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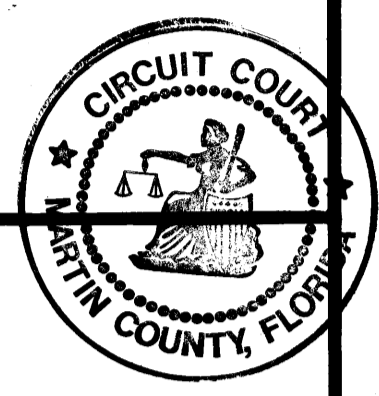
A PLAT OF MARTIN DOWNS VILLAGE CENTER

BEING PLAT NO. 12 OF MARTIN DOWNS, A P.U.D.
LYING IN SECTION 13, TWP. 38 S., RGE. 40 E.
MARTIN COUNTY, FLORIDA

JANUARY, 1985

SHEET 1 OF 2

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 88,
MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS, THIS 16
DAY OF January, 1985.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Busby
FILE NO. 541541



DESCRIPTION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD, A 200 FOOT RIGHT-OF-WAY, WITH THE CENTER LINE OF S.W. SUNSET TRACE CIRCLE AS SHOWN ON THE PLAT OF SUNSET TRACE PHASE I, AS RECORDED IN PLAT BOOK 9, PAGE 53, IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEAR N 21°03'12" E A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; CONTINUE THENCE BY THE FOLLOWING THREE CALLS WITH SAID RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD N 21°03'12" E, A DISTANCE OF 8.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 982.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°25'18", A DISTANCE OF 1190.37 FEET TO THE POINT OF TANGENCY; THENCE S 89°31'30" E, A DISTANCE OF 268.25 FEET; THENCE S 44°16'10" E, A DISTANCE OF 35.51 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF S.W. HIGH MEADOW AVENUE; THENCE BY THE FOLLOWING THREE CALLS SOUTHERLY WITH SAID RIGHT-OF-WAY LINE, S 00°59'10" W, A DISTANCE OF 174.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 6015.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'13", A DISTANCE OF 546.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 6116.04 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°41'33", A DISTANCE OF 180.57 FEET; THENCE N 89°31'30" W, A DISTANCE OF 459.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1600.52 FEET, SAID POINT LYING IN THE NORTH LINE OF THE AFOREMENTIONED PLAT OF SUNSET TRACE PHASE I; THENCE BY THE FOLLOWING FIVE CALLS WITH SAID NORTH LINE, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'39", A DISTANCE OF 315.50 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 241.57 FEET, THE CENTER OF WHICH BEARS S 66°12'03" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°59'33", A DISTANCE OF 202.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1510.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'41", A DISTANCE OF 75.00 FEET TO THE POINT OF TANGENCY; THENCE N 68°56'48" W, A DISTANCE OF 175.00 FEET; THENCE N 23°56'48" W, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 20.124 ACRES.

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN LAND GROUP INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STORMWATER CONVEYANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA FOR STORMWATER CONVEYANCE PURPOSES.
2. WATER MANAGEMENT TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACT "A".
3. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH LIMITED ACCESS EASEMENTS.
4. THE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH MAINTENANCE EASEMENT.
5. ALL PROPERTY AS SHOWN HEREON NOT OTHERWISE DEDICATED MAY BE USED 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 AND AS APPROVED BY THE PROPERTY OWNER.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF January, 1985.

SOUTHERN LAND GROUP, INC.
A FLORIDA CORPORATION

ATTEST: Betty M. English
BETTY ENGLISH

BY: Peter D. Cummings
PETER D. CUMMINGS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS AND BETTY ENGLISH, 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 11th DAY OF January, 1985.

MY COMMISSION EXPIRES:
March 30, 1987

Diana M. Livata
NOTARY PUBLIC
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF December 12th, 1984, 1984, AT Sight R.M.

- A. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- B. ALL RECORDED MORTGAGES, NOT SATISFIED, OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 1. 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 RECORDS BOOK 497, PAGE 2263, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MODIFIED BY FUTURE ADVANCE AGREEMENT, DATED MARCH 10, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 516, PAGE 1774, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 2. 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 APRIL 15, 1981, IN OFFICIAL RECORDS BOOK 519, PAGE 285, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 3. 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.
 4. 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.
 5. 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.
 6. 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.
 7. 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.



Subdivision Parcel Control #: 13-38-40-012-000-00000/6

8. FUTURE ADVANCE AGREEMENT BETWEEN SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. RACQUET PROPERTIES, INC., C.C. GOLF 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 NOVEMBER 17, 1983, RECORDED NOVEMBER 21, 1983, IN OFFICIAL RECORD BOOK 586, PAGE 1764, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

DATED THIS 11th DAY OF January, 1985.

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

BY: Richard D. Holt
RICHARD D. HOLT
P.O. BOX 71
FIRST NATIONAL BANK BUILDING
PALM BEACH, FLORIDA 33480

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

"THE TORONTO-DOMINION BANK, a Bank chartered under the Bank Act of Canada, shall execute a separate Mortgagee Consent and Joinder to this Plat to be recorded in Martin County, Florida."

SURVEYORS CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF MARTIN DOWNS VILLAGE CENTER, 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Dale Monroe
DALE MONROE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3956

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

Jan 15, 1985
DATE

H. Houston Smith
COUNTY ENGINEER

January 8, 1984
DATE

William H. Neal
COUNTY ATTORNEY

January 8, 1984
DATE

Joseph T. Coad
CHAIRMAN-PLANNING AND ZONING COMMISSION
OF MARTIN COUNTY, FLORIDA

Jan 8, 1985
DATE

Charles Higgins
CHAIRMAN-BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs
CLERK
By Charlotte Busby P.C.

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

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