

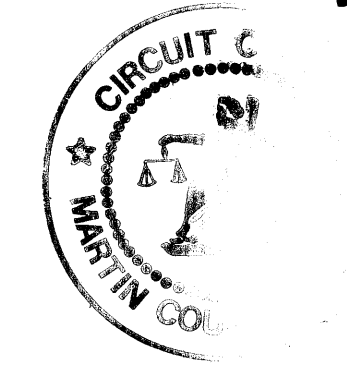
FILED FOR RECORD
MARTIN COUNTY, FLA.
33 JAN 14 AM 10:08

LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____

CLERK'S RECORDING CERTIFICATE
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 9, Page 24, Martin County, Florida, Public Records, this 14th day of January, 1983.

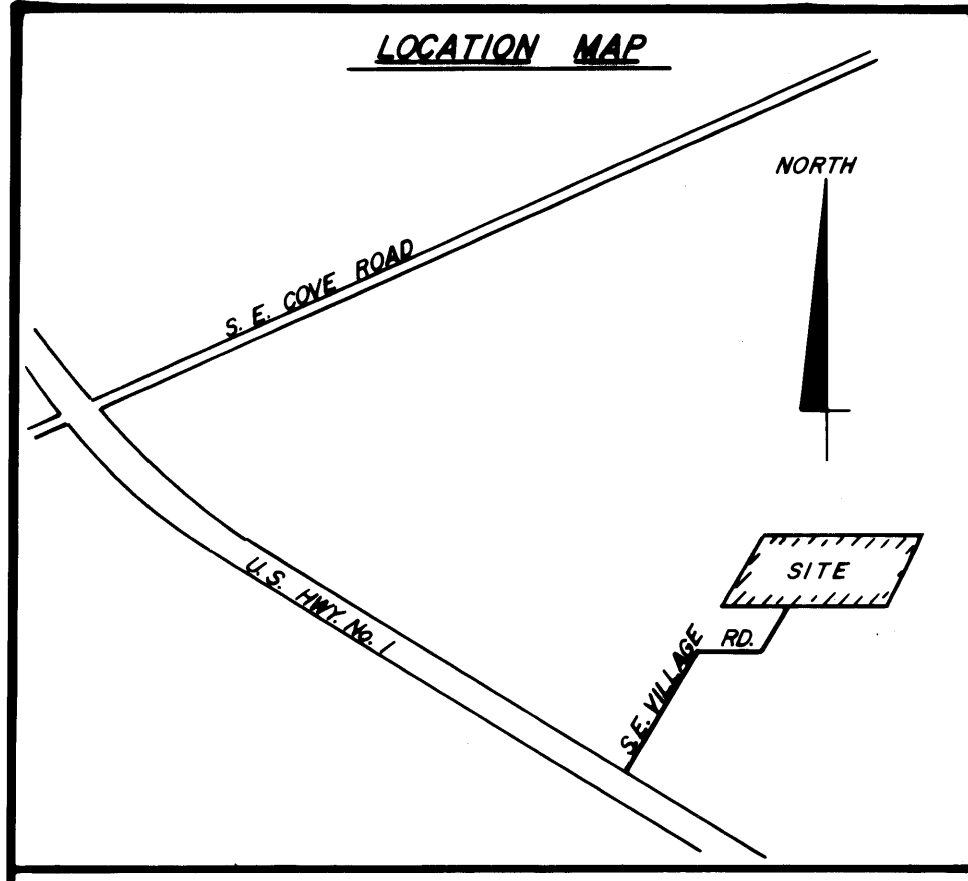
File # 462840

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By: Charlotte Bunkley
DEPUTY CLERK



PORT SALERNO VILLAGE, PHASE II

SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that Traficante Bros. Drugs, Inc., an Illinois Corporation, authorized to transact 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 dedicates those portions of said real property as follows:

- (1) **Streets:** The streets shown on this Plat of Port Salerno Village Phase II are hereby declared to be and are perpetually dedicated to the public for its use for proper purposes together with the responsibility of maintaining same.
- (2) **Utility Easements:** The utility easements shown on this plat of Port Salerno Village Phase II shall be used for utility purposes by 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 II.
- (3) **Recreational Area:** That portion of real property shown herein and designated as "Lake" is a recreational tract and is hereby dedicated in perpetuity to the Port Salerno Village Phase II Homeowners Association Inc., a non-profit Florida Corporation, for proper purposes for the use of all owners and occupants of residential dwelling units situated upon the above-described 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 Phase II Property Owners Association Inc., shall from time to time permit to use the same and is the perpetual maintenance obligation of said Port Salerno Village Phase II Homeowners Association. The Board of County Commissioners of Martin County, Florida shall have no duty, responsibility or liability regarding said lake.
- (4) **Drainage Easements:** The drainage easements shown on this plat of Port Salerno Village Phase II shall be used for drainage purposes 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 II. The drainage easements and the area designated as "Lake" on this Plat may be used by Martin County and the Port Salerno Village Phase II Homeowners Association Inc. for drainage purposes and shall be the perpetual maintenance responsibility of the Port Salerno Village Phase II Homeowners Association Inc.

IN WITNESS WHEREOF, Traficante Bros. Drugs, Inc., an Illinois Corporation, authorized to transact 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 25th day of December, 1982.

TRAFICANTE BROS. DRUGS, INC.
 By: Anthony Traficante
 Anthony Traficante
 Vice-President
 By: Emil Traficante
 Emil Traficante
 Secretary
 (Corporate Seal)

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., an Illinois Corporation, authorized to transact 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 seal in the County and State last aforesaid, this 25th day of December, 1982.

Dale H. Adams
Notary Public
My Commission Expires: _____
(Notary Seal)

DESCRIPTION:

Being a parcel of land lying in the North One-Half of Section 36, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Section 36, Township 38 South, Range 41 East, Martin County, Florida, run N 89°24'16" W along the North line of said Section 36 a distance of 121.05 feet to the POINT OF BEGINNING of the herein described property; thence S 32°10'46" W a distance of 629.17 feet to the Northeast corner of PORT SALERNO VILLAGE PHASE I as recorded in Plat Book 7, Page 65, Martin County Public Records; thence N 57°49'14" W a distance of 103.65 feet; thence N 32°10'46" E a distance of 6.42 feet; thence N 89°55'07" W a distance of 483.75 feet; thence S 32°07'58" W a distance of 66.98 feet; thence N 73°53'59" W a distance of 107.41 feet to a Point of Curvature of a curve concave to the Southeast having a radius of 175.00 feet, a central angle of 09°30'41" and a long chord bearing of N 20°51'22" E; thence along said arc a distance of 29.05 feet to a Point of Reverse Curvature; thence N 89°55'07" W a distance of 54.07 feet to a Point of Curvature of a curve concave to the Southeast having a radius of 225.00 feet, a central angle of 08°01'13" and a long chord bearing of S 15°39'24" W; thence along said arc a distance of 31.50 feet; thence N 78°21'12" W a distance of 111.85 feet; thence N 00°04'53" E a distance of 7.89 feet; thence N 89°55'07" W a distance of 324.72 feet to the Northwest corner of said PORT SALERNO VILLAGE PHASE I; thence N 32°10'46" E a distance of 570.71 feet to the North line of said Section 36; thence S 89°24'16" E a distance of 1224.54 feet to the POINT OF BEGINNING. Containing 13.77 acres, more or less.

TITLE CERTIFICATION

I, D.R. GIRVIN, of DOUGLAS RAWLS GIRVIN, P.A., 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 Traficante Bros. Drugs, Inc., an Illinois Corporation authorized to transact 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.
DATED this 25th day of December, A.D., 1982.

DOUGLAS RAWLS GIRVIN, P.A.
By: D.R. Girvin
D.R. GIRVIN
50 U.S. Highway One
Jupiter, Florida 33458

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

This plat is hereby approved by the undersigned on the date or dates indicated.

DATE JAN 10, 1983 COUNTY ENGINEER [Signature]
 DATE January 12, 1983 COUNTY ATTORNEY [Signature]
 DATE Jan 14, 1983 CHAIRMAN, PLANNING & ZONING COMMISSION [Signature]
 DATE JAN 12, 1983 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS [Signature]

ATTEST: Louise V. Isaacs
CLERK
By Charlotte Bunkley ac.

SURVEYOR'S CERTIFICATE

I, ROBERT M. WATFORD, do hereby certify that this plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) 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, as amended.

Robert M. Watford
ROBERT M. WATFORD
Registered Surveyor No. 3171
State of Florida

