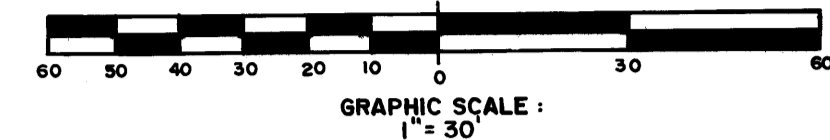
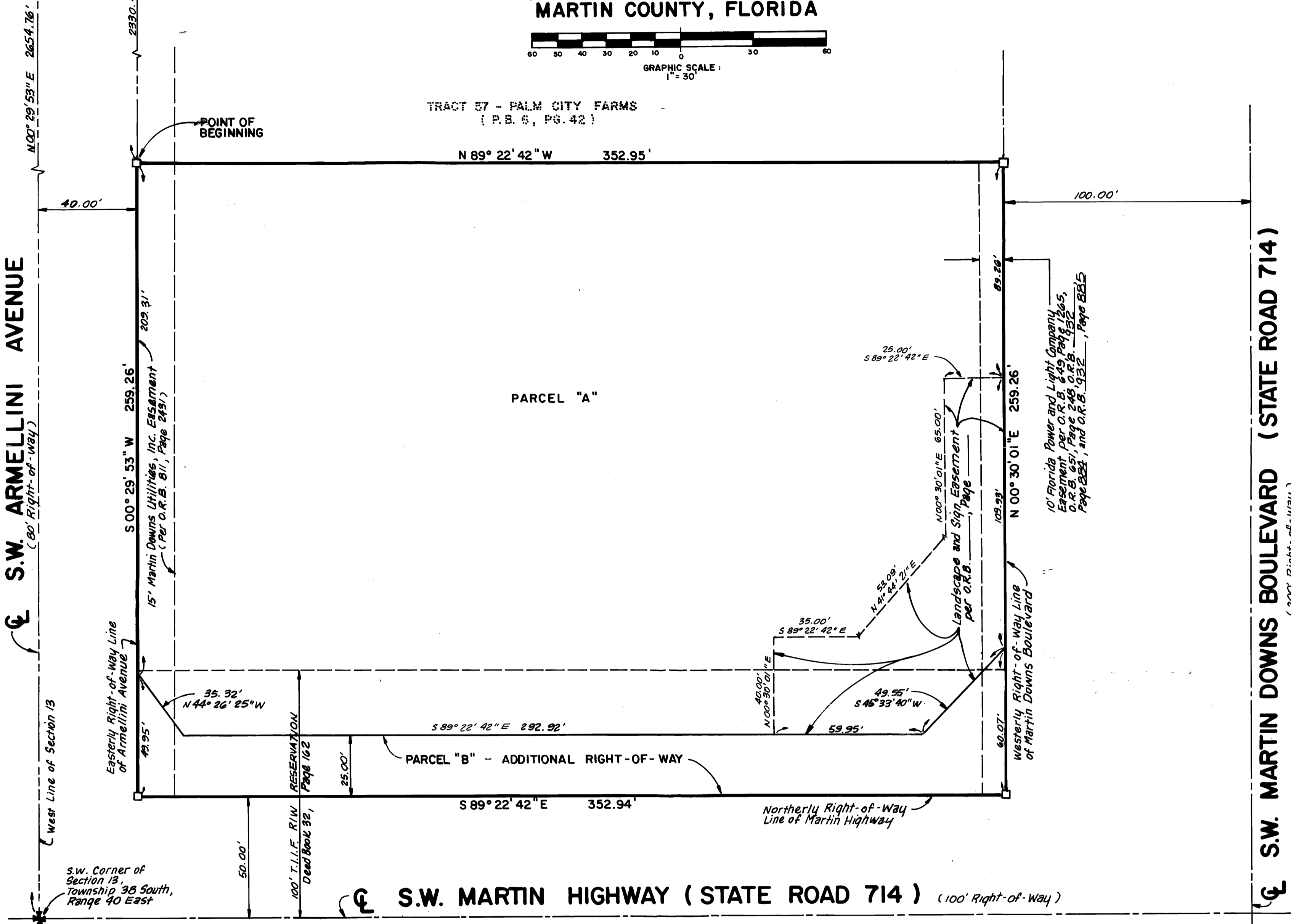


# PLAT NO. 62 OF MARTIN DOWNS - MIRANDA MOBIL

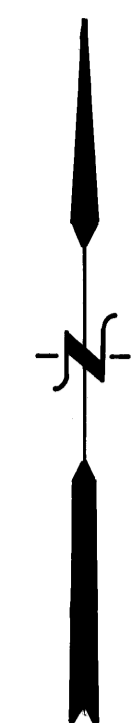
BEING A REPLAT OF A PORTION OF TRACT 57 OF THE PLAT OF PALM CITY FARMS AS RECORDED IN PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN COUNTY, FLORIDA); SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA



P.O.C. WEST 1/4 CORNER SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST



**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 62, PAGE 62, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 27 DAY OF MARCH, 1992.  
 MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.  
 FILE NUMBER 944402 BY Deborah Langston DEPUTY CLERK SUBDIVISION PARCEL CONTROL NO. 13-38-40-026-000-0000



**LEGEND :**

- Denotes 4"x4" Concrete Monument Stamped P.R.M. (Permanent Reference Monument) P.L.S. # 4343.
- T.I.I.F. Denotes Trustees of the Internal Improvement Fund of the State of Florida.
- P.O.C. Denotes Point of Commencement.
- O.R.B. Denotes Official Record Book.

**GENERAL NOTES :**

- 1) Bearings shown hereon are based upon a bearing of N 00° 29' 53" E along the West Line of Section 13, Township 38 South, Range 40 East.
- 2) There shall be no Lot Splits Except to Create a Larger Lot.
- 3) NOTICE: There may be Additional Restrictions that are not Recorded on this Plat that may be Found in the Public Records of this County.

**LEGAL DESCRIPTION :**

A Parcel of Land Lying in Section 13, Township 38 South, Range 40 East, Martin County, Florida; Said Parcel Also Being a Portion of Tract 57 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. Said Parcel Being More Particularly Described as Follows:

Commence at the West One-Quarter (1/4) Corner of Section 13, Township 38 South, Range 40 East; Thence South 00° 29' 53" West, Along the West Line of Said Section 13 a Distance of 15.00 Feet; Thence South 89° 16' 44" East, a Distance of 40.00 Feet to the Easterly Right-of-Way Line of Armellini Avenue; Thence South 00° 29' 53" West, Parallel with said Section Line, Along said Right-of-Way Line a Distance of 2330.48 Feet to the POINT OF BEGINNING;

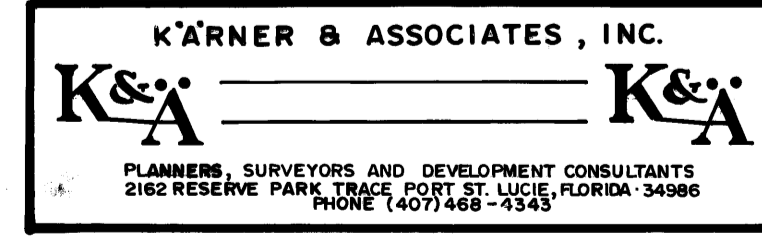
Thence Continue South 00° 29' 53" West, 259.26 Feet to the North Right-of-Way Line of State Road 714 (a 100' Right-of-Way); Thence South 89° 22' 42" East, Along said Right-of-Way, a Distance of 352.94 Feet to the Westerly Right-of-Way Line of S.W. Martin Downs Boulevard (a 200.00 Foot Right-of-Way); Thence North 00° 30' 01" East, Along said Right-of-Way Line, a Distance of 259.26 Feet; Thence North 89° 22' 42" West, Departing said Right-of-Way Line, a Distance of 352.95 Feet to the POINT OF BEGINNING.

Said Land Containing 91,502 Square Feet, More or Less.

**SURVEYOR'S CERTIFICATE :**

State of Florida } ss I Regina C. Karner, do hereby certify that County of Martin } this plat No. 62 of Martin Downs - Miranda Mobil, is a true and correct representation of the lands surveyed under my supervision and direction, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes. Permanent Reference Monuments and Permanent Control Points will be set in accordance with Chapter 177.091 (7) and (8), Florida Statutes.

By: Regina C. Karner Dated: 2.5.1992  
 REGINA C. KARNER, P.L.S.  
 FLORIDA REGISTRATION NO. 4363



**CERTIFICATE OF OWNERSHIP AND DEDICATION :**

State of Florida } ss SOUTHERN LAND GROUP, INC., a Florida Corporation, by and through its under signed officer, County of Martin } does hereby certify that it is owner of the property described hereon and does hereby dedicate as follows:

- 1) The Additional Right-of-Way (PARCEL "B") as shown on this Plat No. 62 of Martin Downs - Miranda Mobil is hereby dedicated to the Board of County Commissioners of Martin County, Florida, for the perpetual use of the public.
- 2) The Landscape and Sign Easement as shown on this Plat No. 62 of Martin Downs - Miranda Mobil, is hereby dedicated to and shall be the perpetual Maintenance Responsibility of Martin Downs Business Park Association, Inc., its Successors and Assigns for Landscape and Signage Purposes in Accordance with all Restrictions and Reservations set forth by the Easement Agreement Recorded in O.R.B. 328, Page 243, Public Records of Martin County, Florida. The Board of County Commissioners of Martin County, Florida shall bear no duty, responsibility, or liability regarding such easement.
- 3) The Martin Downs Utilities, Inc. Easement shown hereon is dedicated to Martin Downs Utilities, Inc., a Florida Corporation, in accordance with all Restrictions and Reservations set forth by the Easement Agreement Recorded in O.R.B. 511, Page 246, Public Records of Martin County, Florida and shall be the maintenance obligation of same. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty or liability regarding such easements.
- 4) The Florida Power and Light Company Easement shown hereon is dedicated to Florida Power and Light Company, a Florida Corporation, in accordance with all Restrictions and Reservations set forth by the Easement Agreement Recorded in O.R.B. 651, Page 246, Public Records of Martin County, Florida and O.R.B. 649, Page 265, Public Records of Martin County, Florida as Modified by the partial release of easement recorded in O.R.B. 132, Page 523, and O.R.B. 932, Page 282, Public Records of Martin County, Florida. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty or liability regarding such easements.

Signed and Sealed this 26th day of MARCH, 1992, on behalf of said Corporation by its President and Attested by its Secretary.

SOUTHERN LAND GROUP, INC.  
 By: David Giunta Attest: Betty English  
 David Giunta, President Betty English, Secretary

**ACKNOWLEDGEMENT :**

State of Florida } ss The foregoing instrument was acknowledged before me this 26th day of County of Martin } MARCH, 1992, by DAVID R. GIUNTA, President, and BETTY M. ENGLISH, Secretary of Southern Land Group, Inc., a Florida Corporation, on behalf of the corporation. They are personally known to me, and did not take an oath.

Jane Dall My Commission Expires: 11-30-92  
 JANE DALL  
 NOTARY PUBLIC

**MORTGAGEE'S CONSENT :**

State of Michigan } ss Michigan National Bank, a National Banking Association, hereby certifies, County of Oakland } that it is the Holder of a certain Mortgage, Lien, or Encumbrance on the land described hereon and Consents to the Dedication hereon and does subordinate its Mortgage, Lien or Encumbrance to such Dedication.

Signed, Sealed and attested this 2nd day of April, 1992 on behalf of said Corporation, by its authorized Representatives.  
 By: William R. Lawrence Attest: Ende E. Worley

**ACKNOWLEDGEMENT :**

State of Michigan } ss Before me, the undersigned Notary Public, personally appeared William R. Lawrence County of Oakland } and Ende E. Worley, to the well known to be the Vice President and Vice President, respectively, of Michigan National Bank, a Banking Association, who signed the Mortgage's Consent on behalf of the Association. They are personally known to me, and they did not take an oath.

Witness my hand and official seal this 2nd day of April, 1992.  
Lawell J. Coleman My Commission Expires: 9-18-94  
 LAWELL J. COLEMAN  
 NOTARY PUBLIC

**TITLE CERTIFICATE :**

State of Florida } ss I, GEORGE B. HOUGH, Jr., attorney at law and a County of Martin } member of the Florida Bar, hereby certify that as of March 27, 1992, at 5:00 p.m.

- 1) Record Title to the Land described and shown on this Plat is in the name of the Corporation executing the Dedication as shown hereon.
- 2) All Mortgages not satisfied or released of record nor otherwise terminated by law, encumbering the Land described hereon are as follows:

- A) Construction Mortgage and Security Agreement executed by Southern Land Group, Inc., Riverfront Properties of Martin County, Inc., and Martin Downs Utilities, Inc., all Florida corporations, in favor of Michigan National Bank, a national banking association, dated January 30, 1989 and recorded February 1, 1989, in O.R.B. 797, Page 2772, Public Records of Martin County, Florida.
- B) Collateral Assignment of Leases, Rents, and Profits executed by Southern Land Group, Inc., Riverfront Properties of Martin County, Inc., and Martin Downs Utilities, Inc., all Florida corporations, in favor of Michigan National Bank, a national banking association, dated January 30, 1989, and recorded February 1, 1989, in O.R.B. 797, Page 2803, Public Records of Martin County, Florida.
- C) UCC-1 Financing Statement, executed by Southern Land Group, Inc. and Riverfront Properties of Martin County, Inc., both Florida Corporations, in favor of Michigan National Bank, a national banking association, recorded in O.R.B. 797, Page 2821, Public Records of Martin County, Florida.

By: George B. Hough, Jr. Date: 3/27/92  
 GEORGE B. HOUGH, JR.  
 Attorney at Law  
 Bryan & Hough, P.A.  
 900 E. Ocean Boulevard  
 Stuart, Florida 34995

**APPROVAL BY MARTIN COUNTY :**

State of Florida } ss County of Martin } This Plat is hereby Approved by the Undersigned on the Date or Dates Indicated.

<u>5-22-92</u> Date	<u>Donald E. Hollman</u> County Engineer
<u>3-24-92</u> Date	<u>Karen Strydom</u> County Attorney
<u>3-24-92</u> Date	<u>Rachel Scott</u> Chairman - Planning and Zoning Commission of Martin County, Florida
<u>3-24-92</u> Date	<u>May Brewer</u> Chairman - Board of County Commissioners of Martin County, Florida

Attest: Marsha Stiller  
 Clerk of the Circuit Court  
 By: Deborah Langston D.C.

PARCEL CONTROL NO. 13-38-40-026-000-0000

ENGINEER'S PROJECT NO. 91-0089 DATED : SEPTEMBER, 1991

**S.D.A. SHAH SHADROTOS & ASSOCIATES**  
 DEVELOPMENT CONSULTING  
 ENGINEERING  
 PLANNING  
 4901 N.W. 17th Way • Suite 504 • Ft. Lauderdale, FL 33309  
 PH: (305) 776-7604 • FAX: (305) 776-7608

Land Surveyor	Southern Land Group, Inc.	Acknowledgment	Mortgagee's Consent	Mortgagee's Acknowledgment	Attorney
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