

Plat Book 16 Page 44

A PLAT OF MARTIN DOWNS P.U.D., PARCEL II, TOWN CENTER

A PART OF MARTIN DOWNS P.U.D.
BEING A REPLAT OF A PORTION OF TRACTS 19, 20 AND 29, 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

MORTGAGEE'S CONSENT

SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, FORMERLY KNOWN AS FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED DECEMBER 5, 2005 AND RECORDED IN OFFICIAL RECORD BOOK 2089, PAGE 1885, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS 21 DAY OF June, 2006.

SEACOAST NATIONAL BANK,
A NATIONAL BANKING ASSOCIATION

BY: Paul A. Down
ITS: VICE PRESIDENT

PRINT NAME: ROBERT J. BROWN

WITNESS: Nereida Perot Alvarez

PRINT NAME: Nereida Perot Alvarez

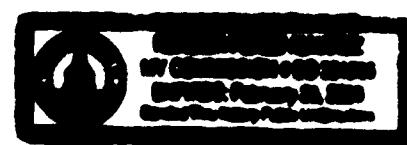
WITNESS: David A. Dean

PRINT NAME: DAVID A. DEAN

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Paul A. Down TO ME WELL KNOWN TO BE THE Vice President OF SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS: PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



STAMP

Nereida Perot Alvarez
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 22391256
MY COMMISSION EXPIRES 2-26-09

TITLE CERTIFICATION

I, PAUL K. HINES, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JUNE 29, 2006.

1. 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.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - a) FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST MORTGAGE DATED DECEMBER 5, 2005 AND RECORDED IN OFFICIAL RECORD BOOK 2089, PAGE 1885, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 30th DAY OF JUNE, 2006.

Paul K. Hines
PAUL K. HINES
ATTORNEY AT LAW, FLORIDA BAR No. 386774
GUNSTER, YOKLEY & STEWART, P.A.
800 S.E. MONTEREY COMMONS BOULEVARD
SUITE 200
STUART, FLORIDA 34996

CERTIFICATE OF SURVEYOR AND MAPPER

I, BRIAN C. KIERNAN, HEREBY CERTIFY THAT THIS PLAT OF MARTIN DOWNS P.U.D., PARCEL II, TOWN CENTER IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY AND PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY AND PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; 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, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 14th DAY OF JULY, 2006.

Brian C. Kiernan
BRIAN C. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6101

COUNTY APPROVAL

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

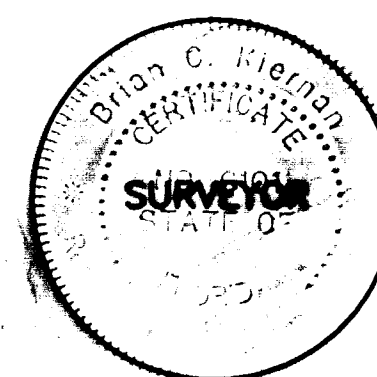
DATE: 10/24/06 David A. Dean
COUNTY SURVEYOR AND MAPPER
DATE: 11/27/06 David A. Dean
COUNTY ENGINEER
DATE: 12/7/06 Kathleen G. Scott, Esq.
COUNTY ATTORNEY
DATE: 12/7/06 Susan J. Veckie
Bcc: 5-23-06
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
Marsha Cwing
CLERK OF COURT
By Charlotte Burkey, DC

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- ⊕ - CENTERLINE
- - CONCRETE P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. PLS 2633
- - CONCRETE P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LB 959
- U.E. - UTILITY EASEMENT
- Δ - CURVE DELTA ANGLE
- R - RADIUS
- L - ARC LENGTH

THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



bh CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
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