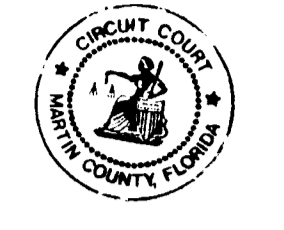


CLERK'S RECORDING CERTIFICATE

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 14, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 9th DAY OF Dec., 2011.

MARSHA EWING, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA



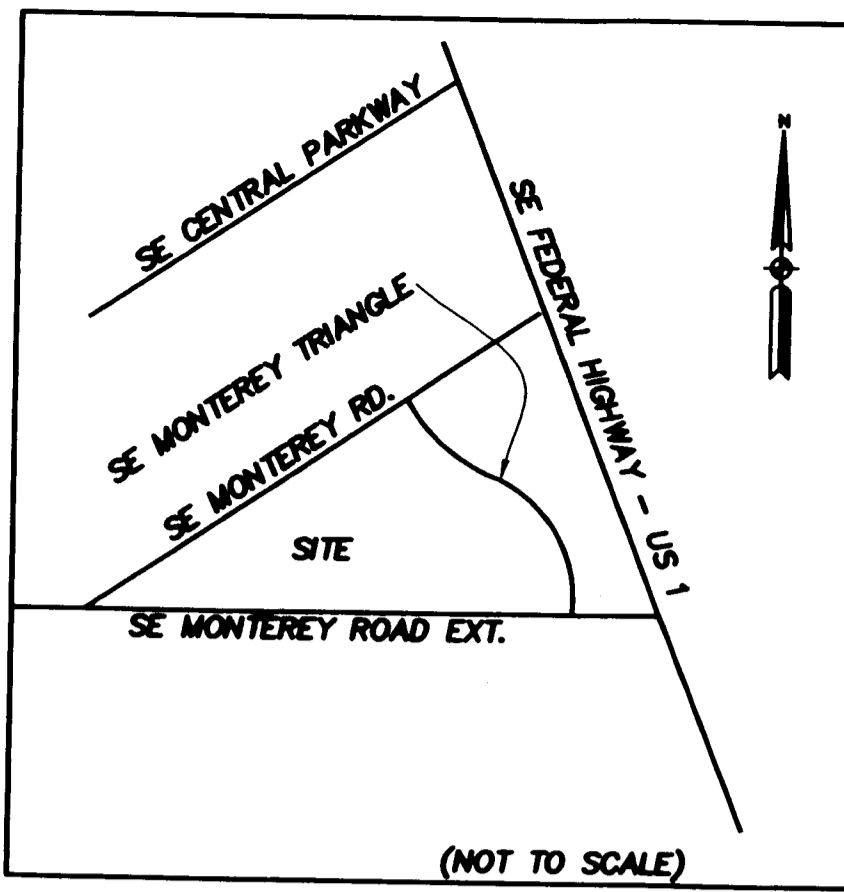
BY: *James H. Copus D.C.* DEPUTY CLERK (CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER: 09-38-41-024-000-0000.0

TRACT A MONTEREY TRIANGLE REPLAT

A REPLAT OF A PORTION OF LOTS 7 AND 8 OF "MONTEREY TRIANGLE" LYING IN SECTION 9 TOWNSHIP 38 SOUTH, RANGE 41 EAST CITY OF STUART, MARTIN COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 14, PAGE 86 OF THE PUBLIC RECORDS OF MARTIN, FLORIDA.

PREPARED BY: CIVILSURV DESIGN GROUP, INC. 1680 LYNGATE DRIVE, SUITE 202, PORT SAINT LUCIE, FLORIDA, 34952 TELEPHONE NUMBER (772) 323-2244, FAX NUMBER (772) 323-2245



\* Mortgage recorded in C.R.B. 1522, Page 1537 Public Records of Martin County as amended and assigned. \*\* Other encumbrances: 1. Claimed here recorded in CRB 2355, Page 160 2. Notices of Commencement recorded in CRB 2507, Page 1544 and CRB 2506, Page 1423. All in the Public Records of Martin County, Florida

LOCATION SKETCH

LEGAL DESCRIPTION

A REPLAT OF A PORTION OF LOTS 7 AND 8 OF THE PLAT OF MONTEREY TRIANGLE AS RECORDED IN PLAT BOOK 14 PAGE 86, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9 TOWNSHIP 38 SOUTH, RANGE 41 EAST, THENCE PROCKED NORTH 00°54'28" EAST, A DISTANCE OF 33.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.E. MONTEREY ROAD EXTENSION; THENCE ALONG SAID LINE, NORTH 89°11'17" WEST, A DISTANCE OF 128.93 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG THE AFOREMENTIONED LINE, A DISTANCE OF 180.63 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCKED NORTH 00°48'43" EAST, A DISTANCE OF 178.81 FEET; THENCE SOUTH 89°11'17" EAST, A DISTANCE OF 143.35 FEET; THENCE SOUTH 62°02'01" EAST, A DISTANCE OF 101.81 FEET; THENCE SOUTH 00°34'04" EAST, A DISTANCE OF 86.32 FEET; THENCE NORTH 89°11'17" WEST, A DISTANCE OF 43.94 FEET; THENCE SOUTH 00°48'34" WEST, A DISTANCE OF 47.23 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LANDS LYING AND BEING IN THE CITY OF STUART, MARTIN COUNTY FLORIDA AND CONTAINING 42,258 SQUARE FEET ±.

EASEMENTS

a. INGRESS/EGRESS AND PARKING EASEMENTS. (1) DECLARANT HEREBY CREATES, FOR THE BENEFIT OF THE TRACTS, A PERPETUAL, NON-EXCLUSIVE EASEMENT IN FAVOR OF OWNERS, THEIR RESPECTIVE TENANTS, CONTRACTORS, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES AND THE SUBTENANTS, CONTRACTORS, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES OF SUCH TENANTS, FOR THE BENEFIT OF THE TRACTS, AS GRANTEES, FOR: (a) INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC UPON, OVER AND ACROSS ALL DRIVEWAYS, DRIVE AISLES, ACCESS DRIVES, ACCESSWAYS, SIDEWALKS AND PEDESTRIAN WALKWAYS THAT EXIST FROM TIME TO TIME ON THE TRACTS, EXCEPT FOR THOSE AREAS DEVOTED TO SERVICE FACILITIES, DRIVE-UP OR DRIVE THROUGH CUSTOMER SERVICE FACILITIES (COLLECTIVELY, ACCESS DRIVES); AND (b) THE PARKING OF VEHICLES IN THOSE AREAS DESIGNATED AS PARKING SPACES THAT EXIST FROM TIME TO TIME ON THE TRACTS (COLLECTIVELY, PARKING AREAS); PROVIDED, HOWEVER, NO OWNER WILL LEASE, LICENSE OR GRANT TO ANY OTHER PERSON, FIRM OR CORPORATION, EXCEPT ITS TENANTS, CONTRACTORS, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES AND THE SUBTENANTS, CONTRACTORS, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES OF SUCH TENANTS, THE RIGHT TO USE THE PARKING AREAS. (2) THE GRADE OF ANY PORTION OF THE ACCESS DRIVES AND/OR PARKING AREAS ON THE TRACTS WILL BE DEVELOPED AND MAINTAINED IN SUCH A MANNER THAT THE INGRESS, EGRESS AND PARKING ON THE TRACTS WILL BE A SINGLE, INTEGRATED SYSTEM. NO FENCES, BARRICADES, WALLS, SIGNS, POOLS, CURBING AND/OR ANY OTHER OBSTRUCTION WHATSOEVER (EXCEPT SIGNS, DECORATIVE LANDSCAPING, WALKWAYS, CURBS, FIRE HYDRANTS OR LIGHTING FACILITIES INSTALLED OR ERECTED SO AS NOT TO INTERFERE WITH THE USE OF THE ACCESS DRIVES AND/OR PARKING AREAS) MAY BE ERRECTED, CONSTRUCTED OR MAINTAINED ABOVE THE SURFACE OF ANY PORTION OF THE PARKING AREAS OF THE TRACTS. b. DRAINAGE EASEMENT. DECLARANT HEREBY CREATES, FOR THE BENEFIT OF TRACT A, A NON-EXCLUSIVE EASEMENT (DRAINAGE EASEMENT) TO USE AND CONNECT TO, AT LOCATIONS MUTUALLY ACCEPTABLE TO OWNERS, THE STORM WATER DRAINAGE FACILITIES AND THE RETENTION PONDS (COLLECTIVELY, DRAINAGE SYSTEM) LOCATED ON TRACT B FOR SURFACE WATER RUN-OFF FROM TRACT A THROUGH THE COLLECTION SYSTEM ON TRACT B. TRACT A'S USE OF THE DRAINAGE EASEMENT SHALL BE (1) SUBJECT TO, AND IN FULL COMPLIANCE WITH, ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES AND APPROVALS (COLLECTIVELY, LAWS) AND (2) IN ACCORDANCE WITH THE TERMS AND REQUIREMENTS SET FORTH IN ANY PERMIT ISSUED BY ANY APPLICABLE GOVERNING AUTHORITY RELATING TO THE DRAINAGE SYSTEM (INCLUDING, ANY SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT).

EASEMENTS- CONTINUED

d. DUMPSTER EASEMENT. DECLARANT HEREBY CREATES, FOR THE BENEFIT OF TRACT A, A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE USE OF THE DUMPSTER (DUMPSTER) TO BE INSTALLED IN THE AREA DEPICTED ON THE SITE PLAN. THE OWNER OF TRACT B SHALL INSTALL THE DUMPSTER WITHIN \_\_\_\_\_ DAYS OF THE DATE OF THIS DECLARATION AND THEREAFTER BE SOLELY RESPONSIBLE FOR ALL COSTS AND EXPENSES ASSOCIATED WITH THE MAINTENANCE, REPAIR, USE AND/OR REPLACEMENT OF THE DUMPSTER. IN CONNECTION WITH THE FOREGOING, DECLARANT HEREBY CREATES, FOR THE BENEFIT OF TRACT A, A TEMPORARY, NON-EXCLUSIVE EASEMENT IN, TO, OVER AND ACROSS TRACT B FOR THE PURPOSES OF ACCESSING SUCH DUMPSTER; PROVIDED, HOWEVER, IN EXERCISING SUCH ENTRY RIGHTS, THE OWNER OF TRACT A (1) WILL NOT UNREASONABLY INTERFERE WITH THE CONSTRUCTION AND DEVELOPMENT OR THE CONDUCT OF BUSINESS ON TRACT B, (2) WILL PROMPTLY REPAIR ANY DAMAGE CAUSED BY IT TO TRACT B AND RESTORE THE SURFACE OF ANY AFFECTED LAND AND (3) WILL USE THE MOST DIRECT, FEASIBLE ROUTE IN ENTERING AND CROSSING TRACT B. e. TEMPORARY ENCROACHMENT/SELF-HELP EASEMENTS. DECLARANT HEREBY CREATES, FOR THE BENEFIT OF THE TRACTS, TEMPORARY, NON-EXCLUSIVE EASEMENTS FOR INCIDENTAL ENCROACHMENTS WHICH MAY OCCUR IN CONNECTION WITH ANY CONSTRUCTION, MAINTENANCE, REPAIR AND/OR REPLACEMENT WORK TO BE PERFORMED IN THE DEVELOPMENT AND OPERATION OF A TRACT, SO LONG AS (1) SUCH ENCROACHMENTS ARE KEPT WITHIN THE REASONABLE REQUIREMENTS OF THE WORK AND DO NOT UNREASONABLY INTERFERE WITH THE CONSTRUCTION, DEVELOPMENT OR OPERATION OF THE PORTION OF THE TRACT ON WHICH SUCH ENCROACHMENT EXISTS, (2) COMPLETION OF SUCH WORK CAUSING SUCH INCIDENTAL ENCROACHMENTS IS EXPEDITIOUSLY PURSUED AND (3) SUCH ENCROACHMENT IS REMOVED WITHIN A REASONABLE TIME.

THE FOREGOING EASEMENTS ARE NOT INTENDED AND WILL NOT BE CONSTRUED AS A DEDICATION OF THE TRACTS, OR PORTIONS THEREOF, FOR PUBLIC USE, AND OWNERS, AS THE OWNERS OF THE TRACTS, WILL NOT TAKE ANY ACTION WHICH WOULD CAUSE SUCH A DEDICATION AND TAKE WHATEVER STEPS MAY BE NECESSARY TO AVOID ANY SUCH DEDICATION, EXCEPT AS MAY BE AGREED UPON IN WRITING BY OWNERS.

SURVEYOR'S CERTIFICATE

I, ROBERT N. JOHNSON, HEREBY CERTIFY THAT THIS REPLAT OF TRACT A MONTEREY TRIANGLE OF STUART 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 CONTROL POINTS AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA. [Signature] ROBERT N. JOHNSON, PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 6540 LICENSED BUSINESS NUMBER 7805 CIVILSURV DESIGN GROUP, INC. 1680 SE LYNGATE DRIVE, SUITE 202 PORT SAINT LUCIE, FLORIDA 34952 DATED: 7/27/2011

CERTIFICATE OF OWNERSHIP AND DEDICATION

MONTEREY MEDICAL CENTER LC, BY AND THROUGH ITS UNDERSIGNED MANAGERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY SUBMITS THE PROPERTY DESCRIBED HEREIN TO THIS REPLAT.

SIGNED AND SEALED THIS 16th DAY OF August, 2011 ON BEHALF OF MONTEREY MEDICAL CENTER, L.C. BY: [Signatures] WILLIAM CARLSON, MD, MANAGER; JACK DAUBERT, MD, MANAGER. WITNESSES: [Signatures] BARBARA SCHEEL-METTER, DAVID LIENHART.

CITY OF STUART APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

7/27/11 DATE: [Signatures] GREGORY S. FLEMING P.L.S. - PLAT REVIEWER; JOSEPH W. CAPE P.E. - CITY ENGINEER; MICHAEL DURHAM - CITY ATTORNEY; JEFFREY KRAUSKOPF MAYOR; CHRIS WHITE - CITY CLERK.

TITLE CERTIFICATION:

I, JOHN WHITE II, ESQUIRE, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 25th September, 2011, AT STUART, FLORIDA. 1. RECORD TITLE TO THE LAND DESCRIBED ON THIS PLAT IS IN THE NAME OF THE ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON. 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: 3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID. DATED THIS 25th DAY OF September, 2011. BY: JOHN WHITE II, ESQUIRE, NASON, YAGER, HERRON, WHITE & LOCKE, P.A. 1645 PALM BEACH LAKES BLVD., SUITE 1200 WEST PALM BEACH, FLORIDA 33401

ACKNOWLEDGMENT OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM CARLSON, MD, THE MANAGER OF MONTEREY MEDICAL CENTER LC AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS THE MANAGER OF SAID COMPANY BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION. DATED THIS 16th DAY OF August, 2011. [Signature] Notary Public, State of Florida My Commission Expires: [Seal]

MORTGAGEE'S CONSENT TO PLAT:

IRONSTONE BANK CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED JUNE 22, 2009 AND RECORDED IN OFFICIAL RECORDS BOOK 1522, PAGE 1522, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS. SIGNED AND SEALED THIS 27th DAY OF September, 2011, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY. IRONSTONE BANK BY: [Signature] VICE PRESIDENT BY: [Signature] SECRETARY

ACKNOWLEDGMENT OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JACK DAUBERT, MD, THE MANAGER OF MONTEREY MEDICAL CENTER LC AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS THE MANAGER OF SAID COMPANY BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION. DATED THIS 16th DAY OF August, 2011. [Signature] Notary Public, State of Florida My Commission Expires: [Seal]

MORTGAGEE'S ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED [Signature] AND [Signature] TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF IRONSTONE BANK, 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 CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR ( ) HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION. DATED THIS 27th DAY OF September, 2011. [Signature] Notary Public, State of Florida My Commission Expires: [Seal]