

LEGAL DESCRIPTION

TRACT 4, LYING WEST OF STATE ROAD 76, BLOCK 43, AND TRACTS 5 AND 6, LYING WEST OF STATE ROAD 76, BLOCK 44, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF FILED JANUARY 4, 1911, AND RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, EXCEPTING THEREFROM THAT PORTION OF TRACT 4, BLOCK 43 MORE PARTICULARLY DESCRIBED IN ORDER OF TAKING DATED JUNE 1, 1992, AND RECORDED IN OFFICIAL RECORDS BOOK 961, PAGE 1399, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINING 9.171 ACRES MORE OR LESS.

SAID PARCEL SUBJECT TO ANY/ALL DEDICATIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS.

TITLE CERTIFICATION

I, STEVEN L. DANIELS, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 15 2014:

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. MORTGAGE NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2710, PAGE 494, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN THE NAME OF BANKUNITED, N.A., A FLORIDA BANKING CORPORATION.

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

DATED THIS 15 DAY OF OCTOBER 2014

Signature of Steven L. Daniels, Esq.
STEVEN L. DANIELS, ESQ.
ATTORNEY AT LAW, FLORIDA BAR NO. 0357391
STEVEN L. DANIELS, ARNSTEIN & LEHR, LLP,
515 NORTH FLAGLER DR., 6TH FLOOR, WEST PALM BEACH, FL 33401

CERTIFICATE OF OWNERSHIP AND DEDICATION

STUART KANNER 1, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF "KANNER BUSINESS PARK" AND HEREBY DEDICATES AS FOLLOWS:

- 1. TRACT "A" ADDITIONAL RIGHT OF WAY
2. D.O.T. TRACT
3. PRESERVE TRACT (TRACT "B")
4. DRAINAGE TRACTS (TRACTS "C", "D" AND "E")
5. UTILITY EASEMENTS
6. DRAINAGE EASEMENTS
7. ACCESS EASEMENTS

SIGNED AND SEALED THIS 14 DAY OF October 2014, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY.

STUART KANNER 1, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: Signature of Steven E. McCraney
STEVEN E. MCCRANEY
MANAGING MEMBER

KANNER BUSINESS PARK

BEING A REPLAT OF A PORTION OF TRACT 4, BLOCK 43, AND TRACTS 5 AND 6, BLOCK 44 ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98

PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SHEET 1 OF 2

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BANKUNITED, N.A., A FLORIDA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2710, PAGE 494, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGE LIEN AND ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 14 DAY OF October 2014

WITNESSES: Signature of Andrew M. Jacobson

Signature of Andrew M. Jacobson
ANDREW M. JACOBSON
PRINTED NAME

Signature of John Marcell
JOHN MARCELL
PRINTED NAME

BANKUNITED, N.A.
BY: Signature of Robert E. Hummel
NAME: Robert E. Hummel
ITS: Executive Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF October 2014 BY Robert E. Hummel AS THE Executive VP OF BANKUNITED, N.A. ON BEHALF OF THE CORPORATION. SUCH PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.



Signature of Zuzka Sanchez
NOTARY PUBLIC
PRINTED NAME OF NOTARY: Zuzka Sanchez
COMMISSION NO.: FF 037483
COMMISSION EXPIRATION: 7/18/2017

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEVEN E. MCCRANEY, TO ME WELL KNOWN TO BE THE MANAGING MEMBER OF STUART KANNER, LLC, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER 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. HE IS:  PERSONALLY KNOWN TO ME OR  PRODUCED AS IDENTIFICATION.

DATED THIS 14 DAY OF October, 2014.

Signature of Zuzka Sanchez
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. FF 017483

MY COMMISSION EXPIRES 7/18/17

NOTARY STAMP



ACCEPTANCE OF DEDICATIONS

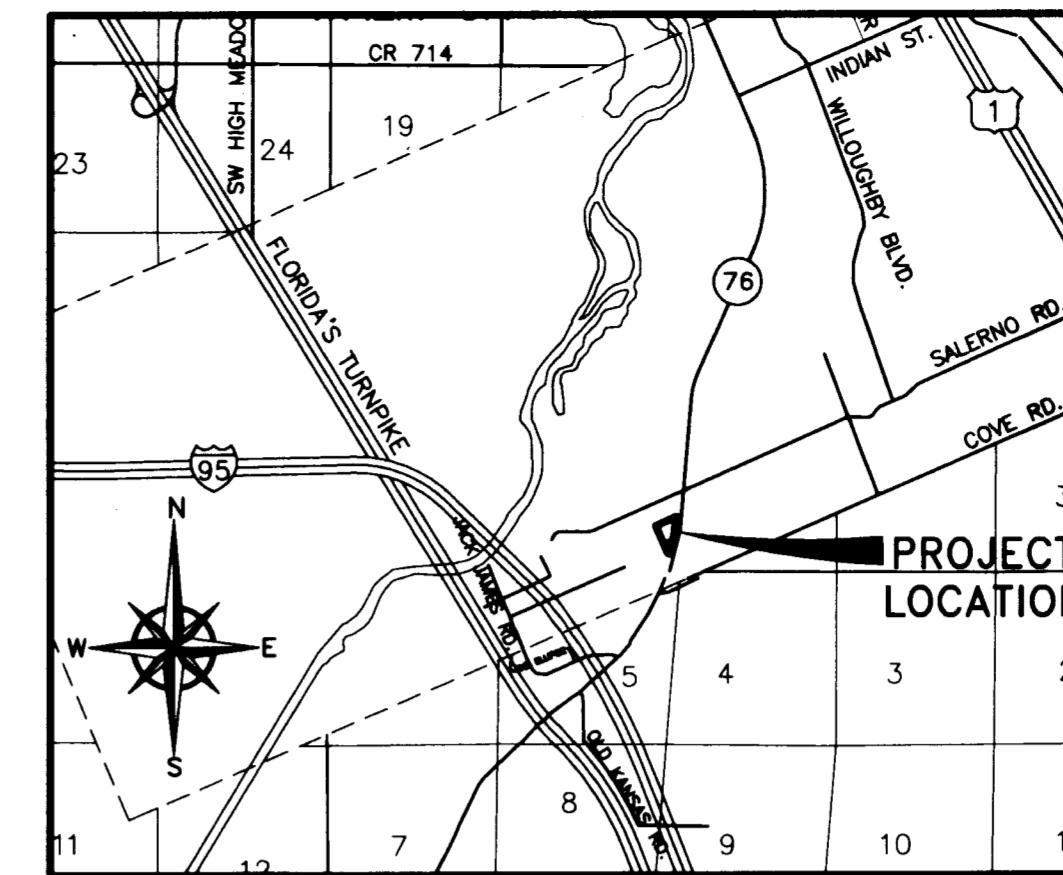
KANNER BUSINESS PARK PROPERTY ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL STREETS AND RIGHTS-OF-WAY, PRESERVE TRACT, DRAINAGE TRACTS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT OF KANNER BUSINESS PARK, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 14 DAY OF October 2014

WITNESS: Signature of Andrew M. Jacobson
NAME: Andrew M. Jacobson

WITNESS: Signature of James R. Marvel
NAME: JAMES R. MARVEL

KANNER BUSINESS PARK PROPERTY ASSOCIATION, INC.
BY: Signature of Steven E. McCraney
STEVEN E. MCCRANEY
PRESIDENT



LOCATION SKETCH
NOT TO SCALE

LEGEND

- A.E. INDICATES ACCESS EASEMENT
BL INDICATES BETSY LINDSAY, INC.
CB INDICATES CHORD BEARING
CM INDICATES CONCRETE MONUMENT
D.E. INDICATES DRAINAGE EASEMENT
D.O.T. INDICATES DEPARTMENT OF TRANSPORTATION
FND. INDICATES FOUND
IR INDICATES IRON ROD
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
PCP INDICATES PERMANENT CONTROL POINT
PG. INDICATES PAGE
P.O.B. INDICATES POINT OF BEGINNING
P.O.C. INDICATES POINT OF COMMENCEMENT
P.T. INDICATES POINT OF TANGENCY
R INDICATES RADIUS
S.R. INDICATES STATE ROAD
STA. INDICATES STATION
SQ. FT. INDICATES SQUARE FEET
U.E. INDICATES UTILITY EASEMENT
PRM INDICATES PERMANENT REFERENCE MONUMENT

55-38-41-431-000-0000.0-0
PARCEL CONTROL NO.

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 29 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 11th DAY OF February 2014 2015 CAROLYN TIMMANN

CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Signature of Carolyn Timmann
DEPUTY CLERK
FILE NO. 2498929

COUNTY APPROVAL

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

10-29-2014 DATE
11-04-2014 DATE
1/30/2015 DATE
10/7/2014 DATE

Signature of Michael O'Brien
MICHAEL O'BRIEN
COUNTY SURVEYOR AND MAPPER
Signature of Kristin Stree, Esq.
COUNTY ATTORNEY
Signature of Carolynn Timmann
VICE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: Signature of Carolyn Timmann
CAROLYN TIMMANN, CLERK OF COURT

GENERAL NOTES

- A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF N661317'E ALONG THE NORTH LINE OF THE TRACTS 5 AND 6 OF BLOCK 44 OF THE PLAT OF ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
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.

SPECIAL NOTES APPLICABLE TO THIS PLAT

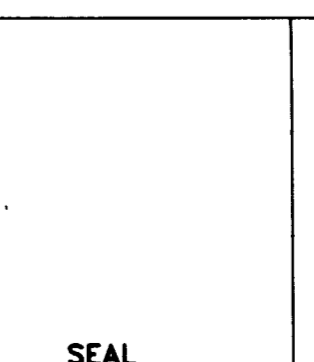
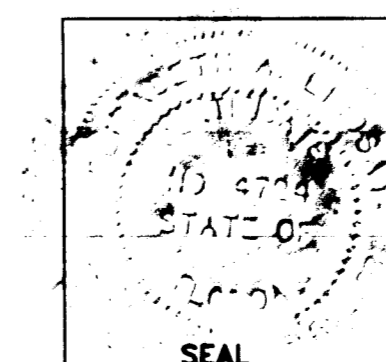
AN ACCESS EASEMENT ACROSS LOT 3 WILL BE CREATED BY A SEPARATE INSTRUMENT TO PROVIDE ACCESS TO LOT 4.
PER CHAPTER 177.101 F.S. ALL OF THAT PORTION OF THE PLAT OF ST. LUCIE INLET FARMS LYING WITHIN THE LIMITS OF THIS REPLAT WILL BE VACATED AND ANNULLED BY RECORDATION OF THIS PLAT OF KANNER BUSINESS PARK.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "KANNER BUSINESS PARK" 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 MARTIN COUNTY, FLORIDA.

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

DATE: Oct 10, 2014



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
KANNER BUSINESS PARK SHEET 1 OF 2