



VICINITY MAP

Plat of Marketplace of Stuart, a CPUD

City of Stuart, Martin County, Florida

Being a replat of a portion of Tracts 160, 161, 162, 163, 164, 193, 194, 195, and 196 of the Plat of Port Sewall as recorded in Plat Book 3, Page 7, Public Records, Martin County, Florida and abandoned Miami Avenue, lying in the Hanson Grant, and Lot 5 and Tract "B" of Sunbelt Center, a CPUD as recorded in Plat Book 15, Page 5, Public Records of Martin County, Florida and Parcel "B" of the Plat of Advantage Ford of Stuart, a P.U.D. as recorded in Plat Book 15, Page 89, Public Records of 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 17, PAGE 18,
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS
21st DAY OF June, 2012.

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

FILE NUMBER 2337610 BY Deborah L. Caputo
DEPUTY CLERK

38-38-41-025-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

2012 JUN 21 PM 3:50

LEGAL DESCRIPTION

PARCEL 1:

LOT 5, OF PLAT OF SUNBELT CENTER, A CPUD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 5, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LESS THE SOUTH 120' THEREOF.

PARCEL 2:

THE SOUTH 120 FEET OF LOT 5 OF PLAT OF SUNBELT CENTER, A CPUD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 5, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 3:

BEING A PORTION OF TRACTS 160, 161, 162, 163, 164, 193, 194, 195 AND 196, 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 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 CONTINUE 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 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 29°01'32" WEST, A DISTANCE OF 1020.54 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AND ALONG THE SOUTH LINE OF THE PLAT OF SUNBELT CENTER, AS RECORDED IN PLAT BOOK 15, PAGE 5, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SOUTH 66°47'01" WEST, A DISTANCE OF 808.94 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; THENCE NORTH 66°47'01" EAST, A DISTANCE OF 810.11 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

PARCEL B OF ADVANTAGE FORD OF STUART, A PUD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 86, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 5:

PARCEL B OF PLAT OF SUNBELT CENTER, A CPUD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 5, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALL TOGETHER CONTAINING 35.08 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

MARKET PLACE STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF MARKETPLACE OF STUART, A CPUD.

SIGNED THIS 4th DAY OF May, 2012, ON BEHALF OF SAID COMPANY BY ITS MANAGER.

MARKET PLACE STUART, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: MPSV MANAGER, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: George Banks
NAME: George Banks
TITLE: Manager
WITNESS: Shirley Lewis
Shirley Lewis
WITNESS: Lauren Goldmeier
Lauren Goldmeier

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF May, 2012, BY George Banks, MANAGER OF MPSV MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF MARKET PLACE STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

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



Sharon Beimer
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NUMBER DD859275
MY COMMISSION EXPIRES 2/9/13

TITLE CERTIFICATION

I, ROBERT S. RAYNES, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 16, 2012.

- 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:
NO MORTGAGES
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 7th DAY OF MAY, 2012.

GUNSTER, YOAKLEY & STEWART, P.A.

Robert S. Raynes, Jr.
ROBERT S. RAYNES, JR.
FLORIDA BAR NO.: 0124672
800 SE MONTEREY COMMONS BLVD., SUITE 200
STUART, FLORIDA 34996

CERTIFICATE OF SURVEYOR AND MAPPER

I, PETER ANDERSEN, HEREBY CERTIFY THAT THIS PLAT OF MARKETPLACE OF STUART, A CPUD, 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, PART 1 FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

Peter Andersen
NAME: PETER ANDERSEN
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 5199

CITY APPROVAL

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

DATE 6-19-12

DATE 6-19-12

DATE 6/15/12

DATE 6/15/12

DATE 6/7/12

James A. Christie, Jr.
CITY MAYOR
Paul W. ...
CITY CLERK
Scott T. Montgomery
CITY ATTORNEY
Paul ...
CITY ENGINEER
PLAT REVIEWER

ATTEST:
Marsha Ewing
CLERK OF COURT
Deborah L. Caputo

SURVEYOR'S NOTES

1) 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.

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF U.S. HIGHWAY ONE, A 200 FOOT RIGHT-OF-WAY. PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89010-2252. SAID LINE BEARS N29°01'32"W.

Job Number 11-1049-01
Licensed Business #4108



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
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PALM CITY, FL 34991 TALLAHASSEE, FL 32303
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