

A PLAT OF  
**PLAT NO. 18 OF MARTIN DOWNS, A P.U.D.**  
 LYING IN SECTION 13, TWP. 38 S., RGE. 40 E.  
 MARTIN COUNTY, FLORIDA

JAN., 1986

**DESCRIPTION**

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 NORTHEAST CORNER OF SAID SECTION 13, BEAR N 89°46'54" W, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 2602.50 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF S.W. HIGH MEADOW AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 663, PAGE 1395, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 01°17'25" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 911.48 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED S 89°31'29" E, A DISTANCE OF 200.00 FEET; THENCE S 01°17'25" W, A DISTANCE OF 217.80 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 461, PAGE 420, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 89°31'29" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT IN THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF S.W. HIGH MEADOW AVENUE; THENCE N 01°17'25" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 217.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 1.000 ACRES.

**DEDICATION**

AMERICAN PIONEER SAVINGS BANK, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY SHOWN HEREON AS PLAT NO. 18 OF MARTIN DOWNS, A P.U.D., MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENT AS SHOWN HEREON 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.

SIGNED AND SEALED THIS 27 DAY OF MARCH, 1986 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT, AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT.

AMERICAN PIONEER SAVINGS BANK

BY: William P. Valenti  
 WILLIAM P. VALENTI  
 PRESIDENT

ATTEST:

Gregory L. Wheeler  
 GREGORY L. WHEELER  
 SENIOR VICE PRESIDENT

**ACKNOWLEDGEMENT**

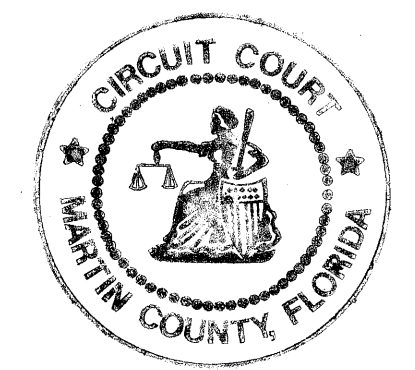
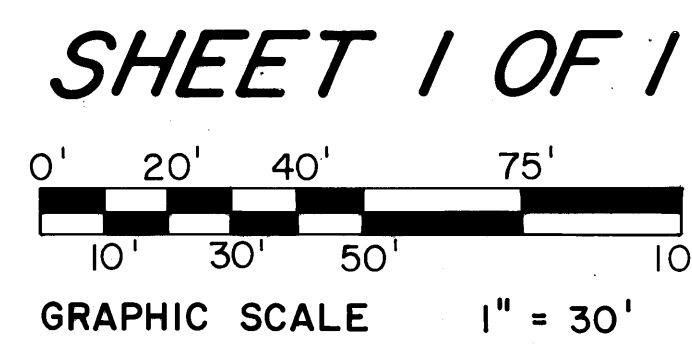
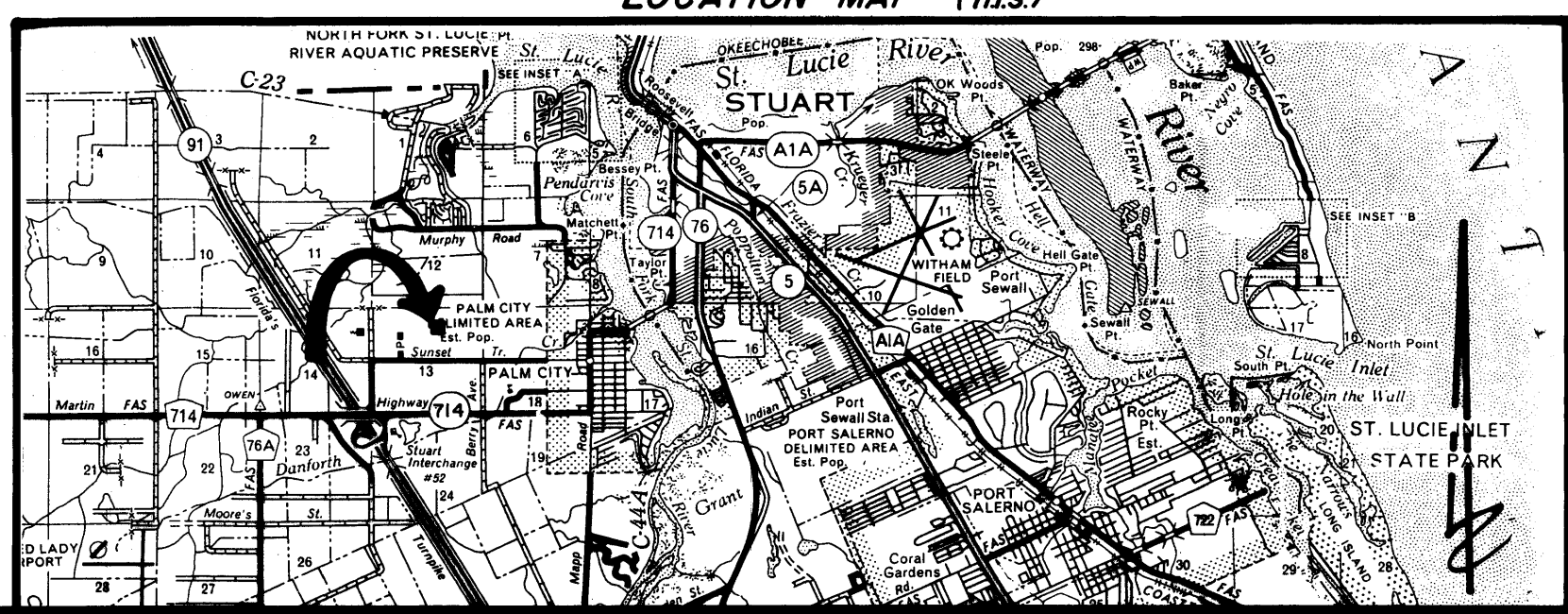
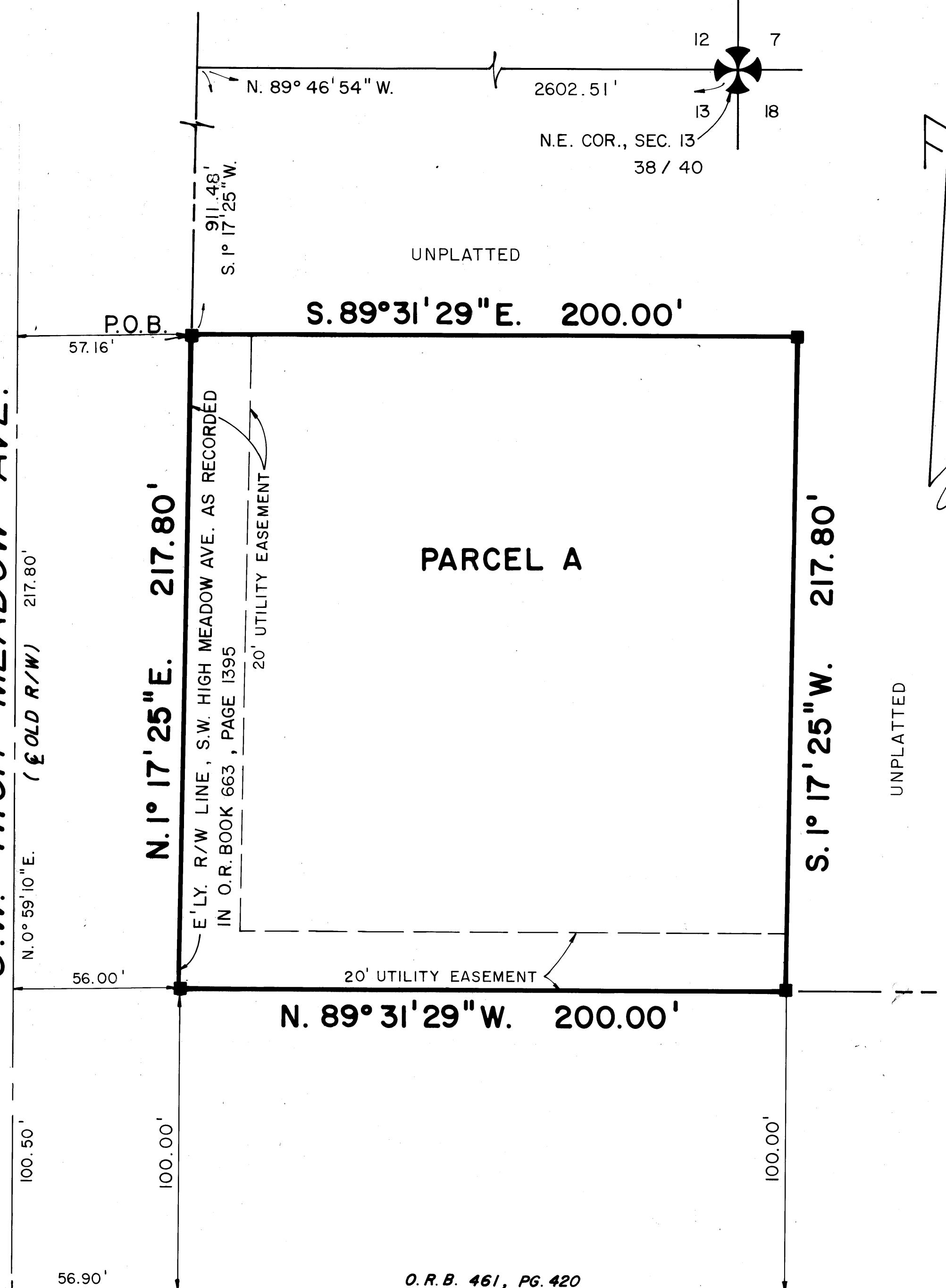
STATE OF FLORIDA S.S.  
 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED WILLIAM P. VALENTI AND GREGORY L. WHEELER, TO ME WELL KNOWN TO BE THE PRESIDENT AND SENIOR VICE PRESIDENT RESPECTIVELY OF AMERICAN PIONEER SAVINGS BANK AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF March, 1986.

Math E. Diederich  
 NOTARY PUBLIC  
 STATE OF FLORIDA

MY COMMISSION EXPIRES:

June 22, 1986



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 18, Page 30, Martin County, Florida, Public Records, this 5th day of June, 1986.

Louise V. Isaacs, Clerk Circuit Court Martin County, Florida  
 By: Marcy Chase  
 Deputy Clerk

File No. 604396  
 (Circuit Court Seal)

■ = P.R.M. (PERMANENT REFERENCE MONUMENT) SET  
**BEARING BASE:**  
 THE NORTH LINE OF SEC. 13, IS TAKEN AS BEING N.89°46'54"W, AND ALL BEARINGS ARE RELATIVE THERETO.

**TITLE CERTIFICATION**

STATE OF FLORIDA S.S.  
 WE SWANN AND HADDOCK, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF March 27, 1986, AT

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HERON.
2. ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HERON ARE AS FOLLOWS:  
 A. NONE

DATED THIS 27 DAY OF March, 1986.

BY: Robert P. Summers  
 ROBERT P. SUMMERS  
 200 SEMINOLE STREET  
 STUART, FLORIDA 33494

**COUNTY APPROVAL**

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

April 1, 1986 DATE John B. Winn COUNTY ENGINEER  
January 28, 1986 DATE Richard W. Deuel COUNTY ATTORNEY  
January 28, 1986 DATE W. B. Brown CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA  
January 28, 1986 DATE P. D. Shaw CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs CLERK  
by: Marcy Chase, D.C.

**SURVEYOR'S CERTIFICATION**

STATE OF FLORIDA S.S.  
 I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 18 OF MARTIN DOWNS, A P.U.D. 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 FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

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

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS

P.O. BOX 727 JUPITER, FLORIDA 33458

117 SOUTH SECOND STREET SUITE 202 FORT PIERCE, FLORIDA 33450

This instrument prepared by:  
 Steve Mitchell for Lindahl, Browning, Ferrari & Hellstrom, Inc.  
 210 Jupiter Lakes Blvd.  
 Bldg. 5000, Suite 401  
 Jupiter, Fl. 33458

Submission Parcel Control #: 13-38-40-017-000-0000-0-0