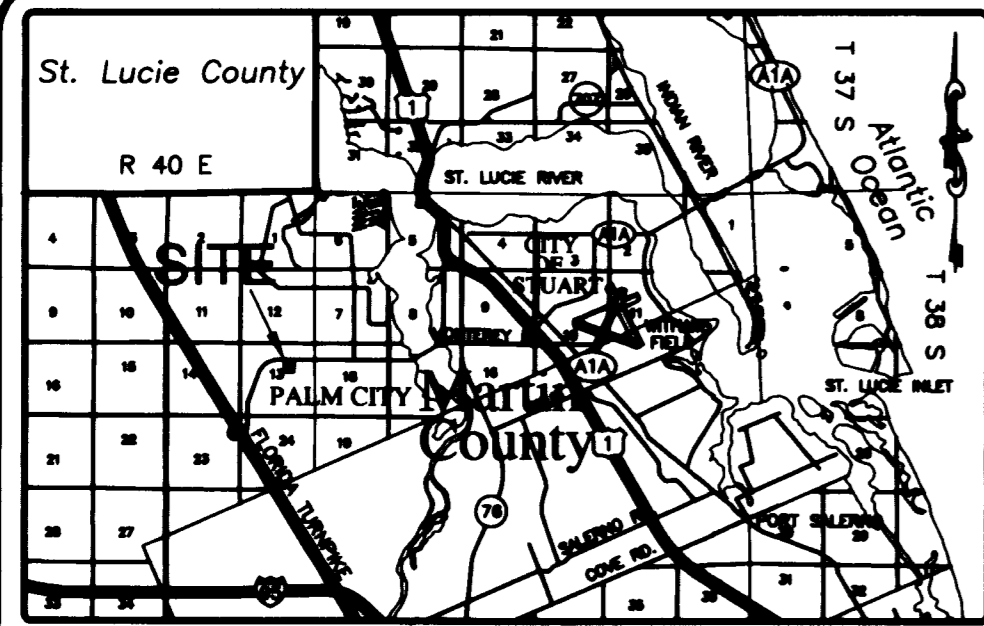


A PLAT OF MARTIN DOWNS P.U.D., PARCEL II, TOWN CENTER

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



VICINITY MAP
NOT TO SCALE

CLERK'S RECORDING CERTIFICATE
I, MARSHA EWING, CLERK
OF THE CIRCUIT COURT OF
MARTIN COUNTY, FLORIDA,
HEREBY CERTIFY THAT THIS
PLAT WAS FILED FOR RECORD
IN PLAT BOOK 16,
PAGE 44, MARTIN COUNTY,
FLORIDA, PUBLIC RECORDS,
THIS 11th DAY OF
December 2006.

MARSHA EWING,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Chadwick Brubaker
CLERK
FILE NO. 1999352
(CIRCUIT COURT SEAL)



CERTIFICATE OF OWNERSHIP AND DEDICATION

PARCEL CONTROL NO. 13-38-40-038-000-0000.0

MARTIN DOWNS TOWN CENTER LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF MARTIN DOWNS P.U.D., PARCEL II, TOWN CENTER AND HEREBY DEDICATE AS FOLLOWS:

- THE WATER MANAGEMENT TRACT, AS SHOWN ON THIS PLAT OF MARTIN DOWNS P.U.D., PARCEL II, TOWN CENTER, IS HEREBY DECLARED TO BE THE PROPERTY OF MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. THE WATER MANAGEMENT TRACT SHALL BE CONVEYED BY DEED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED BY SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE WATER MANAGEMENT TRACT DESIGNATED AS SUCH ON THIS PLAT.
- THE 10 FOOT ACCESS EASEMENT AS SHOWN ON THIS PLAT OF MARTIN DOWNS P.U.D., PARCEL II, TOWN CENTER, IS HEREBY DECLARED TO BE A PRIVATE ACCESS EASEMENT WHICH SHALL BE MAINTAINED BY SAID ASSOCIATION. NO PLANTING OR CONSTRUCTION WILL TAKE PLACE ON SAID ACCESS EASEMENT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- TRACT 2, AS SHOWN ON THIS PLAT OF MARTIN DOWNS P.U.D., PARCEL II, TOWN CENTER, IS DESIGNATED AS PRIVATE AND IS HEREBY DEDICATED TO THE MDTC PROPERTY OWNERS ASSOCIATION, INC. FOR OPEN SPACE, LANDSCAPE, AND STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR TRACT 2 DESIGNATED AS SUCH ON THIS PLAT.
- TRACT 4, AS SHOWN ON THIS PLAT OF MARTIN DOWNS P.U.D., PARCEL II, TOWN CENTER, IS DESIGNATED AS PRIVATE AND IS HEREBY DEDICATED TO THE MDTC PROPERTY OWNERS ASSOCIATION, INC. FOR INGRESS-EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV). MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR TRACT 4 DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 19th DAY OF JUNE, 2006 ON BEHALF OF MARTIN DOWNS TOWN CENTER LLC, A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: Karen D. Geller
PRINT NAME: KAREN D. GELLER
WITNESS: Noreida Perez-Alvarez
PRINT NAME: Noreida Perez-Alvarez

MARTIN DOWNS TOWN CENTER LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: Keith L. Cummings
KEITH L. CUMMINGS, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DENNIS ROHAN, TO ME WELL KNOWN TO BE THE PRESIDENT OF MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE, JOINDER AND 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

Robert Skinner
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 00223625
MY COMMISSION EXPIRES: JUNE 25, 2007

ACCEPTANCE, JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

MDTC PROPERTY OWNERS ASSOCIATION, INC. DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF EASEMENTS, RESTRICTIONS AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 19th DAY OF JUNE, 2006.

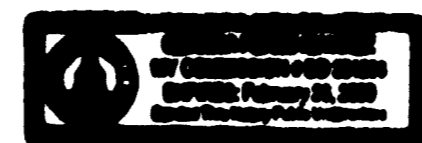
WITNESS: Karen D. Geller
PRINT NAME: KAREN D. GELLER

BY: Robert Skinner
ROBERT SKINNER, ITS PRESIDENT
WITNESS: Noreida Perez-Alvarez
PRINT NAME: Noreida Perez-Alvarez

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEITH L. CUMMINGS, TO ME WELL KNOWN TO BE THE MANAGER OF MARTIN DOWNS TOWN CENTER LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



STAMP

Noreida Perez-Alvarez
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 00223625
MY COMMISSION EXPIRES: 2-26-2007

ACCEPTANCE, JOINDER AND CONSENT

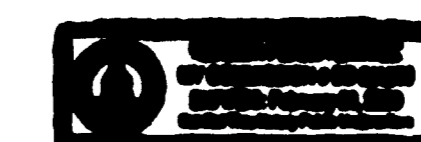
STATE OF FLORIDA
COUNTY OF MARTIN

MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF EASEMENTS, RESTRICTIONS AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 28 DAY OF JUNE, 2006.

WITNESS: Robert Skinner
PRINT NAME: ROBERT SKINNER

BY: Dennis Rohan
DENNIS ROHAN, ITS PRESIDENT
WITNESS: Elizabeth L. Rohan
PRINT NAME: ELIZABETH L. ROHAN



STAMP

Robert Skinner
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 00223625
MY COMMISSION EXPIRES: 2-26-2007

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT SKINNER, TO ME WELL KNOWN TO BE THE PRESIDENT OF MDTC PROPERTY OWNERS ASSOCIATION, INC. AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE, JOINDER AND 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.

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

CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
2bf INC.
3550 S.W. Corporate Parkway, Palm City, Florida 34980
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BPR & FBPE License No: 959 www.2bf.com

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DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACTS 19, 20 AND 29, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PLAT NO. 60, MARTIN DOWNS P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 91, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°50'09" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 265.00 FEET TO THE WEST LINE OF PLAT NO. 66, MARTIN DOWNS P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°36'36" WEST, DEPARTING SAID SOUTH LINE OF PLAT NO. 60, MARTIN DOWNS P.U.D., ALONG SAID WEST LINE OF PLAT NO. 66, MARTIN DOWNS P.U.D., A DISTANCE OF 3.35 FEET TO THE SOUTH LINE OF SAID PLAT NO. 66, MARTIN DOWNS P.U.D.; THENCE EASTERLY ALONG SAID SOUTH LINE OF PLAT NO. 66, MARTIN DOWNS P.U.D. FOR THE FOLLOWING FIVE COURSES: THENCE NORTH 89°12'51" EAST, A DISTANCE OF 18.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 502.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°53'48", AN ARC DISTANCE OF 139.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 74°53'21" EAST, A DISTANCE OF 155.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°30'18", AN ARC DISTANCE OF 69.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 150.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°27'02", AN ARC DISTANCE OF 108.52 FEET TO THE SOUTHWEST CORNER OF SAID PLAT NO. 66, MARTIN DOWNS P.U.D.; THENCE NORTH 00°09'52" EAST, DEPARTING SAID SOUTH LINE OF PLAT NO. 66, MARTIN DOWNS P.U.D., ALONG SAID WEST LINE OF SAID PLAT NO. 66, MARTIN DOWNS P.U.D., A DISTANCE OF 350.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT NO. 68 AND THE SOUTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD (STATE ROAD NO. 714), AS RECORDED IN PLAT BOOK 10, PAGE 42, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°50'09" EAST, DEPARTING SAID EAST LINE OF PLAT NO. 66, MARTIN DOWNS P.U.D., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD, A DISTANCE OF 56.05 FEET TO THE NORTHWEST CORNER OF PLAT NO. 69, MARTIN DOWNS P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 91, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PLAT NO. 69, MARTIN DOWNS P.U.D. FOR THE FOLLOWING FOUR COURSES: THENCE SOUTH 00°09'52" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'52", AN ARC DISTANCE OF 36.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 148.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°16'52", AN ARC DISTANCE OF 52.39 FEET; THENCE SOUTH 00°09'52" WEST, A DISTANCE OF 539.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT NO. 69, MARTIN DOWNS P.U.D. AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 343, PAGE 2841, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°27'57" WEST, DEPARTING SAID WEST LINE OF PLAT NO. 69, MARTIN DOWNS P.U.D., ALONG SAID NORTH LINE OF CERTAIN PARCEL OF LAND, A DISTANCE OF 152.99 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND; THENCE SOUTH 00°35'09" WEST, ALONG THE WEST LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 633.34 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 15.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH RIGHT-OF-WAY LINE OF SUNSET TRAIL, AS SHOWN ON SAID PLAT OF PALM CITY FARMS; THENCE NORTH 89°35'23" WEST, DEPARTING SAID WEST LINE OF CERTAIN PARCEL OF LAND, ALONG SAID PARALLEL LINE, A DISTANCE OF 306.47 FEET TO THE EAST LINE OF FIRST BANK OF INDIANTOWN, PLAT NO. 78, MARTIN DOWNS P.U.D./D.R.I., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 83, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00°24'37" EAST, DEPARTING SAID PARALLEL LINE, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 203.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE NORTH 89°35'23" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 362.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF S.W. HIGH MEADOW AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 2222, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 6016.04 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 86°58'50" EAST; THENCE NORTHERLY, DEPARTING SAID NORTH LINE OF SAID PLAT, ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'21", AN ARC DISTANCE OF 310.36 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1481, PAGE 1290 AND OFFICIAL RECORDS BOOK 1343, PAGE 579, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°50'09" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 265.85 FEET TO THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND; THENCE NORTH 00°09'51" EAST, ALONG THE EAST LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 259.62 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND; THENCE NORTH 89°50'09" WEST, ALONG THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 10.78 FEET TO THE SOUTHEAST CORNER OF PLAT NO. 73, MARTIN DOWNS P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00°09'51" EAST, DEPARTING SAID NORTH LINE OF CERTAIN PARCEL OF LAND, ALONG THE EAST LINE OF SAID PLAT NO. 73, MARTIN DOWNS P.U.D., A DISTANCE OF 235.01 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PLAT FOR THE FOLLOWING THREE COURSES: THENCE NORTH 89°50'09" WEST, A DISTANCE OF 200.81 FEET; THENCE SOUTH 00°47'09" EAST, A DISTANCE OF 7.06 FEET; THENCE NORTH 89°50'09" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 25.00 FEET TO SAID EAST RIGHT-OF-WAY LINE OF S.W. HIGH MEADOW AVENUE AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6115.96 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 88°38'50" WEST; THENCE NORTHERLY, DEPARTING SAID NORTH LINE OF PLAT NO. 73, MARTIN DOWNS P.U.D., ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°28'06", AN ARC DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.326 ACRES, MORE OR LESS.

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

