

LEGAL DESCRIPTION
ALL THAT CERTAIN LOT, PARCEL, OR TRACT OF LAND, SITUATE AND LYING IN THE CITY OF STUART, COUNTY OF MARTIN AND STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF LOTS 12, 13 AND 14, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED 22 JANUARY, 1911, RECORDED IN PLAT BOOK 1, PAGE 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) AND THE SOUTH LINE OF SAID LOT 12, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION; THENCE RUN NORTH 18°41'32" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR 687.79 FEET; THENCE RUN NORTH 31°24'14" EAST FOR 25.66 FEET; THENCE RUN NORTH 81°30'00" EAST FOR 84.11 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 800.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°30'00" FOR 48.87 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 105.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°58'00" FOR 43.92 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 71°02'00" EAST FOR 341.00 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1065.20 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°05'00" FOR 168.87 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 86.46 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°02'42" FOR 21.98 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 88°50'18" EAST FOR 150.27 FEET; THENCE RUN SOUTH 3°09'42" EAST FOR 42.97 FEET; THENCE RUN SOUTH 49°18'22" WEST FOR 78.98 FEET; THENCE RUN SOUTH 38°08'45" WEST FOR 79.43 FEET; THENCE RUN SOUTH 38°00'22" WEST FOR 69.57 FEET; THENCE RUN SOUTH 16°54'49" WEST FOR 36.27 FEET; THENCE RUN SOUTH 39°45'43" EAST FOR 95.77 FEET; THENCE RUN SOUTH 23°08'57" EAST FOR 26.82 FEET; THENCE RUN SOUTH 7°35'15" EAST FOR 24.37 FEET; THENCE RUN SOUTH 0°47'23" WEST FOR 100.92 FEET; THENCE RUN SOUTH 20°15'34" EAST FOR 42.67 FEET; THENCE RUN SOUTH 83°54'38" EAST FOR 51.12 FEET; THENCE RUN SOUTH 46°25'23" EAST FOR 17.37 FEET; THENCE RUN SOUTH 25°16'14" EAST FOR 20.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 14, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION; THENCE RUN NORTH 89°28'58" WEST ALONG THE SOUTH LINE OF SAID LOTS 14, 13 AND 12, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION, FOR 626.53 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 9.168 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, GARY A. KORN, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF MAY 31ST 2013:

1. 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: AMENDED AND RESTATED FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF INTEREST AND SECURITY AGREEMENT IN FAVOR OF BANK OF FLORIDA-SOUTHEAST, RECORDED NOVEMBER 16, 2009 IN OFFICIAL RECORDS BOOK 2422, PAGE 31, ASSIGNED TO EVERBANK, A FEDERAL SAVINGS BANK, BY THOSE CERTAIN ASSIGNMENTS OF MORTGAGE RECORDED DECEMBER 17, 2010 IN OFFICIAL RECORDS BOOK 2492, PAGE 1751 AND RECORDED APRIL 5, 2011 IN OFFICIAL RECORDS BOOK 2510, PAGE 1665, AND MORTGAGE IN FAVOR OF BANK OF FLORIDA-SOUTHEAST, RECORDED IN OFFICIAL RECORDS BOOK 2421 AT PAGE 1842, ASSIGNED TO GULFSTREAM BUSINESS BANK BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2552 AT PAGE 2894, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 31st DAY OF May, 2013

GARY A. KORN, ESQ.
ATTORNEY AT LAW, FLORIDA BAR NO. 207055
LOEPOLD KORN, P.A.
20801 BISCAYNE BLVD., SUITE 501, AVENTURA, FLORIDA 33180
TELEPHONE: 305-935-3500, EXT. 214

CERTIFICATE OF OWNERSHIP AND DEDICATION

JENSEN BEACH INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF LOTS 1 AND 2 AS SHOWN HEREON, BY AND THROUGH ITS MANAGING MEMBER AND 1560 BOONE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, THE OWNER OF LOT 3 AS SHOWN HEREON, BY AND THROUGH ITS UNDERSIGNED OFFICER HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT OF "WINDEMERE POINTE" AND HEREBY DEDICATE AS FOLLOWS:

1. UTILITY EASEMENTS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "WINDEMERE POINTE" 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 CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES AND FRANCHISED CABLE TELEVISION SYSTEMS; 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. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

2. CONSERVATION EASEMENT
THE CONSERVATION EASEMENT SHOWN ON THIS PLAT OF "WINDEMERE POINTE", IS A PERPETUAL STATUTORY CONSERVATION EASEMENT, PURSUANT TO 704.06, FLORIDA STATUTES, HAS BEEN CONVEYED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND IS RECORDED AS A DEED OF CONSERVATION EASEMENT IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 1795, PAGE 4. THE CONSERVATION EASEMENT AREA IS SUBJECT TO THE COVENANTS, TERMS, CONDITIONS, RESTRICTIONS AND PURPOSE IMPOSED BY DEED. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY CONSERVATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 29th DAY OF May, 2013,
JENSEN BEACH INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY ITS MANAGING MEMBER, JENSEN BEACH INVESTORS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: ALAN SAKOWITZ
PRESIDENT
WITNESS: ANNE WILSON
WITNESS: Hannah Halder Kopf

SIGNED THIS 10 DAY OF June, 2013,
1560 BOONE, LLC, A NEW YORK LIMITED LIABILITY COMPANY

BY: Joseph Castellana
PRESIDENT
WITNESS: Sophia Sergiadis, Ioannis Haniopoulos

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ALAN SAKOWITZ, TO ME WELL KNOWN TO BE THE PRESIDENT OF JENSEN BEACH INVESTORS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF JENSEN BEACH INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID COMPANY, AND THAT IT IS THE FREE ACT AND DEED OR SAID COMPANY. HE IS PERSONALLY KNOWN TO ME.

DATED THIS 29th DAY OF May, 2013.

Handwritten signature and notary information for Alan Sakowitz.

WINDEMERE POINTE
BEING A REPLAT OF A PORTION OF LOTS 12, 13 AND 14, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION, PLAT BOOK 1, PAGE 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA
CITY OF STUART, MARTIN COUNTY, FLORIDA
SHEET 1 OF 2

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF QUEENS
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH CASTELLANA TO ME WELL KNOWN TO BE THE PRESIDENT OF 1560 BOONE, LLC AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID COMPANY, AND THAT IT IS THE FREE ACT AND DEED OR SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

DATED THIS 10 DAY OF June, 2013.

Handwritten signature and notary information for Steven L. Obiol.

MORTGAGEE'S CONSENT TO PLAT

EVERBANK, A FEDERAL SAVINGS BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, RECORDED IN OFFICIAL RECORDS BOOK 2422, PAGE 31, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS 7 DAY OF June, 2013 ON BEHALF OF SAID BANK BY ITS Vice Pres. AND ATTESTED BY ITS Vice Pres.

EVERBANK, A FEDERAL SAVINGS BANK
BY: Victoria Stelly
VICE PRESIDENT

GULFSTREAM BUSINESS BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED NOVEMBER 10, 2009 AND RECORDED IN OFFICIAL RECORDS BOOK 2421, PAGE 1842, OF THE PUBLIC RECORDS OF MARTIN COUNTY, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS 12th DAY OF June, 2013 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY

GULFSTREAM BUSINESS BANK
BY: Roy M. Warren
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Brian Stelly and Gregory Felix, TO ME WELL KNOWN TO BE THE V.P. AND N.P. RESPECTIVELY OF EVERBANK, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OR SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME.

DATED THIS 7th DAY OF June, 2013.

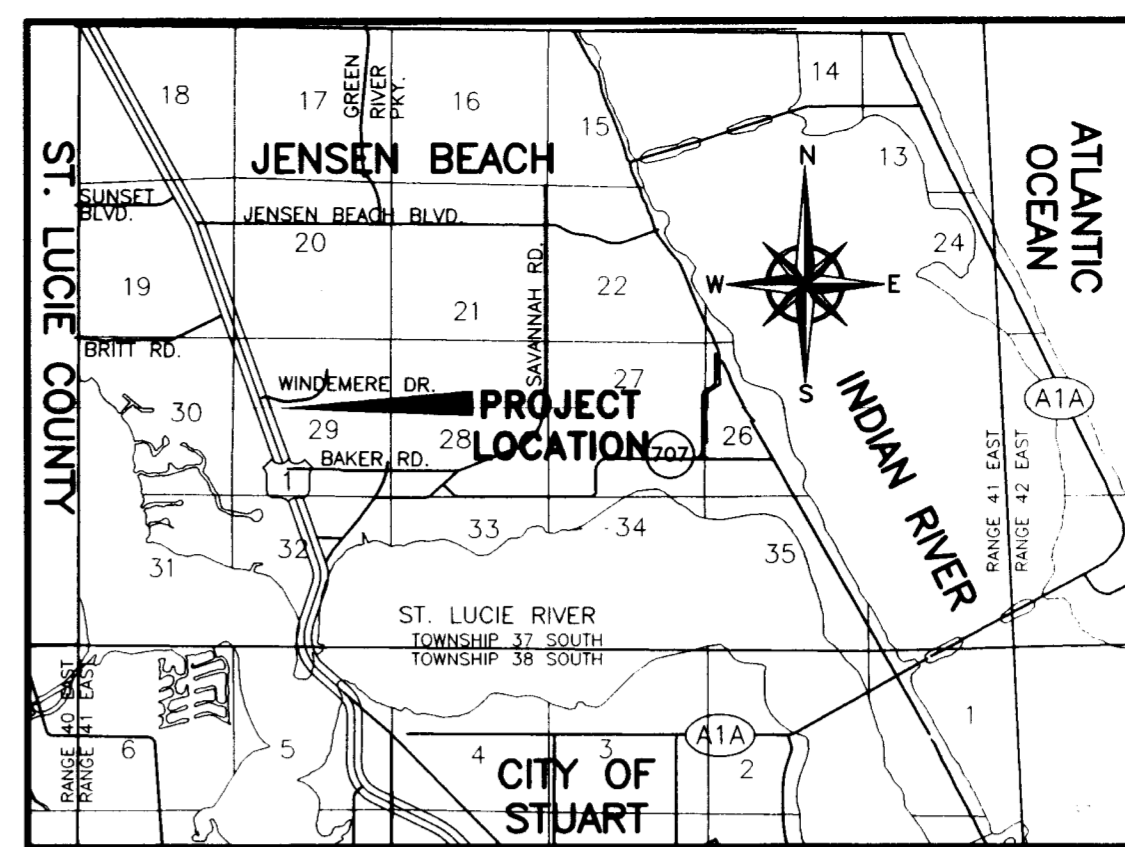
Handwritten signature and notary information for Brian Stelly.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Roy M. Warren and Brian F. Avril, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND EVP RESPECTIVELY OF GULFSTREAM BUSINESS BANK, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OR SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

DATED THIS 12th DAY OF June, 2013.

Handwritten signature and notary information for Roy M. Warren.



LOCATION SKETCH
NOT TO SCALE

CLERK'S RECORDING CERTIFICATE
I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 17, PAGE 37, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 17 DAY OF June, 2013.

29-37-41-010-000-0000.0
PARCEL CONTROL NO.

- LEGEND
AT&T INDICATES AMERICAN TELEPHONE & TELEGRAPH COMPANY
BL INDICATES BETSY LINDSAY, INC.
BLI INDICATES BETSY LINDSAY, INC.
CM INDICATES CONCRETE MONUMENT
(O) INDICATES PER DEED
D.B. INDICATES DEED BOOK
FND. INDICATES FOUND
FP&L INDICATES FLORIDA POWER & LIGHT COMPANY
IR&C INDICATES IRON ROD & CAP
L INDICATES LENGTH OF ARC
LB INDICATES LICENSED BUSINESS
NAD INDICATES NORTH AMERICAN DATUM
O.R.B. INDICATES OFFICIAL RECORDS BOOK
P.B. INDICATES PLAT BOOK
PG. INDICATES PAGE
P.O.B. INDICATES POINT OF BEGINNING
P.O.C. INDICATES POINT OF COMMENCEMENT
R INDICATES RADIUS
SQ. FT. INDICATES SQUARE FEET
U.E. INDICATES UTILITY EASEMENT
PRM INDICATES PERMANENT REFERENCE MONUMENT

CITY APPROVAL

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

Approval signatures and dates from city officials:
6/25/2013 DATE
6/27/2013 DATE
6/27/2013 DATE
6/28/13 DATE
6/28/13 DATE

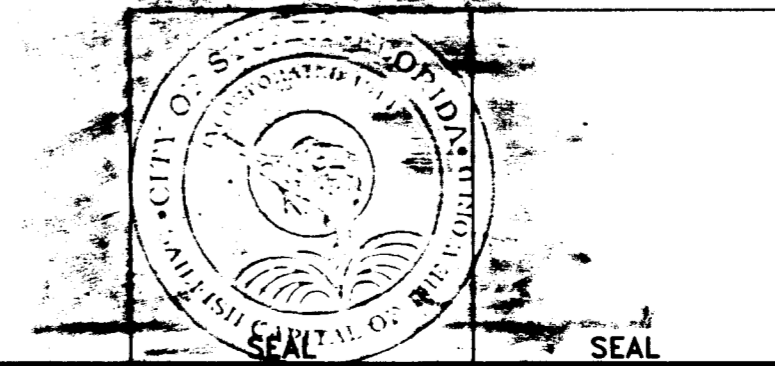
GENERAL NOTES

- A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM 1983/1990 (NAD 83/90), REFERENCE A BEARING OF N18°59'37"W ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5).
B. 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 SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
D. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR PLACEMENT OF TREES OR SHRUBS IN OR ON UTILITY AND/OR DRAINAGE EASEMENTS.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "WINDEMERE POINTE" AS SHOWN HEREON 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 PERMANENT CONTROL POINTS 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 THE CITY OF STUART, FLORIDA.

BY: Elizabeth A. Lindsay
ELIZABETH A. LINDSAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852
WINDEMERE POINTE SHEET 1 OF 2