

PLAT No. 51 MARTIN DOWNS BUSINESS PARK

A PART OF MARTIN DOWNS P.U.D.
BEING A REPLAT OF PORTIONS OF TRACTS 40 AND 41 OF THE PLAT OF PALM CITY FARMS AS RECORDED IN PLAT BOOK 6,
PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST,
MARTIN COUNTY, FLORIDA.

MARCH 1989

STATE OF FLORIDA
COUNTY OF MARTIN SS:
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 2,
PAGE 8, MARTIN
COUNTY, FLORIDA, PUBLIC
RECORDS, THIS 19 DAY
OF 19.
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: _____
DEPUTY CLERK
FILE NO. _____
(Circuit Court Seal)

DEDICATION

STATE OF FLORIDA)
COUNTY OF MARTIN) S.S.

KNOW ALL MEN BY THESE PRESENTS, THAT STUART ASSOCIATES I, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF PARCEL "F-1" AND TRACT "E" OF THE LAND SHOWN ON THIS PLAT NO. 51 MARTIN DOWNS BUSINESS PARK AS MORE PARTICULARLY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "E" AS SHOWN ON THIS PLAT NO. 51 MARTIN DOWNS BUSINESS PARK, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA FOR ROAD RIGHT OF WAY, UTILITY, DRAINAGE, AND OTHER PURPOSES, FOR THE PERPETUAL USE OF THE PUBLIC.

STUART ASSOCIATES I, A FLORIDA GENERAL PARTNERSHIP, HEREBY JOINS IN AND CONSENTS TO THE DEDICATIONS MADE BY SOUTHERN LAND GROUP, INC., AS SHOWN HEREON.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF MARTIN) S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED TERRY W. STILES, TO ME WELL KNOWN TO BE THE GENERAL PARTNER OF STUART ASSOCIATES I, A FLORIDA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH GENERAL PARTNER ON BEHALF OF THE GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 18th DAY OF May, A.D., 1989.

Joseph K. DeMarco
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 12, 1991

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF MARTIN) S.S.

THE CHASE MANHATTAN BANK, a National association SHALL EXECUTE A SEPARATE MORTGAGEE'S CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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 MAY 17 1989, AT 2:20 P.M.:

- RECORD TITLE TO S.W. CORPORATE PARKWAY, LAKE "A", TRACT "C" AND TRACT "D" OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF SOUTHERN LAND GROUP, INC.
- RECORD TITLE TO PARCEL "F-1", AND TRACT "E" OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF STUART ASSOCIATES I, A FLORIDA GENERAL PARTNERSHIP.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING TRACT "E" AND PARCEL "F-1" OF THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE FROM STUART ASSOCIATES I, FLORIDA GENERAL PARTNERSHIP, TO THE CHASE MANHATTAN BANK, National association AS RECORDED IN OFFICIAL RECORDS BOOK 811, PAGE 2474, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING S.W. CORPORATE PARKWAY, LAKE "A", TRACT "C" AND TRACT "D" OF THE LANDS DESCRIBED HEREON ARE AS FOLLOWS: NONE

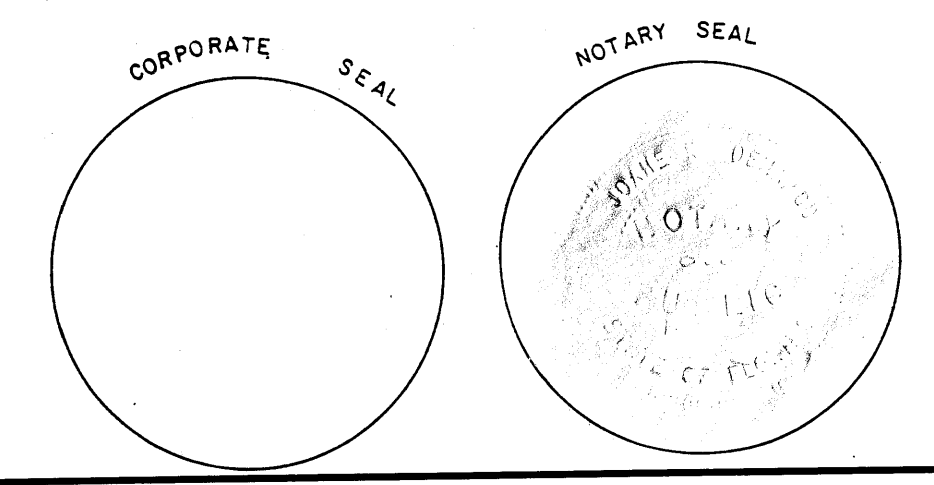
DATED THIS 31st DAY OF May, 1989.

BY: W. Martin Bonan
W. MARTIN BONAN
GUNSTER, YOAKLEY, CRISER,
& STEWART, P.A.
10 CENTRAL PARKWAY, SUITE 400
STUART, FLORIDA 33497
(407) 288-1980

SIGNED AND SEALED THIS 18th DAY OF May, 1989, ON BEHALF OF SAID GENERAL PARTNERSHIP BY ITS GENERAL PARTNER.

STUART ASSOCIATES I, A FLORIDA
GENERAL PARTNERSHIP
BY: Terry W. Stiles
GENERAL PARTNER

- NOTE 1
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NOTE 2
THERE SHALL BE NO LOTS SPLIT EXCEPT TO CREATE LARGER LOTS.
- NOTE 3
A SEPARATE INSTRUMENT WILL BE USED TO CONVEY ALL DRAINAGE AND UTILITY EASEMENTS.



THIS INSTRUMENT PREPARED BY
R. LEE IN THE OFFICE OF:

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Shalloway, Foy, Schofield, Rayman & Newell, Inc.
Engineers • Planners • Surveyors
Telephone: (407) 655-1151
1201 Belvidere Road, West Palm Beach, Florida 33406

DATE	1 / 3 / 89	S	2
DRAWN	A. R.	H	3
CHECKED	G. RAYMAN	T.	
NO.			
JOB NO.	88092		