

APRIL 1983

A PLAT OF

MARTIN DOWNS

SHEET 1 OF 2

PLAT NO. 2

BEING A PART OF MARTIN DOWNS, A P.U.D.
LYING IN SECTIONS 13 AND 14, TWP. 38 S., RNG. 40 E.
MARTIN COUNTY, FLORIDA

DESCRIPTION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
A PARCEL OF LAND LYING IN SECTIONS 13 AND 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S 88°54'28" E, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 40.00 FEET; THENCE S 0°29'53" W, A DISTANCE OF 199.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1950.17 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°07'48", A DISTANCE OF 1399.94 FEET; THENCE S 47°10'58" E, A DISTANCE OF 122.55 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1663.21 FEET, WHOSE CENTER BEARS N 45°28'21" E; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°36'11", A DISTANCE OF 685.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'43", A DISTANCE OF 78.57 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 461, PAGE 420, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1182.45 FEET, WHOSE CENTER BEARS S 68°09'33" E; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 0°47'15", A DISTANCE OF 16.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 21°03'12" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 183.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, WHOSE CENTER BEARS N 68°56'48" W; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°16'13", A DISTANCE OF 77.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1763.21 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°41'22", A DISTANCE OF 729.02 FEET; THENCE N 38°03'15" W, A DISTANCE OF 128.68 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2030.17 FEET, WHOSE CENTER BEARS N 49°22'05" E; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°15'27", A DISTANCE OF 611.49 FEET; THENCE N 89°30'07" W, A DISTANCE OF 133.69 FEET; THENCE N 0°29'53" E, A DISTANCE OF 60.00 FEET; THENCE S 89°30'07" E, A DISTANCE OF 92.11 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2045.17 FEET, WHOSE CENTER BEARS N 68°38'04" E; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°51'50", A DISTANCE OF 780.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 0°29'53" E, A DISTANCE OF 199.81 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 14; THENCE S 89°42'13" E, ALONG SAID NORTH LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 5.52 ACRES.

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- S.W. CRANE CREEK AVENUE, AS SHOWN ON THIS PLAT OF MARTIN DOWNS, PLAT NO. 2, IS HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH RIGHT-OF-WAY.
- AN EASEMENT FOR ACCESS AND UTILITY PURPOSES IS HEREBY GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, OVER AND ACROSS PARCEL "A", AND ACROSS SAID CRANE CREEK AVENUE, AS SHOWN ON THIS PLAT OF MARTIN DOWNS, PLAT NO. 2.
- AN EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES IS HEREBY GRANTED TO C.C. GOLF PROPERTIES, INC., AND CRANE CREEK GOLF AND RACQUET CLUB, INC., BOTH BEING FLORIDA CORPORATIONS, OVER AND ACROSS THE 40 FOOT GOLF CART EASEMENT, AND THE 60 FOOT GOLF CART EASEMENT, AS SHOWN ON THIS PLAT OF MARTIN DOWNS, PLAT NO. 2.
- AN EASEMENT FOR UTILITY PURPOSES IS HEREBY GRANTED TO MARTIN DOWNS UTILITIES, INC., A FLORIDA CORPORATION, OVER AND ACROSS THE UTILITY EASEMENTS SHOWN HEREON.
- A PERPETUAL EASEMENT IS HEREBY GRANTED TO MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC., UPON PARCEL "F", SHOWN HEREON FOR ANY SECURITY PURPOSES INCLUDING, BUT NOT LIMITED TO GUARD HOUSES SECURITY GATES AND OTHER SECURITY STRUCTURES.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MARTIN DOWNS PLAT NO. 2, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.

SIGNED AND SEALED THIS 25th DAY OF MAY, 1983, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: SOUTHERN LAND GROUP, INC.
 BY: [Signature]
 PETER D. CUMMINGS
 PRESIDENT
 SECRETARY: [Signature]
 PHILLIP FISHER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS AND PHILLIP FISHER, TO ME WELL KNOWN TO BE THE PRESIDENT, AND SECRETARY, RESPECTIVELY OF SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH AN INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF MAY, 1983.

MY COMMISSION EXPIRES:
 Notary Public, State of Florida
 My Commission Expires Aug-8, 1988
[Signature]
 NOTARY PUBLIC
 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
I, GARY RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF MARTIN DOWNS, PLAT NO. 2, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

[Signature]
 GARY M. RAYMAN
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 2633

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
THIS PLAT IS HEREBY APPROVED, BY THE UNDERSIGNED, ON THE DATE, OR DATES INDICATED.

June 7, 1983 [Signature]
 COUNTY ENGINEER
June 10, 1983 [Signature]
 COUNTY ATTORNEY
6/9/83
 PLANNING AND ZONING COMMISSION
 MARTIN COUNTY, FLORIDA
 BY: [Signature]
 CHAIRMAN
 BOARD OF COUNTY COMMISSIONERS
 MARTIN COUNTY, FLORIDA
 BY: [Signature]
 CHAIRMAN

June 9, 1983
 ATTEST:
[Signature]
 CLERK
 By [Signature] D.C.

RECORDED
 JUN 13 1983
 FILE NO. 478230

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 37, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13 DAY OF JUNE, A.D. 1983.

LOUISE V. ISAACS, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY [Signature]
 DEPUTY CLERK

THIS INSTRUMENT PREPARED BY:
 GIFFORD MACARTHUR
 FOR:
 LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
 ENGINEERS, PLANNERS AND SURVEYORS
 BUILDING 5000, SUITE 104
 210 JUPITER LAKES BLVD.
 P.O. BOX 727
 JUPITER, FLORIDA 33458

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

WE, GUNSTER, YOKLEY, CRISER & STEWART, P.A. MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 20, 1983 AT 8:00 AM:
 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
 2. ALL RECORDED MORTGAGES, NOT SATISFIED, OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 A. MORTGAGE FROM SOUTH FLORIDA LAND, INC., A FLORIDA CORPORATION, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED JUNE 16, 1980, AND RECORDED IN OFFICIAL RECORD BOOK 497, PAGE 2263, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 B. MORTGAGE FROM SOUTHERN REALTY GROUP, INC., SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC., C.C. GOLF PROPERTIES, INC., AND C.C. RACQUET PROPERTIES, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED APRIL 14, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 285, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 C. CONSOLIDATION, MODIFICATION AND RESTATEMENT OF MORTGAGES AND NOTES BETWEEN SOUTHERN REALTY GROUP, INC.; SOUTH FLORIDA LAND, INC.; SOUTHERN LAND GROUP, INC.; C.C. GOLF PROPERTIES, INC.; C.C. RACQUET PROPERTIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED APRIL 14, 1981 AND RECORDED APRIL 15, 1981, IN OFFICIAL RECORDS BOOK 519, PAGE 310, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 D. MORTGAGE DEED FROM SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC. AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED MARCH 4, 1982 AND RECORDED MARCH 5, 1982, IN OFFICIAL RECORDS BOOK 540, PAGE 1716, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 E. MORTGAGE MODIFICATION, CONSOLIDATION AND RESTATEMENT AGREEMENT BY AND AMONG SOUTHERN REALTY GROUP, INC.; SOUTHERN LAND GROUP, INC.; RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC.; C.C. GOLF PROPERTIES, INC.; C.C. RACQUET PROPERTIES, INC.; AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1766, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 F. MORTGAGE FROM SOUTHERN REALTY GROUP, INC.; SOUTHERN LAND GROUP, INC.; RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC.; C.C. GOLF PROPERTIES, INC.; C.C. RACQUET PROPERTIES, INC.; AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1795, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 G. MORTGAGE CONSOLIDATION, RESTATEMENT AND SPREADER AGREEMENT BY AND AMONG SOUTHERN REALTY GROUP, INC.; SOUTHERN LAND GROUP, INC.; RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC.; C.C. GOLF PROPERTIES, INC.; C.C. RACQUET PROPERTIES, INC.; AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1825, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 26th DAY OF May, 1983.

GUNSTER, YOKLEY, CRISER & STEWART, P.A.

BY: [Signature]
 DWIGHT I. COOL
 951 COLORADO AVENUE
 SUITE 420
 STUART, FLORIDA 33494

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
 Consulting Engineers, Planners & Surveyors
 JUPITER, FLORIDA STUART, FLORIDA
 FORT PIERCE, FLORIDA