

PLAT NO. 66 MARTIN DOWNS P. U. D.

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT 19 AND 20, SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, 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:

BEGIN AT THE NORTHEAST CORNER OF PLAT NO. 60, MARTIN DOWNS P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 91, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD (A 200.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°31'30" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 266.29 FEET; THENCE SOUTH 00°28'31" WEST, A DISTANCE OF 350.00 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00°28'31" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°27'02", A DISTANCE OF 108.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°30'18", A DISTANCE OF 69.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°34'42" WEST, A DISTANCE OF 155.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 502.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°53'48" A DISTANCE OF 139.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°31'30" WEST, A DISTANCE OF 18.80 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF TRACT B, AFORESAID PLAT NO. 60, MARTIN DOWNS P.U.D.; THENCE NORTH 00°59'10" EAST ALONG SAID LINE AND SAID WESTERLY LINE OF TRACT B A DISTANCE OF 3.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B, THENCE SOUTH 89°31'30" EAST ALONG THE SOUTH LINE OF SAID PLAT NO. 60, A DISTANCE OF 198.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 60; THENCE NORTH 00°59'10" EAST ALONG THE EAST LINE OF SAID PLAT NO. 60, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 1.886 ACRES, MORE OR LESS.

BEING A REPLAT OF A PORTION OF TRACT 19 AND 20, PALM CITY FARMS
AS RECORDED IN PLAT BOOK 6, PAGE 42
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA

JANUARY, 1994

PARCEL CONTROL NUMBER: 13-38-40-028-000-0000.0

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, GEORGE B. HOUGH, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF December 23 1993, AT 4:00 P.M.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL RECORDED MORTGAGES NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

1. 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 OFFICIAL RECORDS BOOK 797, PAGE 2772, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS AMENDED IN THAT CERTAIN AMENDMENT TO AND RENEWAL OF CONSTRUCTION MORTGAGE AND SECURITY AGREEMENT DATED APRIL 9, 1993 AND RECORDED IN OFFICIAL RECORDS BOOK 954, PAGE 869, AND AS RERECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 1153, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND

2. 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, DATED JANUARY 30, 1989, AND RECORDED FEBRUARY 1, 1989, IN OFFICIAL RECORDS BOOK 797, PAGE 2803, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; COLLATERAL ASSIGNMENT OF LEASES, RENTS AND PROFITS EXECUTED BY SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., AND MD RETAIL PARTNERS DATED APRIL 9, 1992 AND RECORDED JULY 1, 1992 IN OFFICIAL RECORDS BOOK 965, PAGE 1130, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; AND 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 THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 797, PAGE 2821.

DATED THIS 23rd DAY OF December, 1993

BY: George B. Hough, Jr.
GEORGE B. HOUGH, JR.
KEANE, MURPHY & HOUGH, P.A.
SUITE 244
900 EAST OCEAN BOULEVARD
STUART, FLORIDA 34994

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINDER TO THIS PLAT, EXECUTED BY THE MORTGAGEE, WILL BE RECORDED CONCURRENTLY WITH THIS PLAT IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

2-16-94
DATE

Donald E. Hillman
COUNTY ENGINEER

12-21-93
DATE

Robert Stinson
COUNTY ATTORNEY

12-21-93
DATE

Shirley McManus
CHAIRMAN - PLANNING AND ZONING
COMMISSION OF MARTIN COUNTY, FLORIDA

12-21-93
DATE

Charlene Hoag
VICE CHAIRMAN - BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller
CLERK

By Charlotte Burley

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, VINCENT J. NOEL, DO HEREBY CERTIFY THAT THIS PLAT OF NO. 66, MARTIN DOWNS P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY WAS 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 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.

DATED THIS 30th DAY OF Jan, 1994

V. J. Noel
VINCENT J. NOEL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4169

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF MARTIN

M.D. RETAIL PARTNERS, A MICHIGAN CO-PARTNERSHIP, BY AND THROUGH ITS PARTNER DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS PLAT NO. 66, MARTIN DOWNS P.U.D., HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

SIGNED AND SEALED THIS 10th DAY OF January 1994, ON BEHALF OF SAID CORPORATION, BY ITS VICE PRESIDENT, ATTESTED TO BY ITS SECRETARY.

ATTEST:
M.D. RETAIL PARTNERS
A MICHIGAN CO-PARTNERSHIP
BY: [Signature]
A MICHIGAN CORPORATION PARTNER

BY: [Signature]
WITNESS

BY: [Signature]
WITNESS

ACKNOWLEDGEMENT

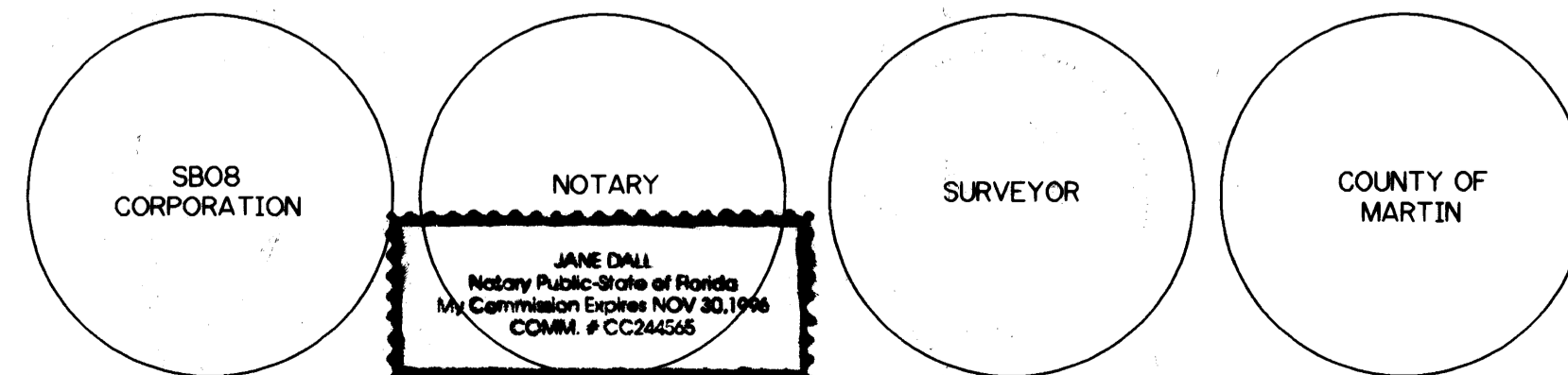
STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 1994, BY Peter D. Cummings, AS VICE-PRESIDENT OF SB08 CORPORATION, A MICHIGAN CORPORATION, PARTNER OF M.D. RETAIL PARTNERS, A MICHIGAN CO-PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

MY COMMISSION EXPIRES:

11-30-96

Jane Dall
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE



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



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
BLDG. 5000 SUITE 104 10 CENTRAL PARKWAY 2222 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD.
210 JUPITER LAKES BLVD SUITE 480 SUITE 201 SUITE 702
JUPITER, FL 33468 STUART, FL 34997 FT. PIERCE, FL 34950 WEST PALM BEACH, FL 33409
407-746-9248 407-286-3883 407-461-2450 407-684-5375