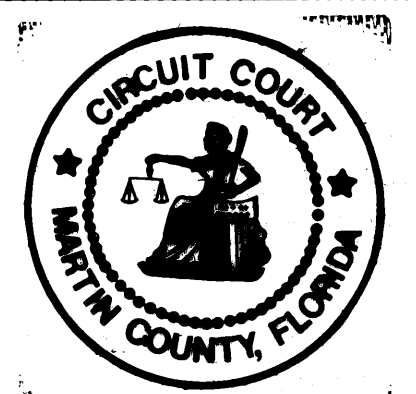


PLAT No. 51 MARTIN DOWNS BUSINESS PARK

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.



FILED FOR RECORD
MARTIN CO. FLA.
89 AUG 15 AM 10:28
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY D.C.

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 12, PAGE 8, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 15th DAY OF August, 1989.
MARSHA STILLER, CLERK
MARTIN COUNTY, FLORIDA
BY: Kathy Webster
DEPUTY CLERK
FILE NO. 783535
(Circuit Court Seal)

LOCATION MAP

DESCRIPTION

A PARCEL OF LAND BEING A REPLAT OF PORTIONS OF TRACTS 40 & 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER (W 1/4) CORNER OF SAID SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; RUN THENCE S 00°29'53" W ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 15.00 FEET; THENCE S 89°16'44" E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°16'44" E, A DISTANCE OF 351.00 FEET; THENCE S 00°29'53" W, A DISTANCE OF 526.88 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, WHOSE CENTER BEARS S 08°50'20" W AND HAVING A RADIUS OF 1185.92 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°12'52", AN ARC DISTANCE OF 252.82 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S 68°56'48" W, A DISTANCE OF 75.00 FEET; THENCE N 66°03'12" E, A DISTANCE OF 35.36 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD (A 200 FOOT WIDE RIGHT-OF-WAY); THENCE S 21°03'12" W, A DISTANCE OF 130.00 FEET; THENCE N 23°56'48" W, A DISTANCE OF 35.36 FEET; THENCE N 68°56'48" W, A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'56" AN ARC DISTANCE OF 392.45 FEET TO A POINT OF TANGENCY; THENCE N 89°16'44" W, A DISTANCE OF 158.17 FEET; THENCE S 45°36'35" W, A DISTANCE OF 35.42 FEET; THENCE N 00°29'53" E, A DISTANCE OF 620.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.454 ACRES

TOGETHER WITH:

A PARCEL OF LAND BEING WITHIN TRACT 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER (W 1/4) CORNER OF SAID SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; RUN THENCE S 00°29'53" W ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 15.00 FEET; THENCE S 89°16'44" E, A DISTANCE OF 391.00 FEET; THENCE S 00°29'53" W, A DISTANCE OF 526.88 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, WHOSE CENTER BEARS S 08°50'20" W AND HAVING A RADIUS OF 1185.92 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°12'52", AN ARC DISTANCE OF 252.82 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S 68°56'48" E, A DISTANCE OF 75.00 FEET; THENCE N 66°03'12" E, A DISTANCE OF 35.36 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD (A 200 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE S 21°03'12" W, A DISTANCE OF 305.61 FEET TO A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S 21°03'12" W, A DISTANCE OF 308.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WHOSE CENTER BEARS S 68°56'48" E AND HAVING A RADIUS OF 2030.95 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°43'34", AN ARC DISTANCE OF 61.19 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST WHOSE CENTER BEARS S 13°22'35" W AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°06'24" AN ARC DISTANCE OF 149.99 FEET; THENCE N 89°30'07" W, A DISTANCE OF 319.22 FEET; THENCE N 00°29'53" E, A DISTANCE OF 184.54 FEET; THENCE S 89°30'07" E, A DISTANCE OF 162.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°26'41", AN ARC DISTANCE OF 212.11 FEET TO A POINT OF TANGENCY; THENCE N 21°03'12" E, A DISTANCE OF 165.24 FEET; THENCE S 68°56'48" E, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.273 ACRES
GROSS AREA = 8.727 ACRES

DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS, THAT SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN ON THIS PLAT NO. 51 MARTIN DOWNS BUSINESS PARK AS S.W. CORPORATE PARKWAY, LAKE "A", TRACT "C" AND TRACT "D", AS MORE PARTICULARLY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- LAKE "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR OPEN SPACE, DRAINAGE AND WATER MANAGEMENT PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO DUTY, RESPONSIBILITY, OR LIABILITY REGARDING SAID LAKE "A".
- S.W. CORPORATE PARKWAY, 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 PROPER PURPOSES, FOR THE PERPETUAL USE OF THE PUBLIC.
- TRACT "C" AS SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF MARTIN DOWNS BUSINESS PARK ASSOCIATION, INC. FOR PARK OR RECREATION PURPOSES, SIGNAGE PURPOSES COMMON AREA OR OPEN SPACE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO DUTY, RESPONSIBILITY, OR LIABILITY REGARDING SAID TRACT "C".
- TRACT "D" AS SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF MARTIN DOWNS BUSINESS PARK ASSOCIATION, INC. FOR LANDSCAPING AND SIGNAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO DUTY, RESPONSIBILITY OR LIABILITY REGARDING SAID TRACT "D".

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

NOTE: SEE SHEET 2 OF 3 FOR DEDICATION OF TRACT "E"

SIGNED AND SEALED THIS 26th DAY OF April, 1989 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY.

SOUTHERN LAND GROUP, INC.
BY: Peter D. Cummings
PETER D. CUMMINGS, PRESIDENT

ATTEST: Betty M. English
BETTY M. ENGLISH
SECRETARY

MARCH 1989

ACKNOWLEDGEMENT

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

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS AND BETTY ENGLISH, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SAID PRESIDENT AND SECRETARY, OF THE AFOREMENTIONED CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 26th DAY OF April, 1989.

Margaret Carter
NOTARY PUBLIC
STATE OF FLORIDA

MY COMMISSION EXPIRES:

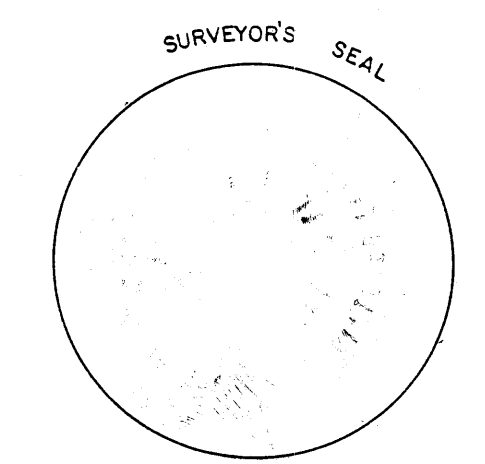
August 27, 1990

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

G. Rayman
GARY M.F. RAYMAN
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #2633



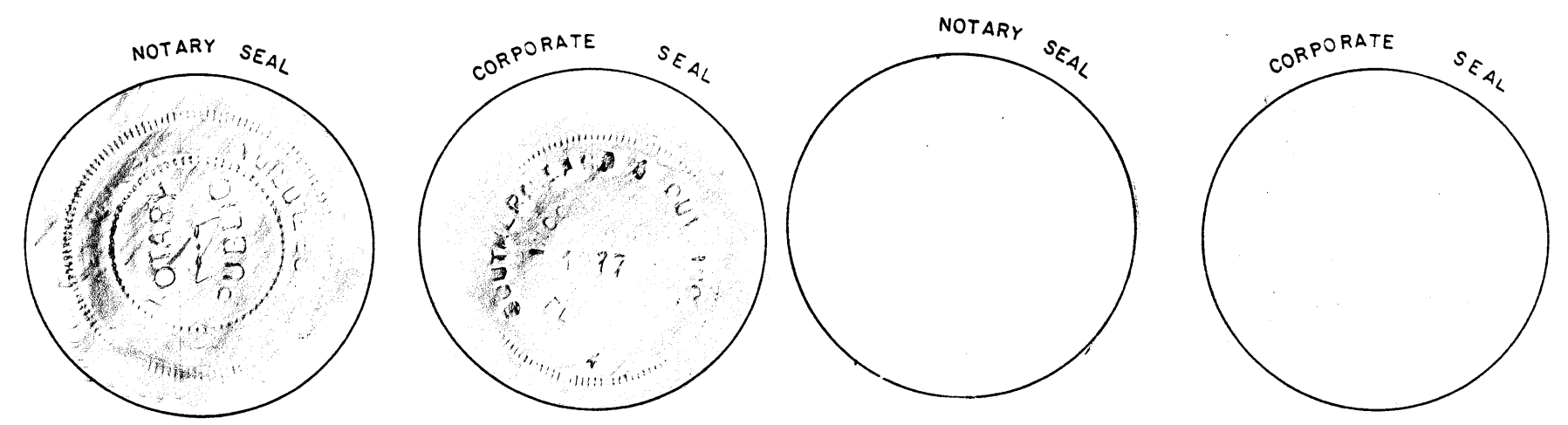
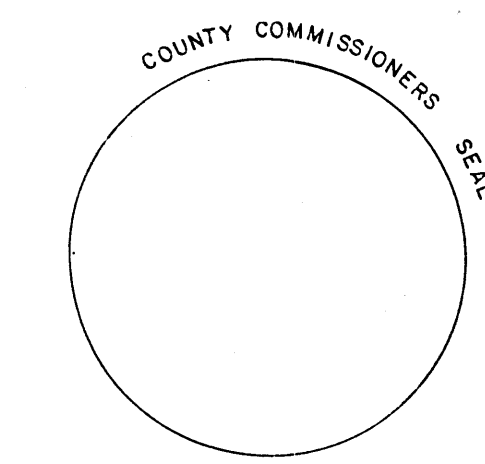
COUNTY APPROVALS

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

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

- 8-2-89 DATE D.E. Hellman COUNTY ENGINEER
- February 28, 1989 DATE Adams. Druff COUNTY ATTORNEY
- February 28, 1989 DATE Joseph Banfi CHAIRMAN - PLANNING & ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
- February 28, 1989 DATE Karl ... CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller
CLERK
By: Kathy Webster, D.C.



SUBDIVISION PARCEL CONTROL # 13-38-40-019-000-0000-0

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

© COPYRIGHT 1988 BY SHALLOWAY, FOY, SCHOFIELD, RAYMAN & NEWELL, INC. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR REPRESENTING SHALLOWAY, FOY, SCHOFIELD, RAYMAN & NEWELL, INC.

Shalloway, Foy, Schofield, Rayman & Newell, Inc.
Engineers • Planners • Surveyors
Telephone: (407) 655-1151
1201 Pelvicers Road, West Palm Beach, Florida 33405

DATE 11/21/88
DRAWN A.R.
CHECKED S. RAYMAN
JOB NO. 8 8 092