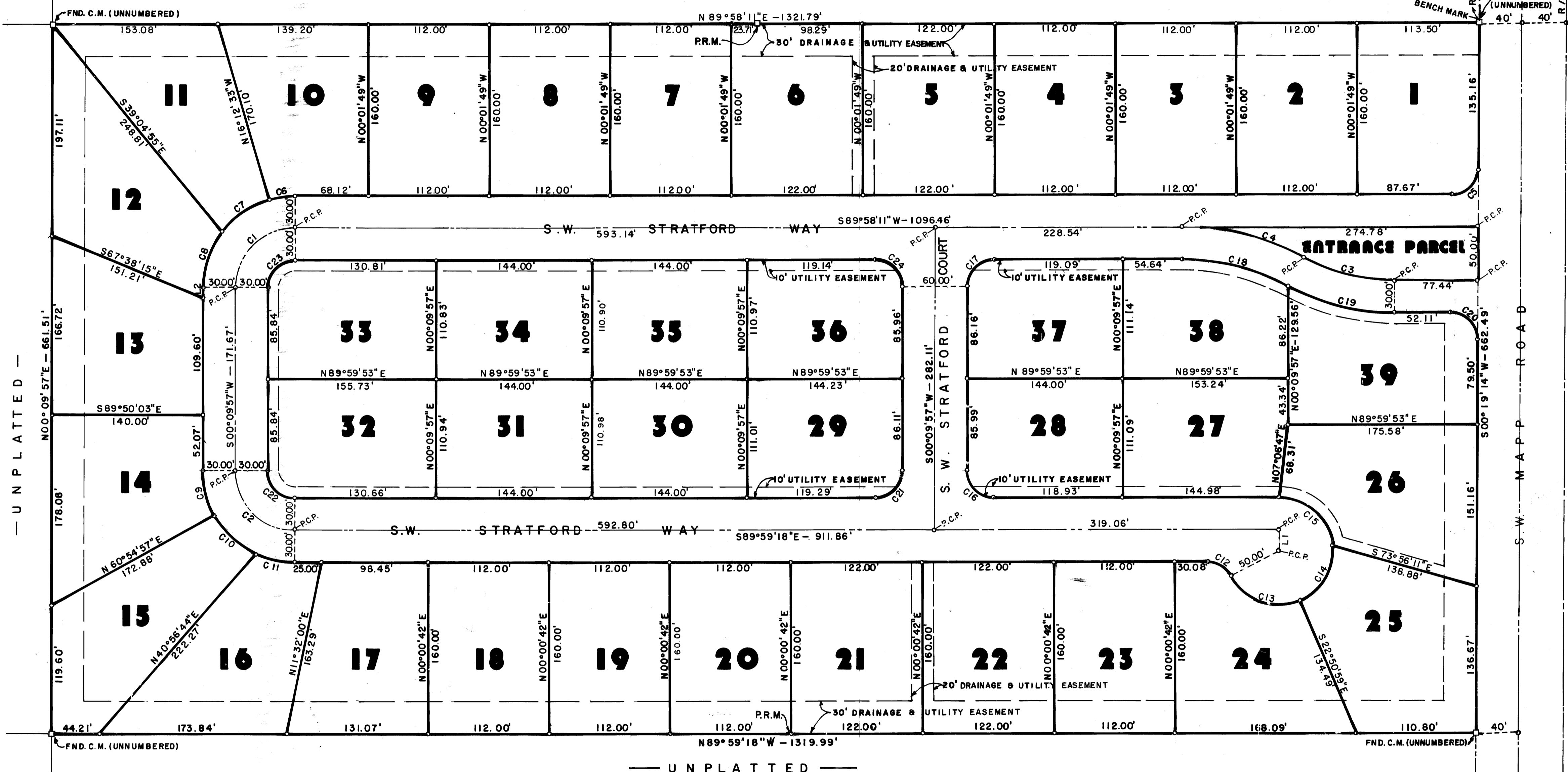
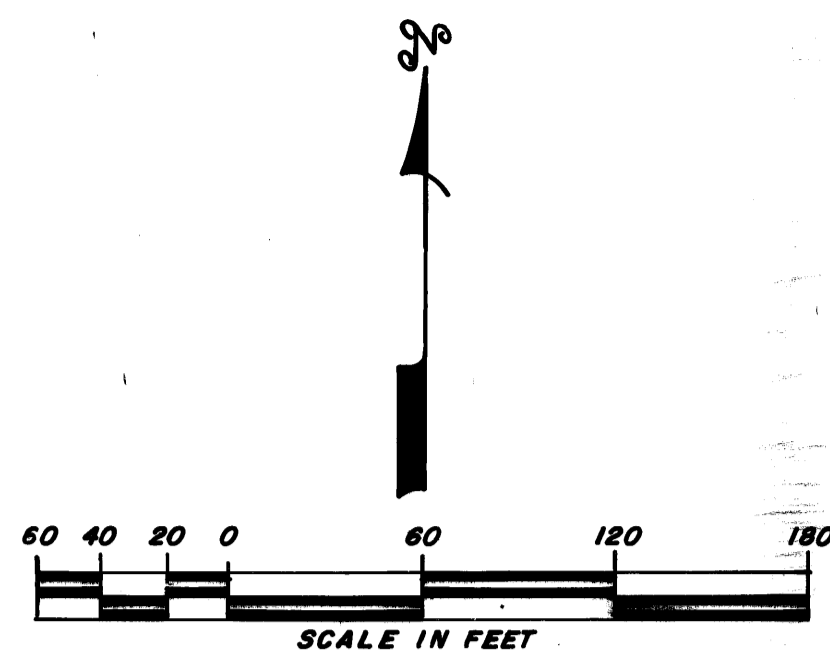
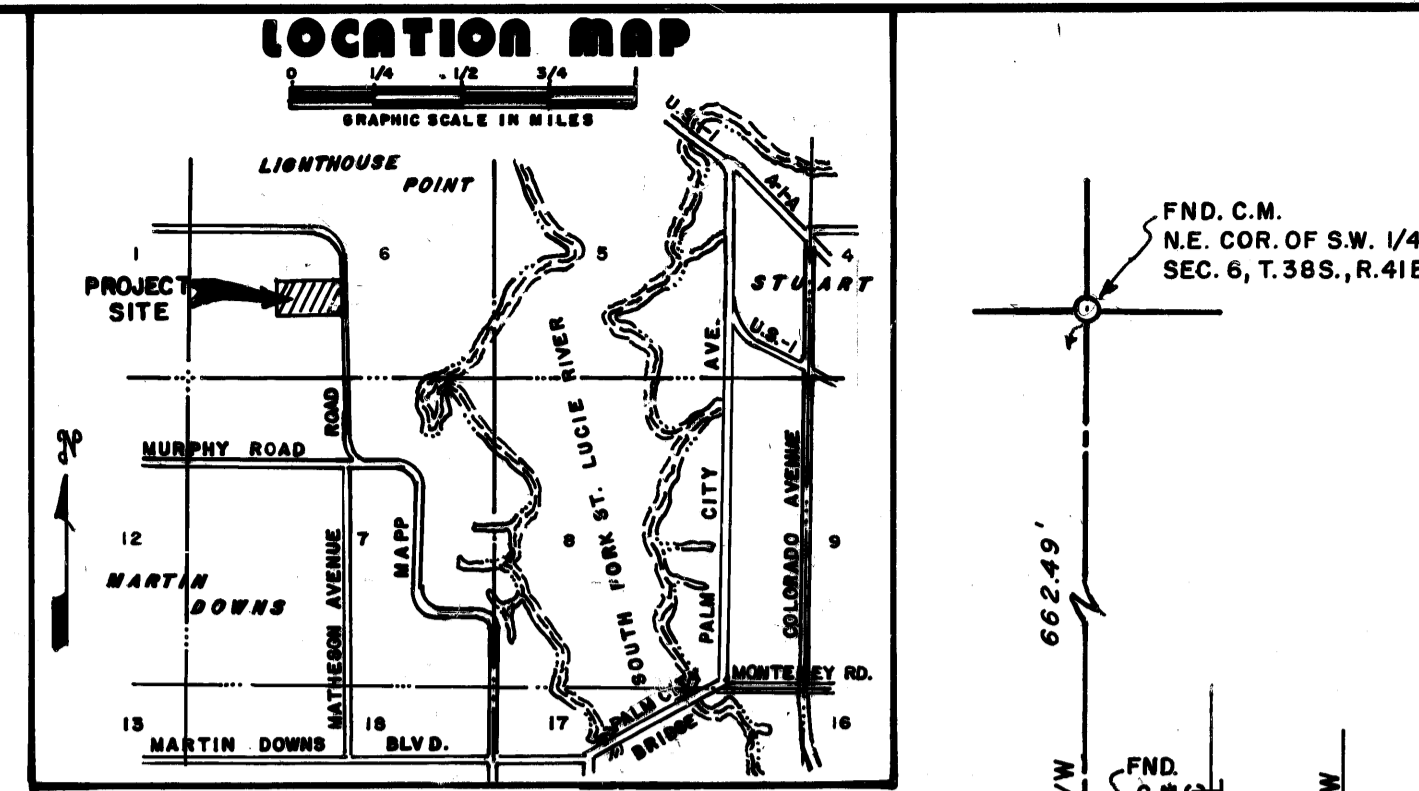


# -STRATFORD-DOWNS-

THE SOUTH ONE HALF OF THE NORTHEAST ONE QUARTER  
OF THE SOUTHWEST ONE QUARTER OF SECTION 6, TOWNSHIP  
38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

NOTE: THIS PLAT AND THE PROPERTY DESCRIBED HEREIN ARE SUBJECT TO THE  
PROVISIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF STRATFORD DOWNS SUBDIVISION RECORDED AT O.R. BOOK  
1676, PAGE 1324, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

— ADJOINING PROPERTY PLATTED AS WOODSIDE SUBDIVISION —  
PLAT BOOK 8, PAGE 74, MARTIN COUNTY PUBLIC RECORDS



LINE DATA			
LINE	BEARING	DISTANCE	
1	S 00°00'42"W	20.00'	
2	S 00°09'57"W	10.00'	

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
1	89°48'14"	55.00	86.21	54.81	77.65	S 45°04'04"W
2	90°09'14"	55.00	86.54	55.15	77.89	S 44°54'40"W
3	28°28'39"	175.61	57.78	44.82	86.88	N 75°47'29"W
4	28°28'39"	236.61	117.60	60.04	118.39	N 75°47'29"W
5	89°38'57"	25.00	39.12	24.86	35.25	S 45°08'42"W
6	16°10'44"	85.00	24.00	12.08	23.92	S 81°52'49"W
7	36°17'27"	85.00	53.84	27.86	52.94	S 55°38'43"W
8	37°20'03"	85.00	55.39	28.72	54.41	S 18°49'58"W
9	90°15'00"	25.00	43.39	25.18	42.92	S 14°27'33"E
10	35°58'36"	85.00	53.37	27.60	52.80	S 47°04'21"E
11	24°55'39"	85.00	36.98	18.79	36.83	S 77°31'28"E
12	62°10'55"	25.00	27.13	15.08	25.82	S 59°53'50"E
13	85°02'38"	80.00	74.21	45.85	67.59	S 70°19'41"E
14	72°57'43"	50.00	63.67	36.97	59.46	N 30°40'10"E
15	84°10'38"	80.00	73.48	45.18	87.03	N 47°54'00"W
16	90°09'14"	25.00	43.39	25.07	42.92	N 44°54'40"W
17	89°48'14"	25.00	39.18	24.91	35.29	N 45°04'04"E
18	28°28'39"	206.61	102.69	52.43	101.64	S 78°47'30"E
19	28°28'39"	206.61	102.69	52.43	101.64	S 75°47'30"E
20	90°21'03"	25.00	39.42	25.15	35.46	S 44°51'18"E
21	89°50'46"	25.00	39.20	24.93	35.31	S 45°05'20"W
22	90°09'14"	25.00	43.39	25.07	42.92	N 44°54'40"W
23	90°48'14"	25.00	39.18	24.91	35.29	N 45°04'04"E
24	90°11'46"	25.00	39.36	25.09	35.42	S 44°55'56"E

**CONSENT AND JOINDER OF MORTGAGE TO DEDICATION**

STATE OF ILLINOIS SS  
COUNTY OF COOK SS

THE UNDERSIGNED MORTGAGEES HEREBY JOIN AND CONSENT TO THE AREAS DEDICATED HEREON AND RATIFY THE PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON WHICH THEY MIGHT CLAIM UNDER THE MORTGAGE HELD BY THEM AND RECORDED AT O.R. BOOK 541, PAGE 2463, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 8<sup>th</sup> DAY OF July 1985.

WITNESSES: *Charles J. Saporito* (Notary Public), *Josephine Saporito* (Mortgagee)

**ACKNOWLEDGEMENT**

STATE OF ILLINOIS SS  
COUNTY OF COOK SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES J. SAPORITO, AND JOSEPHINE SAPORITO, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT AND JOINDER OF MORTGAGE TO DEDICATION, AND EACH DULY ACKNOWLEDGED BEFORE ME THEY EXECUTED THE SAME.

WITNESS, MY HAND AND OFFICIAL SEAL AT COOK COUNTY, ILLINOIS, THIS 8<sup>th</sup> DAY OF July, A.D. 1985.

MY COMMISSION EXPIRES: June 20, 1986

**TITLE CERTIFICATE**

I, JOHN FENNIMAN, ATTORNEY, A MEMBER OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT THE RECORD TITLE OF THE HEREON DESCRIBED LANDS IS VESTED IN SANDRA L. KLEIN, CO-TRUSTEE AND ROBERT C. KLEIN, CO-TRUSTEE.

THE DESCRIBED LANDS ARE ENCUMBERED BY THE FOLLOWING MORTGAGES NOT SATISFIED OR RELEASED OF RECORD.

1. MORTGAGE FROM SANDRA L. KLEIN, CO-TRUSTEE AND ROBERT C. KLEIN, CO-TRUSTEE AS MORTGAGORS, IN FAVOR OF CHARLES J. SAPORITO AND JOSEPHINE SAPORITO, HIS WIFE, AS MORTGAGEES, DATED 19, MARCH, 1982, RECORDED AT O.R. BOOK 541, PAGE 2463, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

July 15, 1985

JOHN FENNIMAN  
ATTORNEY-AT-LAW  
435 COLONIAL AVENUE  
STUART, FLORIDA 33494

**CLERK'S RECORDING CERTIFICATE**

I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 722, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22<sup>nd</sup> DAY OF August, A.D., 1985.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT OF  
MARTIN COUNTY, FLORIDA  
DEPUTY CLERK  
(CIRCUIT COURT SEAL)

56799A  
FILE NO.

SUBDIVISION PARCEL CONTROL NUMBER:

**COUNTY APPROVAL**

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

DATE: 8/13/85 BY: *John W. ...* COUNTY ENGINEER  
DATE: 5-14-85 BY: *John W. ...* COUNTY ATTORNEY  
DATE: April 18, 1985 BY: *John W. ...* CHAIRMAN, PLANNING AND ZONING COMMISSION  
DATE: May 14, 1985 BY: *John W. ...* CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
DATE: August 22, 1985 BY: *Louise V. Isaacs* ATTEST-CLERK OF THE CIRCUIT COURT  
DEPUTY CLERK

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

ROBERT C. KLEIN AND SANDRA L. KLEIN, AS CO-TRUSTEES DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND DO HEREBY DEDICATE THE FOLLOWING:

- THE STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT OF STRATFORD DOWNS ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF STRATFORD DOWNS 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, FLORIDA.
- DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF STRATFORD DOWNS ARE TO BE MAINTAINED BY THE STRATFORD DOWNS HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, WE HAVE UNTO SET OUR HANDS AND SEALS THIS 10<sup>th</sup> DAY OF July 1985.

WITNESSES: *Robert C. Klein* (Co-trustee), *Sandra L. Klein* (Co-trustee)

**ACKNOWLEDGEMENT**

STATE OF ILLINOIS SS  
COUNTY OF COOK SS

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT C. KLEIN AND SANDRA L. KLEIN, CO-TRUSTEES TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF July 1985.

NOTARY PUBLIC, STATE OF ILLINOIS AT LARGE

MY COMMISSION EXPIRES: 5-12-88

**BENCH MARK INFORMATION**

NORTHEAST CORNER - ELEVATION = 9.12 (N.G.V.D. 1929)

**SURVEYOR'S CERTIFICATE**

I, DAVID W. BETHAM, DO HEREBY CERTIFY THAT THIS PLAT OF STRATFORD DOWNS 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, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATE: JUNE 13, 1985

DAVID W. BETHAM P.L.S.  
FLORIDA CERT. NO. 3199

**PLAT OF STRATFORD DOWNS MARTIN COUNTY, FLORIDA**

4	FINAL CHECK	6-08	RLA
3	TIER C.M.	1-18	RLA
2	COUNTY	1-18	RLA
1	COUNTY	1-18	RLA

DATE: 9-28-84  
DRAWN BY: Ray Anderson

**BETHAM ASSOCIATES ENGINEERS - PLANNERS - SURVEYORS**  
921 NORTHEAST COMMERCIAL STREET  
JENSEN BEACH, FLORIDA 33467  
(305) 334-1800 • 466-6380

SHEET 1 OF 1

ORDER NUMBER: 83-310