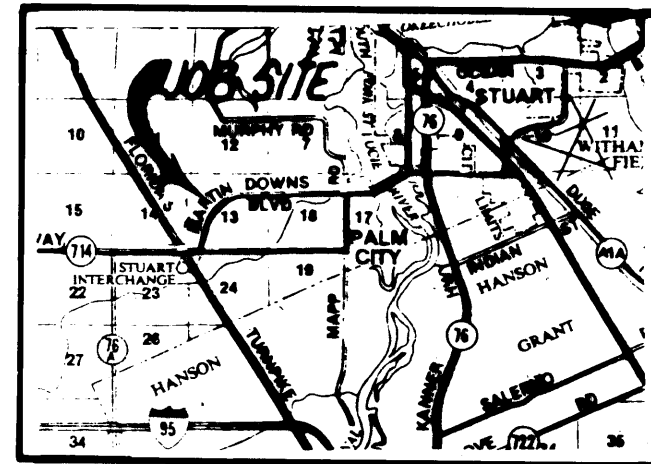


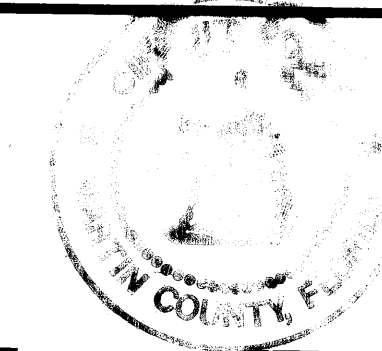
# A PLAT OF VILLAGE SHOPPES AT THE DOWNS

SEPTEMBER, 1986

PARCEL 12A



BEING PLAT NO. 25, MARTIN DOWNS P.U.D.  
LYING IN SECTION 13,  
TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA



07 JAN 14 P 1:35  
LOUISE V. ISAACS  
CLERK OF THE CIRCUIT COURT  
BY Charlotte Buckley  
DEPUTY CLERK

I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 65, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 14<sup>th</sup> DAY OF January A.D., 1986.  
LOUISE V. ISAACS, CLERK - CIRCUIT COURT MARTIN COUNTY, FLORIDA  
BY Charlotte Buckley DEPUTY CLERK  
FILE NO. 636921

## LEGAL DESCRIPTION

STATE OF FLORIDA  
COUNTY OF MARTIN  
S.S.  
A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER OF SAID SECTION 13; THENCE N 88°54'28"W, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. HIGH MEADOWS AVENUE, SAID RIGHT-OF-WAY LINE BEING 100.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES TO) THE CENTERLINE OF SAID S.W. HIGH MEADOWS AVENUE; THENCE S 00°59'10"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 472.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 00°59'10"W, ALONG SAID RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD, (A 200.00 FOOT RIGHT-OF-WAY); THENCE N 89°31'30"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 245.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1182.45 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°57'56", A DISTANCE OF 370.77 FEET; THENCE N 04°17'33"W, A DISTANCE OF 207.61 FEET; THENCE N 85°42'27"E, A DISTANCE OF 178.69 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 360.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°51'09", A DISTANCE OF 118.45 FEET TO A POINT OF INTERSECTION OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°25'53", A DISTANCE OF 131.05 FEET; THENCE N 22°46'05"E, A DISTANCE OF 131.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 215.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°46'47", A DISTANCE OF 231.83 FEET TO THE POINT OF TANGENCY; THENCE N 04°22'52"E, A DISTANCE OF 152.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.  
SAID PARCEL CONTAINING 6.44 ACRES.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN  
S.S.

HALSFIELD ENTERPRISES OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENT, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- THE ROADWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA FOR ROADWAY PURPOSES.
- ALL PROPERTY, AS SHOWN HEREON, NOT OTHERWISE DEDICATED MAY BE USED BY ANY UTILITY COMPANY, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.

SIGNED AND SEALED THIS 9<sup>th</sup> DAY OF December, 1986.

BY: Richard Halsfield  
RICHARD HALSFIELD  
MANAGING PARTNER

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF December, 1986 BY RICHARD HALSFIELD, MANAGING PARTNER OF HALSFIELD ENTERPRISES OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Christa L. Sturtado  
NOTARY PUBLIC  
STATE OF FLORIDA

MY COMMISSION EXPIRES: DECEMBER 29, 1987

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF Dade Beach  
S.S.

SOUTHEAST BANK, N.A., A NATIONAL BANKING ASSOCIATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGES TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 30<sup>th</sup> DAY OF December, 1986.

SOUTHEAST BANK, N.A. A NATIONAL BANKING ASSOCIATION

SIGNED, SEALED AND DELIVERED INTO THE PRESENCE OF:

Paul W. ...  
WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Dade Beach  
S.S.

BEFORE ME PERSONALLY APPEARED David A. Christensen, Jr., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Secretary OF SOUTHEAST BANK, N.A., A NATIONAL BANKING ASSOCIATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF December, 1986.

William B. ...  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

October 26, 1987

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN  
S.S.

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF November 6, 1986, AT 3:30 P.M.

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PARTNERSHIP EXECUTING THE DEDICATION HEREON.

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

- MORTGAGE FROM HALSFIELD ENTERPRISES OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, TO SOUTHEAST BANK, N.A., A NATIONAL BANKING ASSOCIATION, DATED OCTOBER 29, 1986, AND RECORDED OCTOBER 31, 1986, IN OFFICIAL RECORDS BOOK 694, PAGE 1282, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 24<sup>th</sup> DAY OF November, 1986.

BY: Richard D. Holt  
RICHARD D. HOLT,  
ATTORNEY FOR THE FIRM  
PHILLIPS POINT, SUITE 500  
777 SOUTH FLAGLER DRIVE  
WEST PALM BEACH, FL. 33401-6194

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN  
S.S.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

David M. Jones  
DAVID M. JONES  
REGISTERED SURVEYOR NO. 3989  
STATE OF FLORIDA

## COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN  
S.S.

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

12/23/86  
DATE

10/7/86  
DATE

1/09/87  
DATE

1/13/87  
DATE

John W. ...  
COUNTY ENGINEER  
James S. ...  
COUNTY ATTORNEY  
Gene O. ...  
CHAIRMAN - PLANNING AND ZONING  
COMMISSION OF MARTIN COUNTY, FLA.  
J.C. ...  
CHAIRMAN - BOARD OF COUNTY  
COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: Marsha Stille  
CLERK  
By Charlotte Buckley D.C.

Submission Reel Control #: 13-38-40-008-000-0000-0-0

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.  
Consulting Engineers, Planners & Surveyors  
P.O. BOX 727 10 CENTRAL PARKWAY  
JUPITER, FLORIDA 33458 SUITE 420  
STUART, FLORIDA 33947