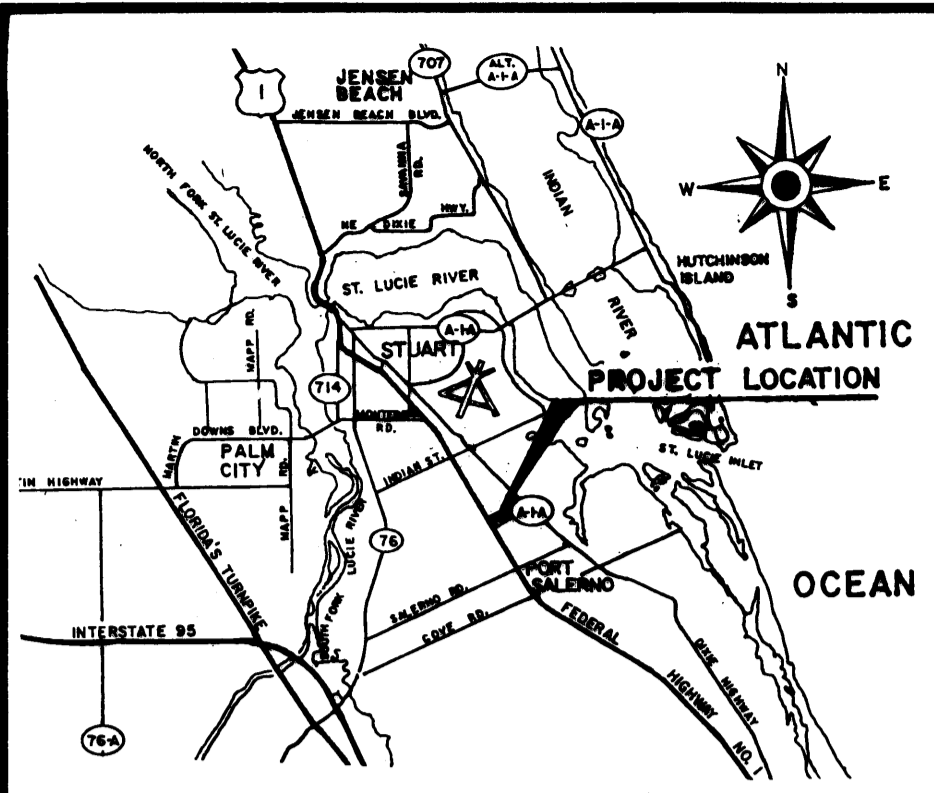
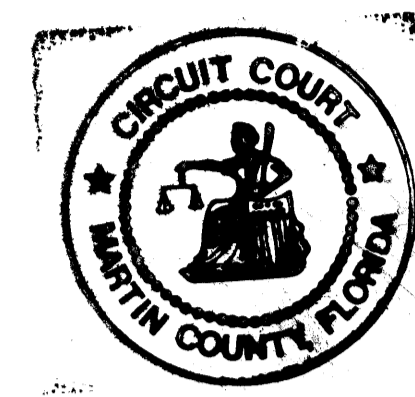


FILED FOR RECORD  
MARTIN COUNTY  
89 JUN 22 PM 2:47  
MARSHA STILLER  
CLERK OF CIRCUIT COURT  
BY: D.C.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 1, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22<sup>nd</sup> DAY OF June, 1989.

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
BY: *Charlotta Bueky*  
DEPUTY CLERK

FILE NO.  
775173  
(CIRCUIT COURT SEAL)



LOCATION MAP N.T.S.

# A PLAT OF GRAN PARK AT PORT SALERNO PHASE I

BEING A REPLAT OF PORTIONS OF LOTS 18, 19 & 20 OF THE SUBDIVISION OF THE "MILES OR HANSON GRANT DADE CO., FLA. FILED WITH THE COMMISSIONERS REPORT" AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

APRIL, 1989

## DESCRIPTION

A parcel of land lying in portions of Lots 18, 19, and 20 of the subdivision of the "Miles or Hanson Grant, Dade County, Florida - filed with the Commissioner's Report," as recorded in Plat Book 1, Page 11, of the Public Records of Palm Beach (now Martin) County, Florida; being more particularly described as follows:

Commencing at the point of intersection of the Westerly right-of-way line of the Florida East Coast Railway with the North line of the South 4/15 of Lots 18, 19, and 20 collectively according to the Plat of said Miles or Hanson Grant; thence N 58°52'28"W, along said Westerly right-of-way line of the Florida East Coast Railway, a distance of 347.36 feet to the POINT OF BEGINNING; thence S 39°07'32"W, a distance of 323.21 feet; thence S 18°42'54"E, a distance of 6.92 feet to the point of curvature of a curve, concave to the East, having a radius of 435.00 feet; thence South and East, along the arc of said curve through a central angle of 08°08'12", a distance of 61.78 feet to a point on said curve, the radius point of which bears N 63°08'54"E; thence S 63°08'54"W, a distance of 80.00 feet to a point on a curve concave to the South, having a radius of 22.00 feet, the radius point of which bears S 63°08'54"W, thence Northerly along the arc of said curve through a central angle of 86°31'12", a distance of 33.22 feet; thence S 66°37'42"W, a distance of 659.80 feet; thence S 23°22'18"E, a distance of 275.00 feet; thence S 66°37'42"W, a distance of 810.00 feet; thence S 40°03'48"W, a distance of 89.44 feet; thence S 66°37'42"W, a distance of 300.00 feet; thence S 23°22'18"E, a distance of 313.02 feet; thence S 66°37'30"W, a distance of 746.15 feet; thence N 23°22'30"W, a distance of 249.83 feet; thence S 66°37'30"W, a distance of 524.52 feet to a point on the East right-of-way line of U.S. Highway Number One, said East right-of-way line being 33.00 feet East of the centerline of said U.S. Highway Number One, thence N 28°59'25"W, along said East right-of-way line of U.S. Highway Number One, a distance of 797.71 feet; thence N 66°48'03"E, a distance of 203.30 feet; thence N 66°37'42"E, a distance of 2523.95 feet; thence N 66°34'01" E, a distance of 749.75 feet to a point on the aforementioned West right-of-way line of the Florida East Coast Railway; thence S 50°52'28"E along said West right-of-way line of the Florida East Coast Railway, a distance of 240.97 feet to the POINT OF BEGINNING.

Said parcel containing 56.222 acres.

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.  
I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF GRAN PARK AT PORT SALERNO - PHASE I 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 THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS 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.

*Thomas C. Vokoun*  
THOMAS C. VOKOUN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4382

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS, THAT GRAN CENTRAL CORPORATION, A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THOSE PORTIONS OF THE LAND SHOWN ON THIS PLAT OF GRAN PARK AT PORT SALERNO - PHASE I, AS MORE PARTICULARLY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR ROAD RIGHT-OF-WAY, DRAINAGE AND UTILITY PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS, AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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, FLORIDA, AND APPROVED BY THE GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC. FOR MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE, HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACTS.
- THE ADDITIONAL RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1 (S.R. 5), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN ON THIS PLAT OF GRAN PARK AT PORT SALERNO, PHASE I, ARE HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC., FOR LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LANDSCAPE BUFFER EASEMENTS.
- A MAINTENANCE EASEMENT IS HEREBY DEDICATED TO GRAN PARK AT PORT SALERNO OWNERS ASSOCIATION, INC., SUBJECT TO THE CONDITIONS OF A SEPARATE AGREEMENT BETWEEN MARTIN COUNTY AND GRAN CENTRAL CORPORATION, FOR THE PURPOSE OF THE MAINTENANCE OF LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY OF S.E. GRAN PARK WAY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID MAINTENANCE EASEMENT.

SIGNED AND SEALED THIS 14<sup>th</sup> DAY OF March, 1989 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND SECRETARY.

ATTEST: *S.M. Russell* S. M. RUSSELL SECRETARY  
BY: *C.F. Zellers, Jr.* C. F. ZELLERS, JR. PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED C. F. ZELLERS, JR. AND S. M. RUSSELL, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF GRAN CENTRAL CORPORATION, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 24 DAY OF Mar, 1989.

*M.A. Vanderbent*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
June 1, 1989

## TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.  
CHICAGO TITLE INSURANCE COMPANY, BY ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. NONE.  
DATED THIS 19<sup>th</sup> DAY OF May, 1989.

BY: *Kelly Side*  
CHICAGO TITLE INSURANCE CO.  
555 COLORADO AVENUE  
STUART, FLORIDA 34994  
KELLY SISK, BRANCH MANAGER  
CHICAGO TITLE INSURANCE CO.

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

## COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

6-12-89 DATE  
*Donald E. Zellman* COUNTY ENGINEER  
*Norm E. Dryer* COUNTY ATTORNEY  
*Orsage Bandt* CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.  
*Karl Valala* CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: *Marsha Stiller* MARSHA STILLER CLERK  
*By Charlotta Bueky P.C.*

PARCEL CONTROL NO.: 52-38-41-400-660-0000.0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
10 CENTRAL PARKWAY SUITE 200  
FORT PIERCE, FLORIDA 34948  
3141 EAST FLORIDA 34907  
1905 SOUTH 25TH STREET SUITE 300  
FORT PIERCE, FLORIDA 34948