

LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

ALL OF THE PLAT OF "SALERNO VILLAGE SQUARE SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 56, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINS 701,695 SQUARE FEET OR 16.10869 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

EQUITY ONE (FLORIDA PORTFOLIO) INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF "SALERNO VILLAGE SQUARE SHOPPING CENTER REPLAT" AND HEREBY DEDICATES AS FOLLOWS:

1. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SALERNO VILLAGE SQUARE SHOPPING CENTER REPLAT, MAY BE USED FOR UTILITY PURPOSES 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

2. A PERMANENT NON-EXCLUSIVE INGRESS-EGRESS EASEMENT OVER AND ACROSS LOT 1 SHOWN HEREON IS HEREBY DEDICATED TO MARTIN COUNTY FOR ACCESS TO TRACT LS-1 (LIFT STATION).

3. TRACT LS-1 (LIFT STATION) AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY, AS A PERMANENT EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE AND REPAIR OF UTILITY RELATED EQUIPMENT. INCLUDING BUT NOT LIMITED TO LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOOKUPS AND FOR INGRESS-EGRESS IN, UNDER, OVER, AND ACROSS AND THROUGH TRACT LS-1, AS MAY BE REASONABLY NECESSARY FOR LIFT STATION PURPOSES.

SIGNED AND SEALED THIS 2nd DAY OF August, 2012, ON BEHALF OF SAID CORPORATION BY VICE PRESIDENT DIRECTOR AND ATTESTED TO BY ITS Vice President.

EQUITY ONE (FLORIDA PORTFOLIO) INC.,
A FLORIDA CORPORATION
BY: [Signature]
NAME: Arthur L. Gallagher
TITLE: Vice President, Director
ATTEST: [Signature]
NAME: Ken Cimprone
TITLE: Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED ARTHUR GALLAGHER, TO ME WELL KNOWN TO BE VICE PRESIDENT OF EQUITY ONE (FLORIDA PORTFOLIO) INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

DATED THIS 2nd DAY OF August, 2012.

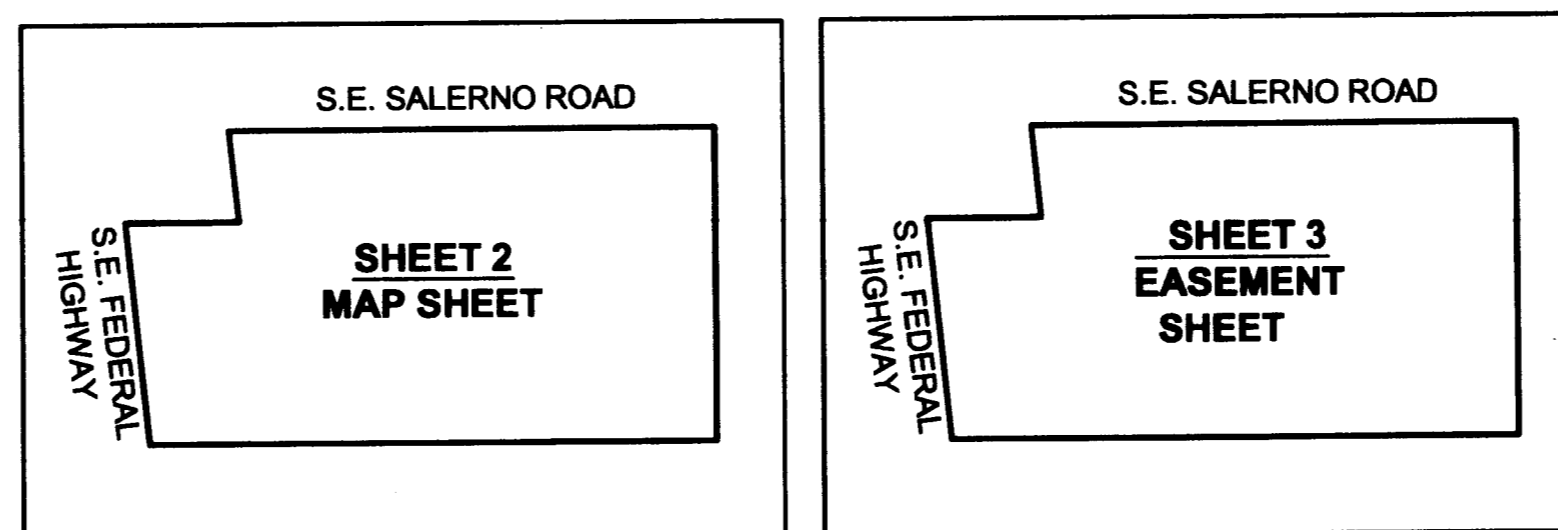
[Signature]
NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE
COMMISSION NO. EE157162
MY COMMISSION EXPIRES: 2/24/16



SALERNO VILLAGE SQUARE SHOPPING CENTER REPLAT

BEING A REPLAT OF PLAT OF SALERNO VILLAGE SQUARE SHOPPING CENTER,
AS RECORDED IN PLAT BOOK 16, PAGES 56, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
LYING IN A PORTION OF SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST
CITY OF STUART, MARTIN COUNTY, FLORIDA

SHEET INDEX



TITLE CERTIFICATION

I, FIRST AMERICAN TITLE INSURANCE COMPANY, BY ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT, AS OF August 2, 2012, 2012:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 2nd DAY OF August, 2012.

FIRST AMERICAN TITLE INSURANCE COMPANY
BY: [Signature]
NAME: AVAN S. MAEUS
TITLE: Authorized Attorney

COUNTY APPROVAL

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

DATE: Sept 26, 2012 [Signature]
COUNTY SURVEYOR AND MAPPER
DATE: Oct 2, 2012 [Signature]
COUNTY ENGINEER
DATE: October 16, 2012 [Signature]
COUNTY ATTORNEY
DATE: August 7, 2012 [Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

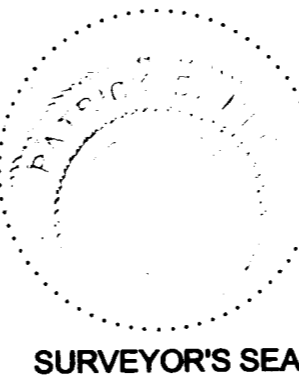
ATTEST:
[Signature]
CLERK OF COURT

CERTIFICATE OF SURVEYOR AND MAPPER

I, PATRICK B. MEEDS, DO HEREBY CERTIFY THAT THIS PLAT OF SALERNO VILLAGE SQUARE SHOPPING CENTER REPLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY DIRECT SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS ("P.C.P.S") ARE NOT REQUIRED; THAT INDIVIDUAL LOT CORNERS WILL BE SET FOR REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER THAT THE PLAT SHOWN HEREON MEETS ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

[Signature]
PATRICK B. MEEDS
PROFESSIONAL SURVEYOR AND MAPPER #4728
STATE OF FLORIDA

DATE: August 2, 2012



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 20, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 25 DAY OF October, 2012.

MARSHA EWING
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

FILE NO.
2358366

BY: [Signature]
DEPUTY CLERK

55-38-41-741-000-0000,0
SUBDIVISION PARCEL CONTROL NUMBER

* Please refer to the Surveyor's Affidavit recorded in OR Book 2622 Page 600

SURVEYOR'S NOTES

- THE BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2007 ADJUSTMENT) HAVING A GRID BEARING OF N 66°27'08" E ALONG THE SOUTH LINE OF LOT 1, AS SHOWN HEREON.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- ALL EASEMENTS SHOWN ON THE PLAT OF SALERNO VILLAGE SQUARE SHOPPING CENTER, AS RECORDED IN PLAT BOOK 16, PAGE 56, MARTIN COUNTY PUBLIC RECORDS, FLORIDA, ARE ONE AND THE SAME AS SHOWN ON SHEET 3 OF THIS REPLAT, WITH THE FOLLOWING ADDITIONS:
 - A) 10' FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1829, PAGE 1570. THE BEARINGS RECORDED IN THE EASEMENT TO FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 1829, PAGE 1570 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ARE ROTATED 00°30'10" COUNTERCLOCKWISE TO MATCH THE GRID BEARINGS SHOWN HEREON.
N 23°07'54" W O.R.B. 1829, PAGE 1570
N 23°38'04" W GRID - PLAT
 - B) RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2528, PAGE 551.
2401 2180
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- "SALERNO VILLAGE SQUARE SHOPPING CENTER REPLAT" IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORD BOOK 2528, PAGE 551 OF THE MARTIN COUNTY PUBLIC RECORDS.
2401 2180
- 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.
- THIS PLAT IS SUPPORTED BY THE "ALTA/ACSM LAND TITLE SURVEY OF SALERNO VILLAGE SHOPPING CENTER", PREPARED BY PATRICK B. MEEDS, CREECH ENGINEERS, INC., DATED JUNE 10, 2011. THE BOUNDARY LINES ON SAID SURVEY ARE TANTAMOUNT TO THE BOUNDARY LINES SHOWN ON THIS PLAT.

LEGEND

- A = ARC LENGTH
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- E = EASTING
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT
- INC. = INCORPORATED
- LB = LICENSED BUSINESS
- LS-1 = LIFT STATION TRACT
- N. = NORTHING
- O.R.B. = OFFICIAL RECORDS BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- RAW = RIGHT-OF-WAY
- = FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "GCY INC LB 4108 PRM 4864"
- = FOUND 1" IRON PIPE AND CAP STAMPED "GCY INC LB 4108"
- = SET 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "P.R.M. LB 6705" OR "P.R.M. LB 6705 OFFSET"
- ⊙ = SET PK NAIL AND DISK STAMPED "P.R.M. LB 6705"
- = SET 5/8" IRON ROD AND CAP STAMPED "CREECH INC. LB 6705"

