

A PLAT OF
PLAT NO. 26 OF MARTIN DOWNS, A P.U.D.
 LYING IN SECTION 18, TWP. 38 S., RNG. 41 E.
 MARTIN COUNTY, FLORIDA

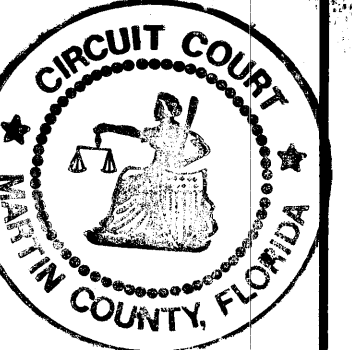
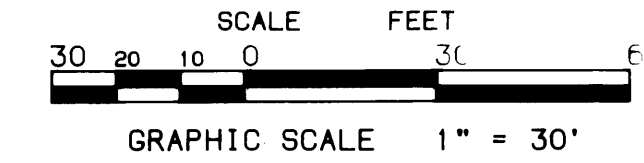
SEPTEMBER, 1986

SHEET 1 OF 1

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 69, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27th DAY OF February A.D., 1986.

MARSHA STILLER, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY *Charlotte Bulkey*
 DEPUTY CLERK

FILE NO.
 644200



DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE S 00°28'16" W, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1140.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD; THENCE S 89°31'29" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2341.12 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE DEPARTING SAID RIGHT-OF-WAY LINE N 00°11'38" E, A DISTANCE OF 217.80 FEET; THENCE S 89°31'29" E A DISTANCE OF 200.00 FEET; THENCE S 00°11'38" W, A DISTANCE OF 217.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD; THENCE N 89°31'29" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.00 ACRES.

CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF MARTIN
 STATE OF FLORIDA

AMERICAN BANK OF MARTIN COUNTY, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS PLAT NO. 26 OF MARTIN DOWNS, A P.U.D., AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENT AS SHOWN HEREON MAY BE USED BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND AS APPROVED BY AMERICAN BANK OF MARTIN COUNTY, ITS SUCCESSORS OR ASSIGNS.
- THE ROADWAY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FOR THE CONSTRUCTION AND MAINTENANCE OF ROADWAYS, UTILITIES, AND DRAINAGE.

SIGNED AND SEALED THIS 28th DAY OF January, 1986, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS EXECUTIVE VICE PRESIDENT.

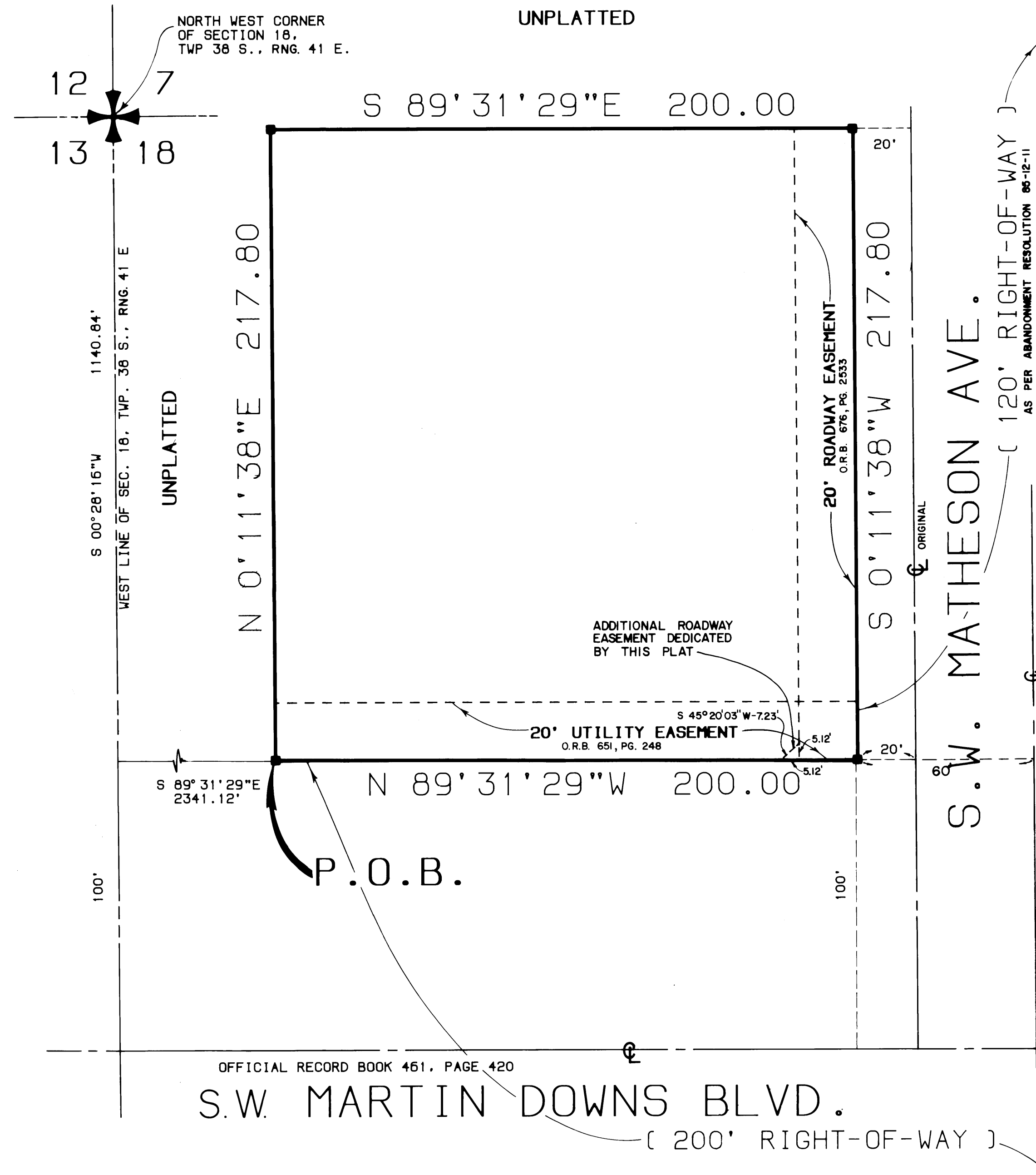
AMERICAN BANK OF MARTIN COUNTY
 ATTEST: *R. Wayne Smith* BY: *J.H. Brown*
 EXECUTIVE VICE PRESIDENT PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN
 STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED J.M. BROWN AND R. WAYNE SMITH, TO ME WELL KNOWN TO BE THE PRESIDENT AND EXECUTIVE VICE PRESIDENT, RESPECTIVELY, OF AMERICAN BANK OF MARTIN COUNTY, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

MY COMMISSION EXPIRES: *March 15, 1990*
Kathleen M. Wood
 NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA

WE, KOHL, BOBKO & McKEY, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF January 28, 1986, AT

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. NONE.
 DATED THIS 28th DAY OF January, 1986.

BY: *N. Dean Kohl, Jr.*
 N. DEAN KOHL, JR., ESQUIRE
 2081 E. OCEAN BOULEVARD
 STUART, FLORIDA 33495-0869

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 26 OF MARTIN DOWNS, A P.U.D. 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

S. Dale Monroe
 S. DALE MONROE
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3956

COUNTY APPROVAL

COUNTY OF MARTIN
 STATE OF FLORIDA

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

3/4/87 DATE *J.B. Williams* COUNTY ENGINEER
 12/2/86 DATE *Andrew S. Brown* COUNTY ATTORNEY
 12/2/86 DATE *Gay C. Goum* CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
 12/2/86 DATE *V. Stiller* CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: *Marsha Stiller* CLERK
 BY *Charlotte Bulkey, D.C.*

NOTES

- = P.R.M. PERMANENT REFERENCE MONUMENT SET.
- BEARING BASE: THE WEST LINE OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, IS TAKEN TO BEAR SOUTH 00°28'16" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS

THIS INSTRUMENT PREPARED BY:
 COLLEEN M. HOLMES
 FOR:
 LINDAHL, BROWNING FERRARI & HELLSTROM, INC.
 P.O. BOX 727
 JUPITER, FLORIDA 33458

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.
 Consulting Engineers, Planners & Surveyors
 P.O. BOX 727 10 CENTRAL PARKWAY
 JUPITER, FLORIDA 33458 SUITE 420
 STUART, FLORIDA 33497

Subdivision Parcel Control #: 18-38-41-017-000-0000-0-0