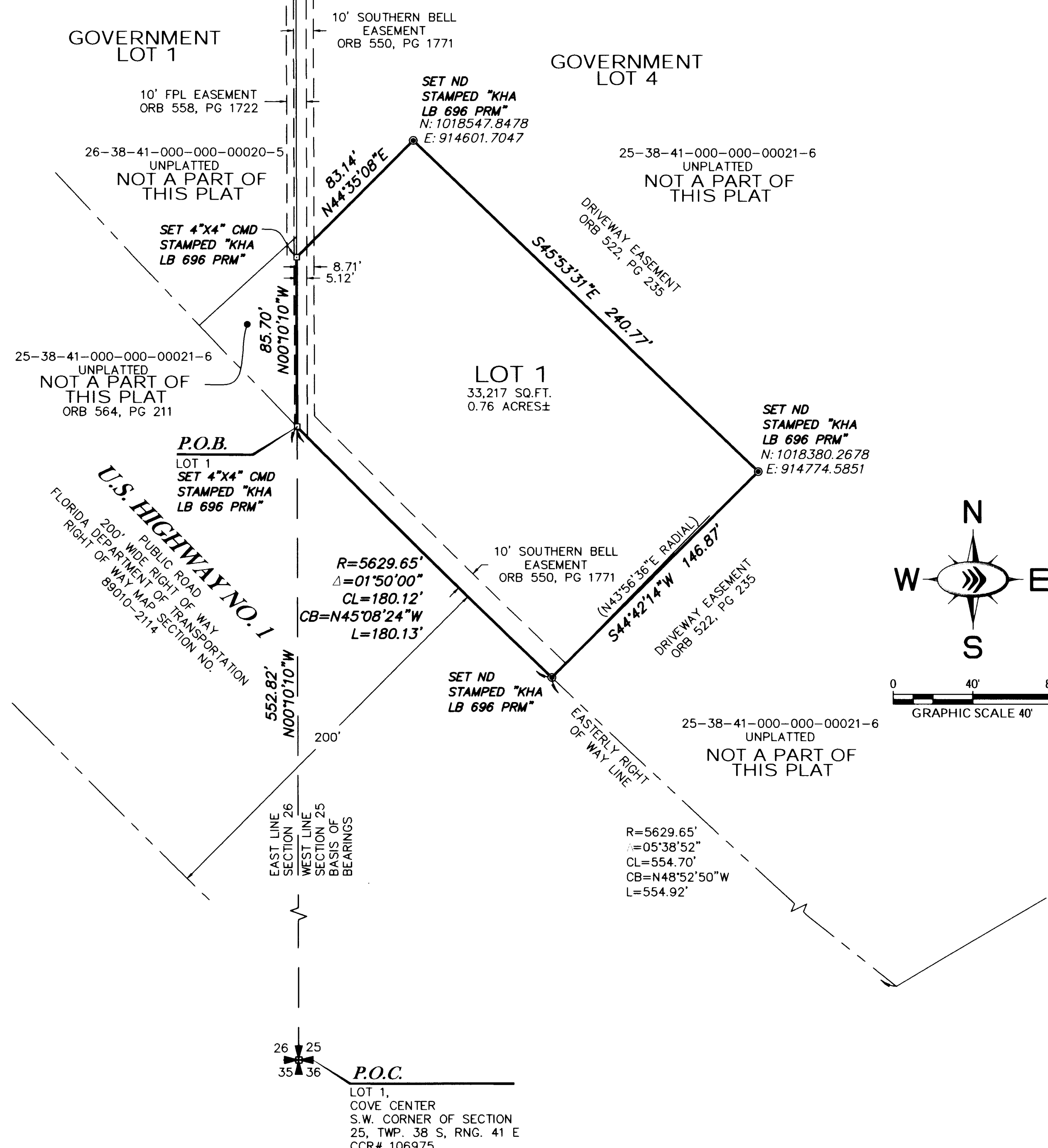


COVE CENTER

BEING A PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 38 SOUTH, RANGE 41 EAST OF THE TALLAHASSEE BASE MERIDIAN, MARTIN COUNTY, FLORIDA.



LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 38 SOUTH, RANGE 41 EAST OF THE TALLAHASSEE BASE MERIDIAN, MARTIN COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID SECTION 25;
 THENCE, BEARING NORTH 00°10'10" WEST, ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 552.82 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
 THENCE, BEARING NORTH 00°10'10" WEST, ALONG SAID WEST LINE, A DISTANCE OF 85.70 FEET TO A POINT;
 THENCE, LEAVING SAID WEST LINE, BEARING NORTH 44°35'08" EAST, A DISTANCE OF 83.14 FEET TO A POINT;
 THENCE, BEARING SOUTH 45°53'31" EAST, A DISTANCE OF 240.77 FEET TO A POINT;
 THENCE, BEARING SOUTH 44°42'14" WEST, A DISTANCE OF 146.87 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 1;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5,629.65 FEET, A CENTRAL ANGLE OF 01°50'00", A CHORD LENGTH OF 180.12 FEET BEARING NORTH 45°08'24" WEST;

THENCE, NORTHWESTERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 180.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 33,217 SQUARE FEET OR 0.76 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

SURVEYOR'S NOTES

- HORIZONTAL DATUM: THIS SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE, ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983/2011. THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE WAS FDOT FPRN GPS BASE STATION "PBCO" AND NGS CONTROL POINT "J 51".
- BEARING BASE: BEARINGS ARE BASED ON GRID NORTH, MORE SPECIFICALLY, THE WEST LINE OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 41 EAST. SAID LINE BEARS N00°10'10"W.

CERTIFICATE OF OWNERSHIP

KRG COVE CENTER, LLC, AN INDIANA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

THOMAS K MCGOWAN
 TITLE: PRESIDENT
 ATTEST:
 NAME: SCOTT MURRAY
 CORPORATION SECRETARY

STATE OF Indiana
 COUNTY OF Marion

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS K MCGOWAN, AND Scott Murray, TO ME WELL KNOW TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF KRG COVE CENTER, LLC, AN INDIANA LIMITED LIABILITY COMPANY, AND THAT THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP 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 AS IDENTIFICATION.

DATED THIS 17th DAY OF March, 2016
 RAYNETTE M. BAKER
 Notary Public, State of Indiana
 My Commission Expires 5/16/2020
 NOTARY PUBLIC
 STATE OF FLORIDA
 COMMISSION NO. _____
 MY COMMISSION EXPIRES: 5/16/2020

EASEMENTS/DOCUMENTS AFFECTING/BENEFITTING LOT 1:

- OFFICIAL RECORDS BOOK 522, PAGE 235 (ACCESS EASEMENT)
- OFFICIAL RECORDS BOOK 564, PAGE 211 (SEWAGE FACILITIES AGREEMENT)
- OFFICIAL RECORDS BOOK 600, PAGE 2097 (RESTRICTIVE COVENANT)
- OFFICIAL RECORDS BOOK 990, PAGE 2171 (COVENANT RUNNING WITH THE LAND)
- OFFICIAL RECORDS BOOK 1117, PAGE 1921 (WATER SERVICE AGREEMENT)
- OFFICIAL RECORDS BOOK 2298, PAGE 789 (WATER/WASTEWATER SERVICE AGREEMENT)
- OFFICIAL RECORDS BOOK 2304, PAGE 2205 (RESOLUTION NO. 07-11.10)
- OFFICIAL RECORDS BOOK 2306, PAGE 654 (RESOLUTION NO. 07-12.21)
- OFFICIAL RECORDS BOOK 2309, PAGE 2060 (NON-RESPONSIBILITY OF LANDLORD)
- OFFICIAL RECORDS BOOK 2351, PAGE 2625 (DEVELOPMENT ORDER CHANGE)

NOTE: ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 38 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF September 2016.
 CAROLYN TIMMANN, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY: Carolyn Timmann
 DEPUTY CLERK
 FILE NO. 25-38-41-016-000-0

25-38-41-016-000-0000-0
 PARCEL CONTROL NUMBER

TITLE CERTIFICATION

THERESA P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF AUGUST 16, 2016

- 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.
- 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 30th DAY OF SEPTEMBER, 2016
 Theresa P. McCarthy
 NAME:
 FLORIDA BAR NO. 0188946
 ADDRESS: 2400 S.E. FEDERAL HWY
STUART FL

COUNTY APPROVAL

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

7/2/16
 DATE: _____
 7/25/16
 DATE: _____
 9/7/16
 DATE: _____
 5/10/16
 DATE: _____
 Michael O'Brien
 COUNTY SURVEYOR AND MAPPER

 COUNTY ENGINEER

 COUNTY ATTORNEY

 VICE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
 ATTEST:
 Carolyn Timmann
 CAROLYN TIMMANN, CLERK OF COURT

CERTIFICATE OF SURVEYOR

I, E.C. DEMETER, HEREBY CERTIFY THAT THIS PLAT OF COVE CENTER 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.

E.C. Demeter
 E.C. DEMETER, P.S.M.
 FLORIDA SURVEYOR AND MAPPER
 REGISTRATION NO. 5179

LEGEND OF SYMBOLS

- = PROPERTY LINE
- - - - = RIGHT-OF-WAY LINE
- ⊙ = NAIL & DISK (AS NOTED)
- ⊠ = CONCRETE MONUMENT (AS NOTED)

ABBREVIATIONS

- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CD CHORD DISTANCE
- CMD CONCRETE MONUMENT AND DISK
- E ##### EASTING
- ELEV. ELEVATION
- L ARC LENGTH
- N ##### NORTHING
- NAD83(2011) NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT
- NAVD '88 NORTH AMERICAN VERTICAL DATUM OF 1988
- ORB OFFICIAL RECORDS BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ND NAIL AND DISK
- PG PAGE
- PRM PERMANENT REFERENCE MONUMENT
- PG RANGE
- R RADIUS
- SD SUBDIVISION
- TWP. TOWNSHIP

Kimley»Horn

E.C. DEMETER, P.S.M.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE (772)794-4100
 PREPARATION DATE: 4/7/2015