



A PLAT OF MARTIN PINES RETAIL CENTER

A REPLAT OF A PORTION OF TRACT 1, BLOCK 70,
ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
COMMISSIONERS SUBDIVISION OF THE HANSON GRANT

CLERK'S RECORDING CERTIFICATE

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 94, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 14th DAY OF 7th, 1987.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 68152 BY: Deborah Langston DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NUMBER
55-38-41-701-000-000.0



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

MARTIN PINES ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1.) THE INGRESS - EGRESS AND DRAINAGE EASEMENTS AND THE DRAINAGE RETENTION AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY MARTIN PINES ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, FOR THE USE OF THE OWNERS OF LOTS 1 AND 2, OF MARTIN PINES RETAIL CENTER. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH INGRESS - EGRESS AND DRAINAGE EASEMENTS, NOR DRAINAGE RETENTION AREAS.

2.) THE UTILITY EASEMENTS SHOWN OF THIS PLAT MAY BE USED FOR UTILITY PURPOSES 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, FLORIDA.

3.) THE MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT OF MARTIN PINES RETAIL CENTER IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA FOR PURPOSES OF INGRESS & EGRESS TO THE DRAINAGE EASEMENT AS RECORDED IN OR BOOK 698 PAGE 2827 AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF MARTIN PINES ASSOCIATES, AS PROVIDED, HOWEVER, THAT MARTIN COUNTY SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS WITHIN SAID MAINTENANCE EASEMENT CAUSED BY MARTIN COUNTY'S USE OF SAID MAINTENANCE EASEMENT.

4.) PARCEL "A" AS SHOWN ON THIS PLAT OF MARTIN PINES RETAIL CENTER IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.

DATED THIS 17th DAY OF September, 1987 ON BEHALF OF SAID PARTNERSHIP BY ITS GENERAL PARTNER.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: MARTIN PINES ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP

Ann Kanawick
Roberta Minichillo

BY: *Ned L. Siegal*
NED L. SIEGAL
GENERAL PARTNER

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NED L. SIEGAL, TO ME WELL KNOWN TO BE A GENERAL PARTNER OF MARTIN PINES ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS SAID GENERAL PARTNER OF SAID FLORIDA GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF September, 1987.

(NOTARY SEAL) *Barbara D. Prokudin*
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 3/11/91

MORTGAGE HOLDERS CONSENT

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX

MIDLANTIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION SHALL EXECUTE A SEPERATE MORTGAGE HOLDERS CONSENT AND JOINER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LEGAL DESCRIPTION

ALL OF TRACT 1, LESS THE SOUTH 324.09 FEET, BLOCK 70, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF FILED JANUARY 4, 1911, AND RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TITLE CERTIFICATION

WE, CHICAGO TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF September 22, 1987, AT 8 am:

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

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

MORTGAGE FROM MARTIN PINES ASSOCIATES TO MIDLANTIC NATIONAL BANK, DATED SEPTEMBER 10, 1986 AND RECORDED SEPTEMBER 17, 1986 IN OFFICIAL RECORDS BOOK 689, PAGE 680, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY

BY: *Carolyn P. Ziemba*
CAROLYN P. ZIEMBA
ASSISTANT VICE-PRESIDENT
555 COLORADO AVENUE
SUITE 4
STUART, FL 34994

APPROVAL OF MARTIN COUNTY

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

DATE: 10/19/87 BY: *[Signature]*
COUNTY ENGINEER

DATE: September 8, 1987 BY: *[Signature]*
COUNTY ATTORNEY

DATE: September 8, 1987 BY: *[Signature]*
CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE: 10/28/87 BY: *[Signature]*
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: *Marsha Stiller*
Deborah Langston
CLERK

SURVEYOR'S CERTIFICATE

I, ALBERT C. ALLEN III, DO HEREBY CERTIFY THAT THIS PLAT OF MARTIN PINES RETAIL CENTER IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

9/22/87
DATE *Albert C. Allen III*
ALBERT C. ALLEN, III
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4130

G C Y, INC.
LAND SURVEYORS
217 E. OCEAN BLVD.
STUART, FLORIDA
PH. (305)-286-8083