 11.2B, 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 OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA PLATTING STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 15th DAY OF September, 2011.

David W. Schryver PROFESSIONAL SURVEYOR AND MAPPER FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4864

SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE WESTERLY RIGHT-OF-WAY LINE OF N.W. FEDERAL HIGHWAY, SAID LINE HAVING A BEARING OF NORTH 31°32'47" WEST AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990.
2) ALL COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990.
3) THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
4) 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 THE PLAT, WHETHER GRAPHIC OR DIGITAL.
5) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.

LEGEND table with symbols for permanent reference monument, concrete monument with disk, delta, arc length, radius, chord bearing & distance, licensed business, official record book, professional surveyor & mapper, chord bearing, centerline.

Job Number 05-1041-02-02 Licensed Business #4108

GCY INCORPORATED PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION LB 4108. Includes address: 4909 N. MONROE STREET, TALLAHASSEE, FL 32303.

FILED FOR RECORD 2011 OCT 27 PM 4:11