

# PORT SALERNO VILLAGE, PHASE ONE

## SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST

### MARTIN COUNTY, FLORIDA

FILED FOR RECORD  
MARTIN COUNTY, FLA.  
78 DEC 4 P4:30  
LOUISE V. ISAACS  
CLERK OF CIRCUIT COURT  
BY \_\_\_\_\_ B.C.

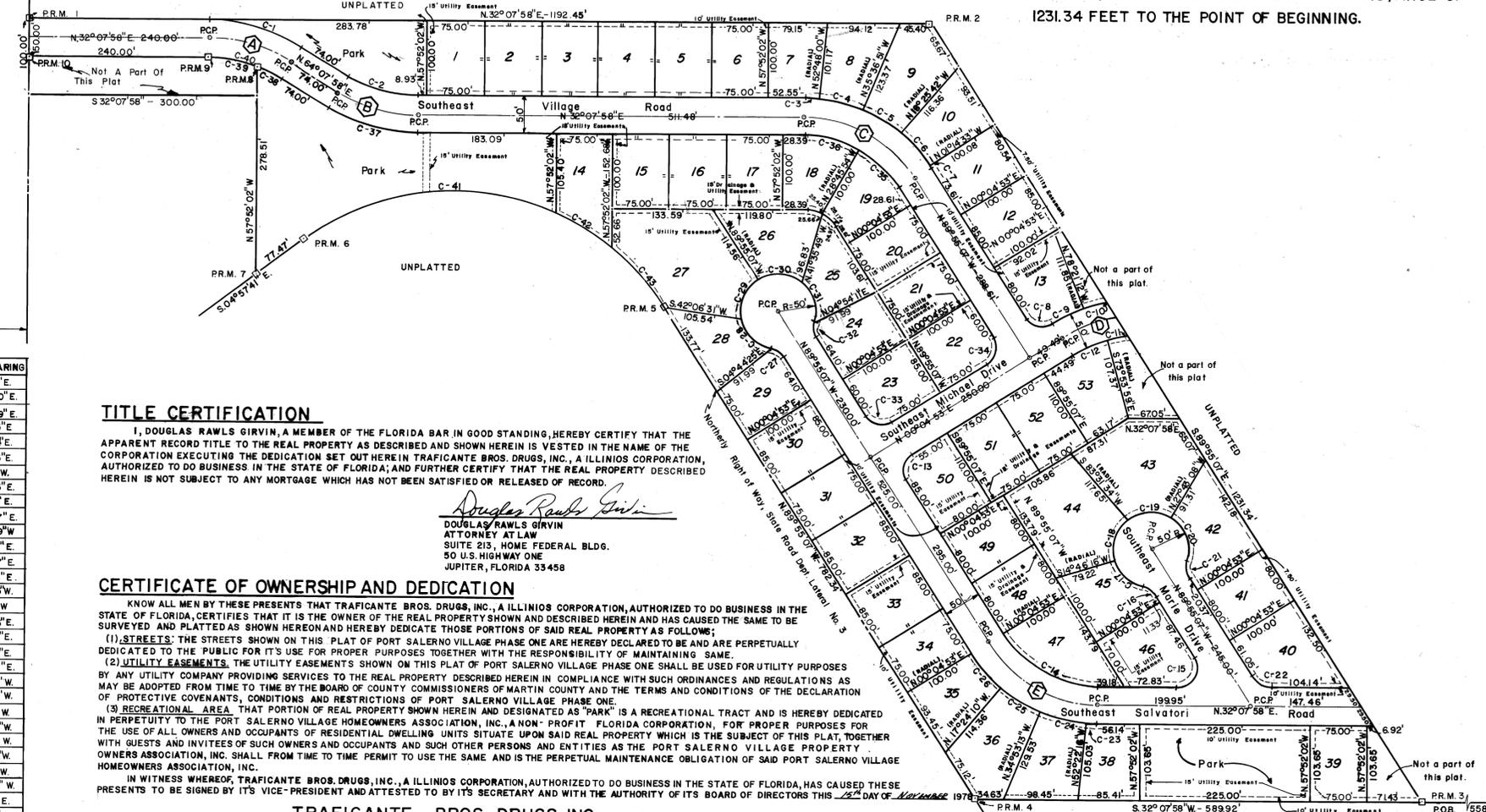
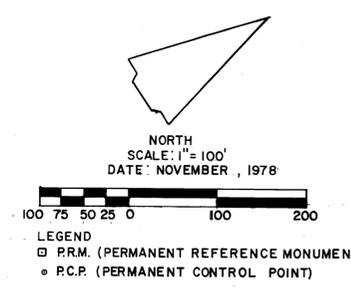
I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 7, PAGE 65, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 4th DAY OF December, 1978.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Charlotte Burkey  
DEPUTY CLERK

FILE NO.  
323523

U.S. No. 1 (Southeast-Federal Highway)

START AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE N. 89° 25' 32" W, ALONG THE NORTH LINE OF SECTION 36 A DISTANCE OF 121.05 FEET; THENCE RUN S. 32° 07' 58" W. A DISTANCE OF 558.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S. 32° 07' 58" W. A DISTANCE OF 589.92 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD DEPT. LATERAL No. 3; THENCE RUN N. 89° 55' 07" W. ALONG SAID RIGHT OF WAY A DISTANCE OF 782.34 FEET; THENCE BY CURVE, CONCAVE TO THE SOUTHEAST WITH RADIUS 330.00 FEET, RUN A DISTANCE OF 547.41 FEET, ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 95° 02' 34"; THENCE RUN S. 04° 57' 41" E. A DISTANCE OF 77.47 FEET; THENCE RUN N. 57° 52' 02" W. A DISTANCE OF 278.51 FEET TO THE POINT OF INTERSECTION WITH A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 175.00 FEET, A RADIAL LINE TO WHICH POINT BEARS N. 37° 45' 42" W; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.41 FEET, THROUGH A CENTRAL ANGLE OF 20° 06' 20" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 32° 07' 58" W. A DISTANCE OF 240.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN N. 57° 52' 02" W. ALONG SAID RIGHT OF WAY A DISTANCE OF 50.00 FEET; THENCE RUN N. 32° 07' 58" E. A DISTANCE OF 1192.45 FEET; THENCE RUN S. 89° 55' 07" E. A DISTANCE OF 1231.34 FEET TO THE POINT OF BEGINNING.



CURVE	RADIUS	DELTA (Δ)	LENGTH	TANGENT	CHORD	CHORD BEARING
C-1	225.00'	32°00'00"	125.66'	64.52'	124.04'	N48°08'00"E
C-2	175.00'	32°00'00"	97.74'	50.18'	96.47'	N48°08'00"E
C-3	200.00'	05°04'02"	17.69'	8.85'	17.68'	N34°39'59"E
C-4	200.00'	17°11'09"	59.99'	30.22'	59.77'	N45°47'35"E
C-5	200.00'	17°11'09"	59.99'	30.22'	59.77'	N62°58'44"E
C-6	200.00'	17°11'09"	59.99'	30.22'	59.77'	N80°09'53"E
C-7	200.00'	01°19'27"	4.62'	2.31'	4.62'	S89°25'10"W
C-8	25.00'	90°00'00"	39.27'	25.00'	35.36'	N45°04'53"E
C-9	225.00'	11°33'55"	45.42'	22.79'	45.34'	N09°51'51"E
C-10	225.00'	08°02'37"	31.59'	15.82'	31.56'	N18°40'07"E
C-11	175.00'	09°32'14"	29.13'	14.60'	29.10'	S20°52'29"W
C-12	175.00'	15°01'08"	45.87'	23.07'	45.74'	N07°35'27"E
C-13	25.00'	90°00'00"	39.27'	25.00'	35.36'	S44°55'07"E
C-14	146.62'	57°56'55"	148.29'	81.18'	142.05'	N61°06'26"E
C-15	25.00'	122°03'05"	53.25'	45.15'	43.74'	N28°53'36"W
C-16	25.00'	48°11'23"	21.03'	11.18'	20.41'	S65°59'12"W
C-17	50.00'	62°52'46"	54.87'	30.57'	52.16'	N73°19'53"E
C-18	50.00'	68°45'18"	60.00'	34.21'	56.46'	S40°51'05"E
C-19	50.00'	68°45'18"	60.00'	34.21'	56.46'	N27°54'13"E
C-20	50.00'	75°59'24"	66.31'	39.06'	61.56'	S79°43'26"E
C-21	25.00'	48°11'23"	21.03'	11.18'	20.41'	N65°49'26"W
C-22	25.00'	57°56'55"	25.28'	13.84'	24.22'	S61°06'26"W
C-23	196.62'	05°29'46"	18.86'	9.44'	18.85'	S34°52'51"W
C-24	196.62'	17°29'03"	60.00'	30.23'	59.77'	S46°22'16"W
C-25	196.62'	17°29'03"	60.00'	30.23'	59.77'	S63°51'19"W
C-26	196.62'	17°29'03"	60.00'	30.23'	59.77'	S81°20'22"W
C-27	25.00'	48°11'23"	21.03'	11.18'	20.41'	S65°59'12"W
C-28	50.00'	69°25'52"	60.59'	34.64'	56.95'	S76°35'27"W
C-29	50.00'	68°45'18"	60.00'	34.21'	56.46'	S34°17'46"E
C-30	50.00'	68°45'18"	60.00'	34.21'	56.46'	N34°27'32"E
C-31	50.00'	69°25'52"	60.59'	34.64'	56.95'	N76°26'40"W
C-32	25.00'	48°11'23"	21.03'	11.18'	20.41'	N65°49'26"W
C-33	25.00'	90°00'00"	39.27'	25.00'	35.36'	N45°04'53"E
C-34	25.00'	90°00'00"	39.27'	25.00'	35.36'	S44°55'07"E
C-35	150.00'	28°50'47"	75.52'	38.58'	74.72'	S75°39'29"W
C-36	150.00'	29°06'08"	76.19'	38.94'	75.37'	N46°41'02"E
C-37	225.00'	32°00'00"	125.66'	64.52'	124.04'	N48°08'00"E
C-38	175.00'	11°53'40"	36.33'	18.23'	36.26'	S58°11'08"W
C-39	175.00'	20°06'20"	61.41'	31.02'	61.10'	N42°11'09"E
C-40	175.00'	32°00'00"	97.74'	50.18'	96.47'	N48°08'00"E
C-41	330.00'	6°35'28"	354.74'	196.68'	337.90'	N25°50'33"E
C-42	330.00'	15°26'19"	88.92'	44.73'	88.65'	N64°20'56"E
C-43	330.00'	18°00'46"	103.75'	52.31'	103.32'	S81°04'30"W
Ⓐ	200.00'	32°00'00"	111.70'	57.35'	110.25'	N48°08'00"E
Ⓑ	200.00'	32°00'00"	111.70'	57.35'	110.25'	N48°08'00"E
Ⓒ	175.00'	57°56'55"	176.99'	96.90'	169.54'	N61°06'26"E
Ⓓ	200.00'	32°03'05"	111.88'	57.44'	110.42'	N16°06'26"E
Ⓔ	171.62'	57°56'55"	173.58'	95.03'	166.27'	N61°06'26"E

#### TITLE CERTIFICATION

I, DOUGLAS RAWLS GIRVIN, A MEMBER OF THE FLORIDA BAR IN GOOD STANDING, HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE REAL PROPERTY AS DESCRIBED AND SHOWN HEREIN IS VESTED IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION SET OUT HEREIN TRAFICANTE BROS. DRUGS, INC., A ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; AND FURTHER CERTIFY THAT THE REAL PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY MORTGAGE WHICH HAS NOT BEEN SATISFIED OR RELEASED OF RECORD.

*Douglas Rawls Girvin*  
DOUGLAS RAWLS GIRVIN  
ATTORNEY AT LAW  
SUITE 215, HOME FEDERAL BLDG.  
50 U.S. HIGHWAY ONE  
JUPITER, FLORIDA 33458

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TRAFICANTE BROS. DRUGS, INC., A ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY AS FOLLOWS:

(1) STREETS: THE STREETS SHOWN ON THIS PLAT OF PORT SALERNO VILLAGE PHASE ONE ARE HEREBY DECLARED TO BE AND ARE PERPETUALLY DEDICATED TO THE PUBLIC FOR ITS USE FOR PROPER PURPOSES TOGETHER WITH THE RESPONSIBILITY OF MAINTAINING THE SAME.

(2) UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PORT SALERNO VILLAGE PHASE ONE ARE HEREBY DECLARED TO BE AND ARE PERPETUALLY DEDICATED TO ANY UTILITY COMPANY PROVIDING SERVICES TO THE REAL PROPERTY DESCRIBED HEREIN IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND THE TERMS AND CONDITIONS OF THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF PORT SALERNO VILLAGE PHASE ONE.

(3) RECREATIONAL AREA: THAT PORTION OF REAL PROPERTY SHOWN HEREIN AND DESIGNATED AS "PARK" IS A RECREATIONAL TRACT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PORT SALERNO VILLAGE HOMEOWNERS ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES FOR THE USE OF ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON SAID REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE PORT SALERNO VILLAGE HOMEOWNERS ASSOCIATION, INC. SHALL FROM TIME TO TIME PERMIT TO USE THE SAME AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PORT SALERNO VILLAGE HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, TRAFICANTE BROS. DRUGS, INC., A ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF November 1978.

TRAFICANTE BROS. DRUGS INC.

ATTEST: *Emil Traficante*  
EMIL TRAFICANTE  
SECRETARY

BY: *Anthony Traficante*  
ANTHONY TRAFICANTE  
VICE-PRESIDENT

#### ACKNOWLEDGEMENT

STATE OF FLORIDA:  
COUNTY OF MARTIN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ANTHONY TRAFICANTE AND EMIL TRAFICANTE, WELL KNOWN TO ME TO BE THE VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, OF TRAFICANTE BROS. DRUGS INC., A ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY DID AS SUCH OFFICERS EXECUTE THE FOREGOING AND THAT THE EXECUTION OF THE SAME IS THE ACT AND DEED OF THE SAID CORPORATION AND WAS EXECUTED FOR THE USES AND PURPOSES THEREIN EXPRESSED AND SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID, THIS 12th DAY OF November, 1978.



*Douglas Rawls Girvin*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7/1/79

#### APPROVAL OF COUNTY

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

*Dec 4, 1978*  
DATE  
*John W. ...*  
COUNTY ENGINEER

*Dec 4, 1978*  
DATE  
*...*  
COUNTY ATTORNEY

*12-4-78*  
DATE  
*...*  
CHAIRMAN, PLANNING & ZONING COMMISSION

*12/4/78*  
DATE  
*...*  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:  
*Louise V. Isaacs*  
CLERK  
By: *Charlotte Burkey*  
B.C.

#### SURVEYOR'S CERTIFICATE

I, LEE BROCK, DO HEREBY CERTIFY THAT THIS PLAT OF PORT SALERNO VILLAGE, PHASE ONE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART ONE, FLORIDA STATUTES.

