

HOBE SOUND BTS RETAIL

A RE-PLAT OF LOT 2 OF PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. AS RECORDED
IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION: HOBE SOUND BTS RETAIL

LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LYING IN A PORTION OF THE GOMEZ GRANT IN MARTIN COUNTY, FLORIDA

LESS AND EXCEPT

A PORTION OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO LYING IN THE GOMEZ GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

BEGIN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD; THENCE NORTH 47°16'31" EAST ALONG THE NORTHEASTERN LINE OF SAID LOT 2 AND THE SOUTHEASTERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 25.00 FEET; THENCE SOUTH 02°16'49" WEST FOR 35.36 FEET TO INTERSECT THE NORTH EASTERN RIGHT OF WAY OF SAID SOUTHEAST FEDERAL HIGHWAY AND THE WESTERN LINE OF SAID LOT 2; THENCE NORTH 42°42'53" WEST ALONG SAID LINE FOR 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 313 SQUARE FEET OR 0.0072 ACRES, MORE OR LESS.

REMAINING PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEAST INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD ALSO BEING THE NORTHWESTERN CORNER OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 47°16'31" EAST ALONG THE SOUTHERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 25.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 47°16'31" EAST ALONG SAID LINE FOR 587.46 FEET TO THE NORTHEASTERN CORNER OF SAID LOT 2 AND THE WESTERN LINE OF LATERAL DITCH 1 (80 FOOT WIDE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 8901-113; THENCE ALONG THE WESTERN AND NORTHERN SIDE OF SAID LATERAL DITCH 1 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 23°02'31" EAST FOR 243.28 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; (2) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 75°13'45", AN ARC LENGTH OF 210.08 FEET, AND A CHORD BEARING SOUTH 14°35'16" WEST FOR 195.31 FEET; (3) SOUTH 52°10'40" WEST FOR 367.54 FEET TO INTERSECT THE EASTERN RIGHT OF WAY OF SAID SOUTHEAST FEDERAL HIGHWAY AND THE SOUTHWEST CORNER OF AFORESAID LOT 2; THENCE NORTH 42°42'53" WEST ALONG SAID EASTERN RIGHT OF WAY FOR 278.13 FEET, THENCE N 02°16'49" EAST FOR 35.35 FEET TO THE POINT OF BEGINNING. CONTAINING 176,571 SQUARE FEET OR 4.0535 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

OLYMPUS DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF HOBE SOUND BTS RETAIL.

SIGNED AND SEALED THIS _____ DAY OF _____, 20____.

ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

OLYMPUS DEVELOPMENT, LLC, A FLORIDA LIMITED
LIABILITY COMPANY

BY: _____

NAME: MARK HABIB

TITLE: _____

ATTEST: _____

NAME: _____
CORPORATE SECRETARY

CORPORATE SEAL

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

_____, AND _____, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF OLYMPUS DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC

STATE OF FLORIDA

COMMISSION NO. _____

MY COMMISSION EXPIRES _____



2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500
FAX (727) 784-6662
AVIDGROUP.COM
STATE OF FLORIDA AUTHORIZATION NUMBER
FOR SURVEYING AND MAPPING LB #7345



VICINITY MAP
-NOT TO SCALE-

MORTGAGEE'S CONSENT TO PLAT

_____, (BANK) CERTIFY THAT THEY ARE THE HOLDERS OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED _____, AND RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, AND DO HEREBY CONSENT TO THE DEDICATION (S) HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS _____ DAY OF _____, 2018 ON BEHALF OF SAID BANK

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

_____, TO ME WELL KNOWN TO BE THE _____, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF MORTGAGEE'S CONSENT 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC

STATE OF FLORIDA

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED UPON EASTERN RIGHT OF WAY OF SE FEDERAL HIGHWAY BEING N42°42'53"W , GRID NORTH, FLORIDA EAST ZONE AND IS SHOWN ON THE PLAT.

2. THIS PLAT IS BASED ON A RECENT BOUNDARY SURVEY DATED 8/11/17 AND LAST REVISED 10/9/18 MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

3. ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE, X-SHADED AND X, PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120161, PANEL NUMBER 310, SUFFIX G , MAP NUMBER 12085C0310G, MAP REVISED MARCH 16, 2015 (NAVD 88 DATUM)

5. STATE PLANE COORDINATES ARE BASED FDOT FLORIDA PERMANENT REFERENCE NETWORK STATION "FLHO" FLORIDA STATE PLANE COORDINATES SYSTEM TRAVERSE MERCATOR PROJECTION , EAST ZONE, NAD83 (2011 ADJUSTMENT. THEY WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.

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 _____, PAGE _____, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS _____ DAY OF _____, 2018.

CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: _____

DEPUTY CLERK

FILE NO. _____

SUBDIVISION PARCEL CONTROL NO. _____

COUNTY APPROVAL

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

DATE _____ COUNTY SURVEYOR AND MAPPER

DATE _____ COUNTY ENGINEER

DATE _____ COUNTY ATTORNEY

DATE _____ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: _____

CLERK OF COURT

TITLE CERTIFICATION

I, MICHAEL MARSHALL, 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 HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

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

DATED THIS _____ DAY OF _____, 20____

NAME: MICHAEL MARSHALL
FLORIDA BAR NO. 0495638

ADDRESS: 450 EAST LAS OLAS BLVD, SUITE 1400
FORT LAUDERDALE , FL 33301-4206

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

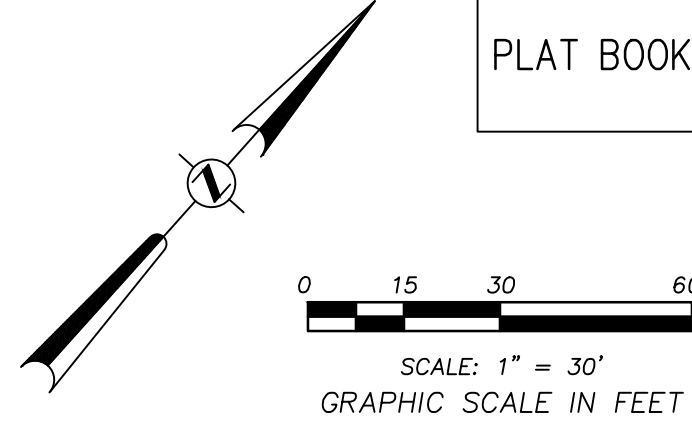
I, JOHN L. WABY, HEREBY CERTIFY THAT THIS PLAT OF HOBE SOUND BTS RETAIL IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS 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.

JOHN L. WABY, PLS
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 4270
AVID GROUP
2300 CURLEW ROAD, SUITE 201
PALM HARBOR, FLORIDA 34683
SURVEYING AND MAPPING LB# 7345

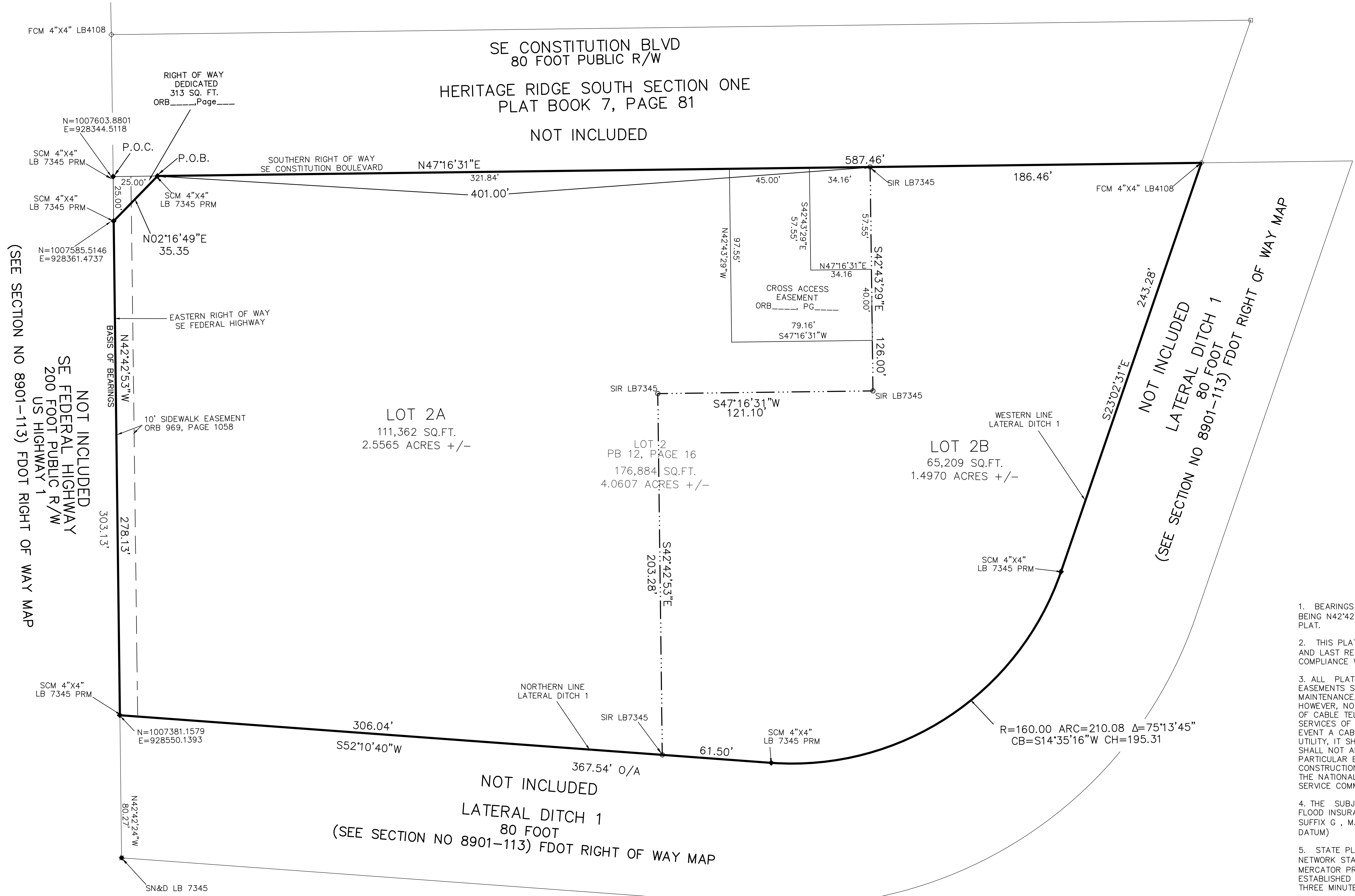
DATE _____

HOBE SOUND BTS RETAIL

A RE-PLAT OF LOT 2 OF PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. AS RECORDED
IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;
LYING IN A PORTION OF GOMEZ GRANT, MARTIN COUNTY, FLORIDA



- LEGEND**
- C = CALCULATED DATA
 - CCR = CERTIFIED CORNER RECORD
 - E = EAST
 - FCM = FOUND CONCRETE MONUMENT
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FIR = FOUND IRON ROD
 - FN&D = FOUND NAIL AND DISK
 - FT = FEET
 - ILL = ILLEGIBLE
 - LB = LICENSED BUSINESS NUMBER
 - LLC = LIMITED LIABILITY COMPANY
 - N = NORTH
 - NO ID = NO IDENTIFICATION
 - (NR) = NON RADIAL LINE
 - ORB = OFFICIAL RECORDS BOOK
 - O/A = OVERALL
 - (P) = PLAT-PLAT BOOK XX PAGE XX
 - PB = PLAT BOOK
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PG(S) = PAGE(S)
 - PLS = PROFESSIONAL ALND SURVEYOR
 - PRM = PERMANENT REFERENCE MONUMENT
 - R = REVISED
 - RNG = RANGE
 - R/W = RIGHT OF WAY
 - S = SOUTH
 - SCM = SET CONCRETE MONUMENT
 - SEC = SECTION
 - SN&D = SET NAIL AND DISK
 - SQ = SQUARE
 - S.R. = STATE ROAD
 - TWP = TOWNSHIP
 - W = WEST
 - XX' = DEGREES
 - XX" = MINUTES (BEARINGS)
 - XX" = SECONDS (BEARINGS)
 - XX' = FEET (DISTANCES)
- = FOUND 5/8" IRON ROD WITH CAP AS NOTED
 - = SET 5/8" IRON ROD WITH CAP "AVID LB 7345"
 - = PRM, SET CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345"
 - ▣ = PRM, FOUND CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345" OR AS NOTED
 - ★ = PRM, FOUND NAIL AND DISK " LB 7345"
 - ☆ = PRM, SET NAIL AND DISK "PRM LB 7345"
- CURVE LEGEND**
- R = RADIUS OF CURVE
 - ARC = ARC LENGTH OF CURVE
 - Δ = CENTRAL ANGLE OF CURVE
 - CB = CHORD BEARING OF CURVE
 - CH = CHORD LENGTH OF CURVE



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