

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS REPRESENTATIVE OF PALMETTO HOBE SOUND - SE FEDERAL HWY, LLC, CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF "HOBE SOUND RETAIL SUBDIVISION" AND HAS CAUSED THIS PLAT TO BE MADE AND RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND HEREBY DEDICATES AS FOLLOWS:

THE UPLAND PRESERVE TRACT AS SHOWN ON THIS PLAT OF HOBE SOUND RETAIL SUBDIVISION IS HEREBY DEDICATED TO THE HOBE SOUND RETAIL SUBDIVISION PROPERTY ASSOCIATION AND IS FURTHER DECLARED TO BE PROPERTY OF THE HOBE SOUND LOT OWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE PRESERVATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PARCEL SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT:

NOTWITHSTANDING THE OBLIGATION OF THE HOBE SOUND LOT OWNERS ASSOCIATION (HEREINAFTER ASSOCIATION) OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE TRACT 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 LOTS AND TRACT SHOWN ON THIS PLAT. IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED LOTS AND TRACT 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 LOTS AND TRACT AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION 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 ASSOCIATION 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 LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED LOTS AND/OR TRACT, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

WITNESS: \_\_\_\_\_  
SIGNATURE  
BY: \_\_\_\_\_  
MILES WATKINS  
PALMETTO HOBE SOUND - SE FEDERAL HWY, LLC  
MANAGER  
PRINTED NAME  
WITNESS: \_\_\_\_\_  
SIGNATURE  
PRINTED NAME

ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY \_\_\_\_\_ AS \_\_\_\_\_ OF PALMETTO HOBE SOUND - SE FEDERAL HWY, LLC, ON BEHALF OF THE COMPANY, WHO \_\_\_\_ IS PERSONALLY KNOWN TO ME OR \_\_\_\_ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
PRINTED NAME

MORTGAGEE CONSENT:

THOMASVILLE NATIONAL BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED 8/23/2019 AND RECORDED IN OFFICIAL RECORDS BOOK 3079, PAGE 3212 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 ON BEHALF OF SAID BANK BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

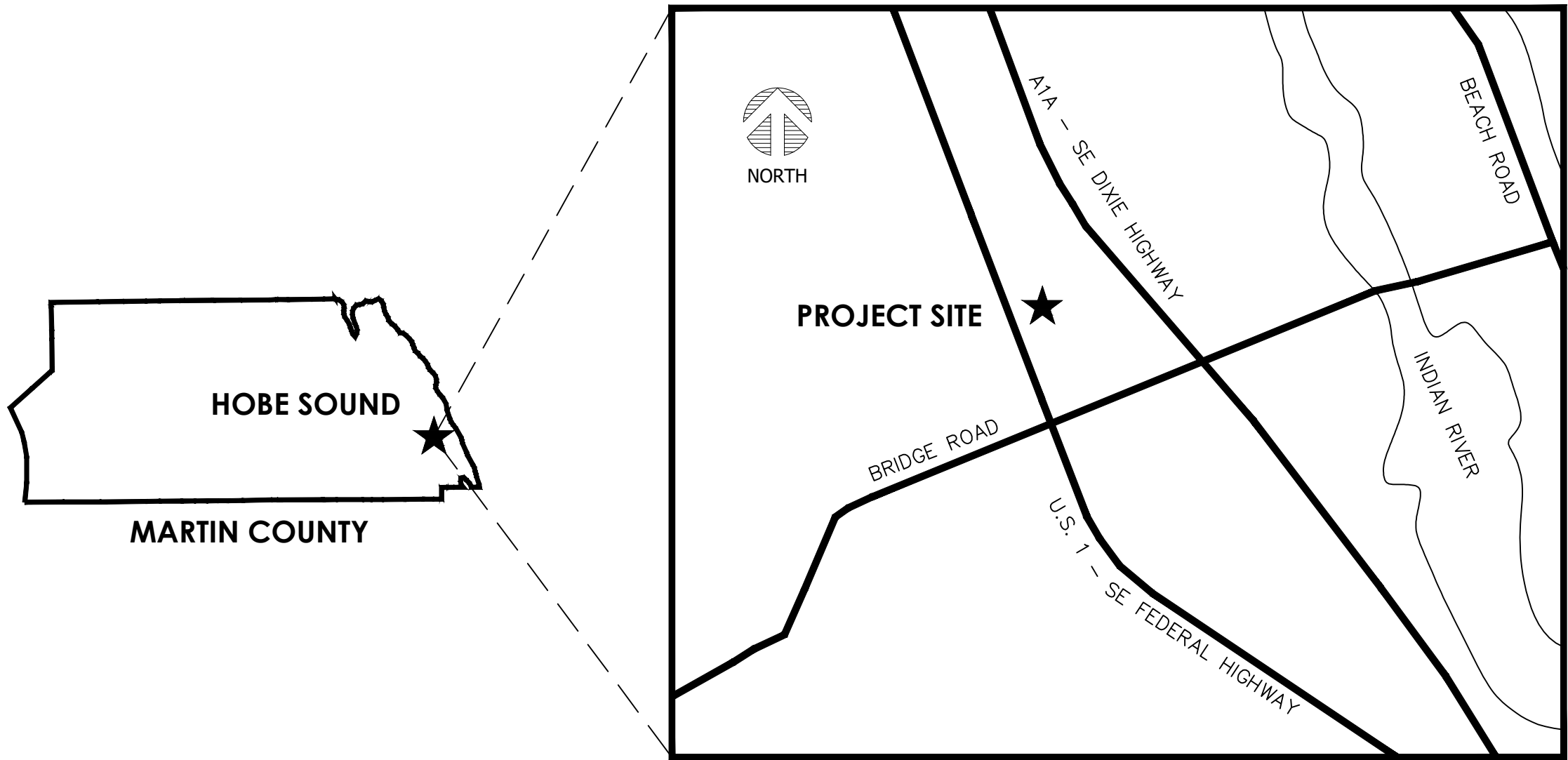
THOMASVILLE NATIONAL BANK  
ATTEST  
BY: SIGNATURE: \_\_\_\_\_  
BY: SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
PRESIDENT  
SECRETARY

ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY \_\_\_\_\_ AS \_\_\_\_\_ OF THOMASVILLE NATIONAL BANK, ON BEHALF OF THE COMPANY, WHO \_\_\_\_ IS PERSONALLY KNOWN TO ME OR \_\_\_\_ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
PRINTED NAME

HOBE SOUND RETAIL SUBDIVISION  
BEING A REPLAT OF A PORTION OF LOT 89 OF GOMEZ GRANT  
AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1, PAGE 80,  
HOBE SOUND, MARTIN COUNTY, FLORIDA



SUBDIVISION 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 \_\_\_\_\_, PAGE \_\_\_\_\_, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CAROLYN TIMMANN  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK  
(CIRCUIT CLERK SEAL)

FILE NO. \_\_\_\_\_

TITLE CERTIFICATION:

I, \_\_\_\_\_, A MEMBER OF THE FLORIDA BAR, HEREBY

CERTIFY THAT AS OF \_\_\_\_\_, 2020:

1.) THE RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF PALMETTO HOBE SOUND - SE FEDERAL HWY, LLC, WHO EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE DESCRIBED HEREON ARE AS FOLLOWS:

a.) MORTGAGE IN FAVOR OF THOMASVILLE NATIONAL BANK PER OFFICIAL RECORDS BOOK 3079, PAGE 299

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

DATED: THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

NAME:

FLORIDA BAR NO. \_\_\_\_\_

ADDRESS:

SURVEYOR'S NOTES:

1.) NORTH, THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 83, 2011 ADJUSTMENT. THE STATE PLANE COORDINATES WERE ESTABLISHED USING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AVAILABLE FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION. NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "MCGPS1003" AND "C 403" WERE MEASURED AS CONTROL CHECKS. THE EASTERN RIGHT OF WAY LINE FOR SE FEDERAL HIGHWAY PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 8901-2102 AS MEASURED BETWEEN CONCRETE RIGHT OF WAY MONUMENTS AT APPROXIMATE STATIONS 456+53.21 AND 489+85.60, BEING N21°38'48"W (LABELED N21°10'22"W ON REFERENCED RIGHT OF WAY MAP) IS HELD AS REFERENCE.

2.) THE FIDELITY NATIONAL TITLE INSURANCE COMPANY PLAT PROPERTY INFORMATION REPORT DATED SEPTEMBER 9, 2019 WAS REVIEWED AND THE FOLLOWING EASEMENTS AS LISTED IN THE REPORT WERE FOUND TO AFFECT THE PROPERTY:

UTILITY EASEMENT PER ORB 1767, PAGE 662; LOCATION OF EASEMENT IS SHOWN HEREON

FENCE ENCROACHMENT EASEMENT PER ORB 1864, PAGE 1779; LOCATION OF EASEMENT IS SHOWN HEREON

EASEMENT AGREEMENT PER ORB 3079, PAGE 302; PARKING EASEMENT AND CROSS ACCESS EASEMENT ARE SHOWN HEREON.

3.) THE PROPERTY IS LOCATED WITHIN ZONE "X", ACCORDING TO FEMA MAP NUMBER 120161C0309G, EFFECTIVE DATE MARCH 16, 2016.

4.) NOTICE: 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.

5.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE:

I, ROBERT E. LAZENBY IV, HEREBY CERTIFY THAT THIS PLAT ENTITLED "HOBE SOUND RETAIL SUBDIVISION" 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 THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

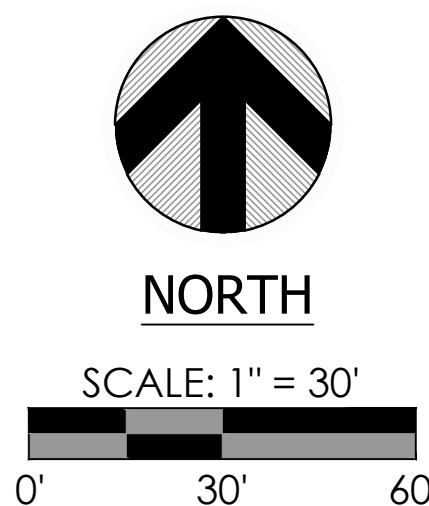
\_\_\_\_\_  
ROBERT E. LAZENBY IV, PSM  
FLORIDA LICENSE # 6369  
BASEPOINT SURVEYING INC.  
LICENSED BUSINESS #8112  
03/25/2020  
DATE PREPARED:



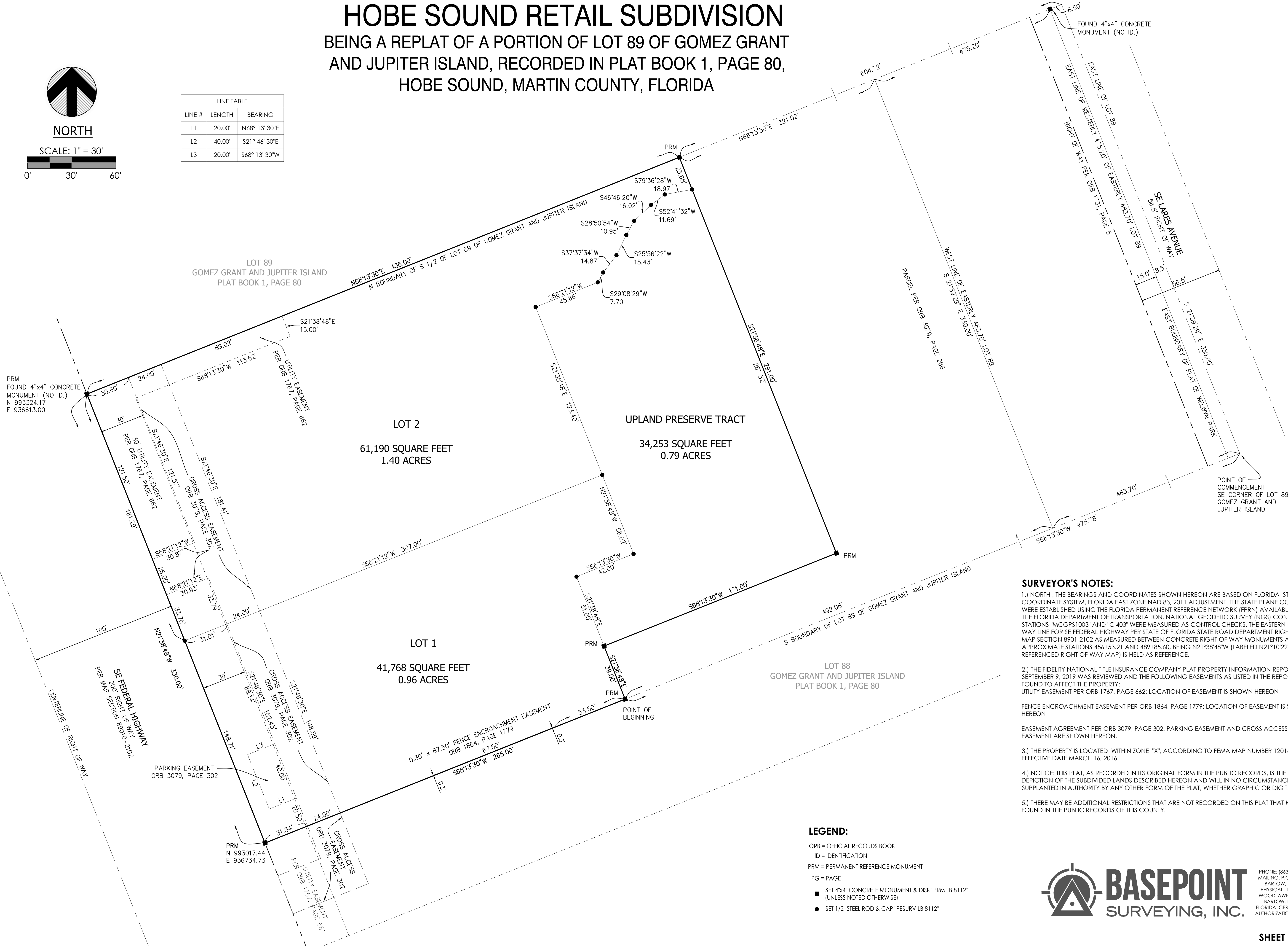
PHONE: (863) 537-7413  
MAILING: P.O. BOX 253,  
BARTOW, FL 33831  
PHYSICAL: 150 SOUTH  
WOODLAWN AVENUE,  
BARTOW, FL 33830  
FLORIDA CERTIFICATE OF  
AUTHORIZATION # LB 8112

# HOBE SOUND RETAIL SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 89 OF GOMEZ GRANT  
AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1, PAGE 80,  
HOBE SOUND, MARTIN COUNTY, FLORIDA



LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.00'	N68° 13' 30"E
L2	40.00'	S21° 46' 30"E
L3	20.00'	S68° 13' 30"W



**SURVEYOR'S NOTES:**

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- LEGEND:**
- ORB = OFFICIAL RECORDS BOOK
  - ID = IDENTIFICATION
  - PRM = PERMANENT REFERENCE MONUMENT
  - PG = PAGE
  - SET 4"x4" CONCRETE MONUMENT & DISK "PRM LB 8112" (UNLESS NOTED OTHERWISE)
  - SET 1/2" STEEL ROD & CAP "PSURV LB 8112"

**BASEPOINT**  
SURVEYING, INC.

PHONE: (863) 537-7413  
MAILING: P.O. BOX 253,  
BARTOW, FL 33831  
PHYSICAL: 150 SOUTH  
WOODLAWN AVENUE,  
BARTOW, FL 33830  
FLORIDA CERTIFICATE OF  
AUTHORIZATION # LB 8112