

LEGAL DESCRIPTION

PARCEL 1: COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 45, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN S 23°33'56" E, ALONG THE WESTERLY LINE OF LOT 2, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S 23°33'56" E, ALONG THE WESTERLY LINE OF LOT 2, A DISTANCE OF 436.74 FEET; THENCE RUN N 86°50'33" E, A DISTANCE OF 88.48 FEET; THENCE RUN N 78°16'4" E, A DISTANCE OF 186.81 FEET; THENCE RUN S 82°45'46" E, A DISTANCE OF 200.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76; THENCE RUN N 76°14'4" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, A DISTANCE OF 416.55 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID 30.00 FOOT RIGHT-OF-WAY; THENCE RUN S 66°29'56" W, ALONG SAID PLATTED ROAD RIGHT-OF-WAY A DISTANCE OF 494.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT TWO PARCELS OF LAND CONTAINED IN ORDER OF TAKING FOR STATE ROAD 76 FEE SIMPLE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 956, PAGE 2115, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1A: THAT PART OF TRACT 2, BLOCK 45, ACCORDING TO THE PLAT OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2, THENCE RUN SOUTH 23°47'39" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 66.74 FEET; THENCE NORTH 84°32'10" EAST, A DISTANCE OF 485.62 FEET TO POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 84°32'10" EAST, A DISTANCE OF 10.47 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE FOR SAID STATE ROAD 76; THENCE SOUTH 05°58'15" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 250.00 FEET; THENCE NORTH 83°01'45" WEST, A DISTANCE OF 12.68 FEET TO THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 22,858.32 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 07°32'15" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CENTRAL ANGLE OF 0°37'16", A DISTANCE OF 247.76 FEET TO THE POINT OF BEGINNING.

AND PARCEL 1B: THAT PART OF TRACT 2, BLOCK 45, ACCORDING TO THE PLAT OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2, THENCE RUN SOUTH 23°47'39" EAST ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET; THENCE NORTH 86°50'33" EAST, A DISTANCE OF 186.81 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 66°11'15" EAST, A DISTANCE OF 11.64 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE FOR SAID STATE ROAD 76; THENCE SOUTH 06°58'15" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 240.38 FEET; THENCE SOUTH 84°32'10" WEST, A DISTANCE OF 10.47 FEET TO THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 22,858.32 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 07°32'15" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 0°15'22", A DISTANCE OF 102.21 FEET TO THE END OF SAID CURVE; THENCE NORTH 06°58'15" EAST ALONG A LINE PARALLEL WITH AND 10.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 134.47 FEET TO THE POINT OF BEGINNING.

AND FURTHER LESS AND EXCEPT LAND CONVEYED TO R & L INVESTMENTS VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN OFFICIAL RECORDS BOOK 2977, PAGE 129, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWESTERLY CORNER OF TRACT 2, BLOCK 45, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S 23°47'17" E, ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET; THENCE CONTINUE S 23°47'17" E ALONG THE WESTERLY LINE OF TRACT 2, A DISTANCE OF 267.74 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 23°47'17" E ALONG THE WESTERLY LINE OF TRACT 2, A DISTANCE OF 373.19 FEET TO THE SOUTHWESTERLY CORNER OF TRACT 2; THENCE N 66°09'00" E ALONG THE SOUTHERLY LINE OF TRACT 2, A DISTANCE OF 180.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON RIGHT OF WAY MAP SECTION 89060-2510 (2511) DATED 1985 AND REVISED 1991; THENCE S 07°49'00" E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 135.65 FEET; THENCE S 86°25'17" W, A DISTANCE OF 188.22 FEET; THENCE S 06°50'57" E, A DISTANCE OF 126.34 FEET; THENCE NORTH, 82°10'44" WEST, A DISTANCE OF 173.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 ACCORDING TO EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2977, PAGE 139, MORE PARTICULARLY DESCRIBED AS FOLLOWS: AN EASEMENT LYING IN TRACT 2, BLOCK 45, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID EASEMENT BEING 24 FEET WIDE LYING 12 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2, BLOCK 45, THENCE SOUTH 23°54'17" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 282.74 FEET; THENCE SOUTH 82°10'44" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 07°49'16" WEST, A DISTANCE OF 36.74 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 31°43'35"; THENCE RUN SOUTH, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 415.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°54'17" EAST, A DISTANCE OF 159.89 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 44°59'00"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.36 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF 44°38'23"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°50'55" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF TERMINUS, SAID POINT BEING ON THE SOUTH LINE OF SAID TRACT 2.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 ACCORDING TO RESTATED GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2538, PAGE 1564, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CONTAINING 3.74 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING A PORTION OF TRACT 2 OF THE PLAT OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2, THENCE SOUTH 23°51'11" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°59'51" EAST ALONG A LINE BEING 15.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID TRACT 2, 583.04 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SOUTH KANNER HIGHWAY PER FLORIDA DEPARTMENT OF RIGHT OF WAY MAP SECTION 89060-2510 (2511); THENCE SOUTH 6°55'45" WEST, 134.47 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 22,858.32 FEET; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 336.13 FEET, THROUGH A CENTRAL ANGLE OF 0°50'33"; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 83°03'01" WEST, A DISTANCE OF 187.70 FEET; THENCE SOUTH 6°56'59" WEST, 60.41 FEET; THENCE NORTH 82°09'43" WEST, 173.67 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT 2; THENCE NORTH 23°53'11" WEST ALONG SAID WESTERLY LINE, 267.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.74 ACRES, MORE OR LESS. BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING A PORTION OF TRACT 2 OF THE PLAT OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2, THENCE SOUTH 23°51'11" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°59'51" EAST ALONG A LINE BEING 15.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID TRACT 2, 583.04 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SOUTH KANNER HIGHWAY PER FLORIDA DEPARTMENT OF RIGHT OF WAY MAP SECTION 89060-2510 (2511); THENCE SOUTH 6°55'45" WEST, 134.47 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 22,858.32 FEET; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 336.13 FEET, THROUGH A CENTRAL ANGLE OF 0°50'33"; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 83°03'01" WEST, A DISTANCE OF 187.70 FEET; THENCE SOUTH 6°56'59" WEST, 60.41 FEET; THENCE NORTH 82°09'43" WEST, 173.67 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT 2; THENCE NORTH 23°53'11" WEST ALONG SAID WESTERLY LINE, 267.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.74 ACRES, MORE OR LESS. BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

TITLE CERTIFICATION I, TYSON WATERS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 20____, 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 HERON.

2. THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HERON. 3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID. DATED THIS _____ DAY OF _____, 20____.

SIGNATURE TYSON WATERS ATTORNEY AT LAW, FLORIDA BAR NO. 485656 2300 SE MONTEREY ROAD, SUITE 201, STUART, FLORIDA 34996

PLAT OF SOUTH KANNER CAR WASH BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 45, SAINT LUCIE INLET FARMS PLAT BOOK 1, PAGE 98, PALM BEACH, NOW MARTIN COUNTY, FLORIDA, COMMISSIONERS SUBDIVISION OF THE HANSON GRANT



CERTIFICATE OF OWNERSHIP AND DEDICATION

USA AUTO WASH, LLC, A LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "SOUTH KANNER CAR WASH" AND HEREBY DEDICATES AS FOLLOWS:

- 1. ACCESS AND DRAINAGE EASEMENT THE ACCESS AND DRAINAGE EASEMENT SHOWN ON THIS PLAT OF "SOUTH KANNER CAR WASH" IS HEREBY DESIGNATED AS PRIVATE AND IS HEREBY DECLARED TO BE THE PROPERTY OF THE PROPERTY OWNERS FOR ACCESS AND DRAINAGE PURPOSES, AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNERS. MAINTENANCE OBLIGATIONS OF THE ACCESS AND DRAINAGE EASEMENT SHALL BE SHARED EQUALLY BY THE LOT 1 AND LOT 2 OWNERS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE ACCESS AND DRAINAGE EASEMENT DESIGNATED AS SUCH ON THIS PLAT. 2. DRY DETENTION EASEMENT THE DRY DETENTION EASEMENT AS SHOWN ON THIS PLAT OF "SOUTH KANNER CAR WASH" IS HEREBY DEDICATED TO THE PROPERTY OWNERS FOR DRAINAGE AND DRY DETENTION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS, ITS SUCCESSORS AND/OR ASSIGNS. MAINTENANCE OBLIGATIONS OF THE DRY DETENTION EASEMENT SHALL BE SHARED EQUALLY BY THE LOT 1 AND LOT 2 OWNERS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE DRY DETENTION EASEMENT DESIGNATED AS SUCH ON THIS PLAT. 3. UTILITY EASEMENTS THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "SOUTH KANNER CAR WASH" MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. 4. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT NOT WITHSTANDING THE OBLIGATION OF THE "SOUTH KANNER CAR WASH" PROPERTY OWNERS OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT: ACCESS AND DRAINAGE EASEMENT AND DRY DETENTION EASEMENT

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE OWNER; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE OWNER IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE OWNER SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OF SPECIAL ASSESSMENT LIES, AS DETERMINED BY MARTIN COUNTY, ON OWNER'S PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

SIGNED AND SEALED THIS _____ DAY OF _____, 20____, ON BEHALF OF USA AUTO WASH, LLC, A LIMITED LIABILITY COMPANY BY ITS MANAGER OR AUTHORIZED MEMBER

USA AUTO WASH, LLC BY: _____ MANAGER OR AUTHORIZED MEMBER WITNESS: _____ NAME WITNESS: _____ NAME

ACCEPTANCE OF DEDICATIONS USA AUTO WASH, LLC, AS OWNER OF LOT 1 AND LOT 2 DOES HEREBY ACCEPT OWNERSHIP AND DEDICATIONS OF ACCESS AND DRAINAGE, DRY DETENTION EASEMENTS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF "SOUTH KANNER CAR WASH", AND HEREBY ACCEPTS IT'S MAINTENANCE OBLIGATIONS FOR SAME AS STATED HERON. DATED THIS _____ DAY OF _____, 20____, USA AUTO WASH, LLC

WITNESS: _____ NAME BY: _____ MANAGER OR AUTHORIZED MEMBER WITNESS: _____ NAME

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN THE FOREGOING CERTIFICATE OF OWNERSHIP AND ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS MANAGER OR AUTHORIZED MEMBER FOR USA AUTO WASH, LLC, A LIMITED LIABILITY COMPANY

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION NOTARY PUBLIC STATE OF FLORIDA TYPE OF IDENTIFICATION PRODUCED: _____ PRINT NAME: _____

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 _____ PAGE _____ MARTIN COUNTY, FLORIDA. PUBLIC RECORDS THIS _____ DAY OF _____, 20____.

CAROLYN TIMMANN CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA. BY _____ DEPUTY CLERK FILE NUMBER _____

PARCEL CONTROL NO. _____

LEGEND

- INDICATES NO. 5 IRON ROD AND CAP STAMPED "PRM BU LB 6852" INDICATES SET "4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 FROM" UNLESS OTHERWISE LABELED INDICATES MAG NAIL AND WASHER "PRM LB LB 6852" INDICATES BETSY LINDSAY, INC. INDICATES ACCESS EASEMENT INDICATES CENTRAL (DELTA) ANGLE INDICATES CHORD BEARING INDICATES CHORD DISTANCE INDICATES CONCRETE MONUMENT INDICATES DRAINAGE EASEMENT INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION INDICATES FOUND INDICATES IRON ROD & CAP LB INDICATES LENGTH INDICATES MAG NAIL & WASHER INDICATES NAIL INDICATES NORTH INDICATES OFFICIAL RECORDS BOOK INDICATES PARKER KALON NAIL & WASHER INDICATES PROFESSIONAL LAND SURVEYOR INDICATES PERMANENT REFERENCE MONUMENT INDICATES RADIUS

COUNTY APPROVAL

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

DATE _____ COUNTY SURVEYOR AND MAPPER DATE _____ COUNTY ENGINEER DATE _____ COUNTY ATTORNEY DATE _____ CHAIR BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA ATTEST: CAROLYN TIMMANN, CLERK OF COURT

SURVEYOR'S NOTES

- A. THE BEARINGS, COORDINATES AND DISTANCES AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF S66°09'51"W ALONG THE NORTHERLY LINE OF TRACT 2, BLOCK 45, OF THE PLAT OF ST. LUCIE INLET FARMS. 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 SUPPLANTED 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 MARTIN COUNTY, FLORIDA. D. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCRUMBMENTS. E. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SPECIFIED.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT J. MELLIS, HEREBY CERTIFY THAT THIS PLAT OF "SOUTH KANNER CAR WASH" 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 PLAT LOTS; AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATE: _____ ROBERT J. MELLIS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5214 LICENSED BUSINESS NO. 6852

B BETSY LINDSAY A DIVISION OF HALEY WARD, INC. 7907 B.W. JACK JAMES DRIVE STUART, FLORIDA 34907 (772)286-5785 (772)286-5633 FAX LICENSED BUSINESS NO. 6862 PLAT OF SOUTH KANNER CAR WASH SHEET 1 OF 2

**PLAT OF
SOUTH KANNER CAR WASH**
BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 45, SAINT LUCIE INLET
FARMS PLAT BOOK 1, PAGE 98, PALM BEACH, NOW MARTIN COUNTY, FLORIDA,
COMMISSIONERS SUBDIVISION OF THE HANSON GRANT

SURVEYOR'S NOTES

- THE BEARINGS, COORDINATES AND DISTANCES AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, BLOCK EAST ZONE, U.S. SURVEY FEET, EXCEPT A BEARING OF S66°09'51"W ALONG THE NORTHERLY LINE OF TRACT 2, BLOCK 45, OF THE PLAT OF ST. LUCIE INLET FARMS.
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DERIVATION 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SPECIFIED.

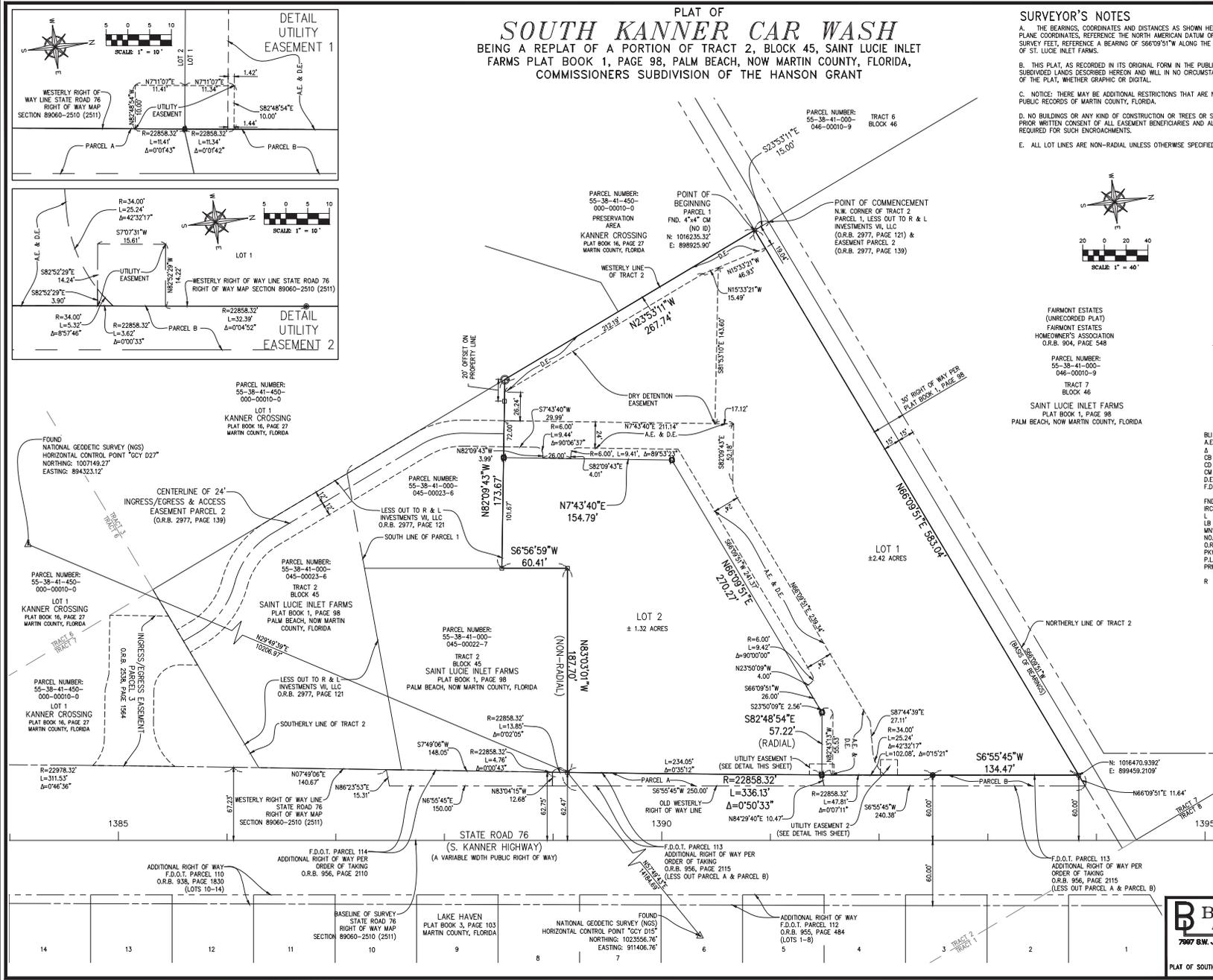


FAIRMONT ESTATES
(UNRECORDED PLAT)
FAIRMONT ESTATES
HOMEOWNERS ASSOCIATION
O.R.B. 904, PAGE 548

LEGEND

- ⊙ INDICATES NO. 5 IRON ROD AND CAP
STAMPED "PRM LB 6852"
- ⊠ INDICATES SET 4"x4" CONCRETE
MONUMENT WITH ALUMINUM DISK
STAMPED "BETSY LINDSAY, INC. LB 6852
PRM" UNLESS OTHERWISE LABELED
- ⊙ INDICATES MAG NAIL AND WASHER "PRM
LB 6852"
- BL INDICATES BETSY LINDSAY, INC.
- A.E. INDICATES ACCESS EASEMENT
- Δ INDICATES CENTRAL (DELTA) ANGLE
- CB INDICATES CHORD BEARING
- CD INDICATES CHORD DISTANCE
- CM INDICATES CONCRETE MONUMENT
- D.E. INDICATES DRAINAGE EASEMENT
- F.D.O.T. INDICATES FLORIDA DEPARTMENT OF
TRANSPORTATION
- INDICATES FOUND
- INDICATES IRON ROD & CAP
- INDICATES LENGTH
- INDICATES LICENSED BUSINESS
- MNW INDICATES MAG NAIL & WASHER
- INDICATES NUMBER
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- INDICATES PARKER KALON NAIL & WASHER
- P.L.S. INDICATES PROFESSIONAL LAND SURVEYOR
- INDICATES PERMANENT REFERENCE
MONUMENT
- R INDICATES RADIUS

SAINT LUCIE INLET FARMS
PLAT BOOK 1, PAGE 98
PALM BEACH, NOW MARTIN COUNTY, FLORIDA



B BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7907 B.W. JACK JAMES DRIVE STUART, FLORIDA 34907
772-286-0763 772-286-5633 FAX
LICENSED BUSINESS NO. 6852
PLAT OF SOUTH KANNER CAR WASH SHEET 2 OF 2