

LOCATION MAP N.T.S.

MARCH, 1988

DESCRIPTION

A parcel of land lying in Government Lot 1, Section 7, Township 38 South, Range 41 East, and Government Lot 3, Section 8, Township 38 South, Range 41 East, Martin County, Florida. Being more particularly described as follows:

Begin at the Southeast corner of the aforementioned Government Lot 1, said point also being the North line of Pelican Cove Sub-division, as recorded in Plat Book 2, Page 96, Martin County, Florida, Public Records; thence N89°51'38"W along said North line of Pelican Cove subdivision, and South line of said Government Lot 1, a distance of 1246.85 feet to a point on the East right-of-way line of Southwest Mapp Road (an 80.00 foot right-of-way); thence N 89°27'46"E along said East right-of-way line, a distance of 278.28 feet; thence S 48°18'28"E, a distance of 37.60 feet to the point of curvature of a curve, concave to the North, having a radius of 215.80 feet; the radius point of which bears N 87°04'43"W; thence Easterly along the arc of said curve, through a central angle of 87°48'35", a distance of 29.31 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 77.50 feet; thence Easterly along the arc of said curve, through a central angle of 15°01'27", a distance of 28.32 feet to the point of reverse curvature of a curve, concave to the North, having a radius of 382.11 feet; thence Easterly, along the arc of said curve, through a central angle of 38°01'49", a distance of 158.34 feet; thence S 29°53'48"E, a distance of 58.00 feet; thence S 19°48'25" E, a distance of 95.39 feet to the Point of Curvature of a curve, concave to the Northeast, having a radius of 148.00 feet; thence Southeast along the arc of said curve through a central angle of 36°44'38", a distance of 89.78 feet to the point of tangency; thence S 89°51'38"E, a distance of 287.99 feet; thence N 89°08'22"E, a distance of 125.00 feet; thence S 89°51'38"E, a distance of 598.00 feet; thence N 56°26'53"E, a distance of 65.70 feet; thence N 28°37'38"W, a distance of 26.00 feet; thence N 61°22'38"E, a distance of 118.00 feet; thence N 78°41'06"E, a distance of 66.06 feet; thence N 39°18'00"E, a distance of 138.22 feet; thence S 14°51'07"E, a distance of 172.08 feet; thence N 75°08'53"E, a distance of 56.00 feet; thence N 59°47'01"E, a distance of 55.47 feet; thence S 26°44'31"W, a distance of 213.91 feet; thence S 13°43'54"W, a distance of 14.09 feet; thence S 28°37'11"W, a distance of 25.73 feet; thence S 14°33'09"W, a distance of 28.42 feet; thence S 09°54'13"W, a distance of 52.23 feet; thence S 17°06'35"W, a distance of 14.33 feet; thence S 02°53'37"E, a distance of 12.58 feet; thence continue N 89°51'38" W, a distance of 199.84 feet to the POINT OF BEGINNING of the herein described parcel of land;

Said parcel containing 7.915 acres, more or less.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.

I, DAVID M. JONES, SO HEREBY CERTIFY THAT THIS PLAT NO. 35 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 THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

David M. Jones REGISTERED LAND SURVEYOR FLORIDA CERTIFICATION NO. 3989

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT NO. 35 BEING A PORTION OF PARCEL NO. 29 MARTIN DOWNS P.U.D.

BEING A PORTION OF GOVERNMENT LOT 1 SECTION 7, TWP. 38 S., RNGE. 41 E., AND

BEING A PORTION OF GOVERNMENT LOT 3 SECTION 8, TWP. 38 S., RNGE. 41 E., MARTIN COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

MONTEREY MARINA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED PARTNER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. S.W. CHAPMAN WAY SHOWN ON THIS PLAT 35 IS HEREBY DEDICATED, AS A ROAD, FOR THE PERPETUAL USE OF THE PUBLIC.
2. WATER MANAGEMENT TRACT "A", SHOWN ON THIS PLAT 35 IS HEREBY DEDICATED TO THE MARTIN DOWNS MARINA VILLAGE ASSOCIATION, INC., FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. THE LANDSCAPE BUFFER EASEMENT, SHOWN ON THIS PLAT 35 IS HEREBY DEDICATED TO THE MARTIN DOWNS MARINA VILLAGE ASSOCIATION, INC., FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. THE MAINTENANCE EASEMENT, SHOWN ON THIS PLAT 35 IS DEDICATED TO THE MARTIN DOWNS MARINA VILLAGE ASSOCIATION, INC., FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
5. ALL PROPERTY, AS SHOWN HEREON, NOT OTHERWISE DEDICATED, MAY BE USED BY ANY UTILITY COMPANY, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, AND SUBJECT TO THE APPROVAL OF MARTIN DOWNS MARINA VILLAGE ASSOCIATION, INC. AND THE OWNER OF THE PROPERTY SHOWN HEREON.

SIGNED AND SEALED THIS 24 DAY OF NOVEMBER, 1987, ON BEHALF OF SAID PARTNERSHIP, BY ITS GENERAL PARTNER.

ATTEST: MONTEREY MARINA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP. Steven Fournier, General Partner.

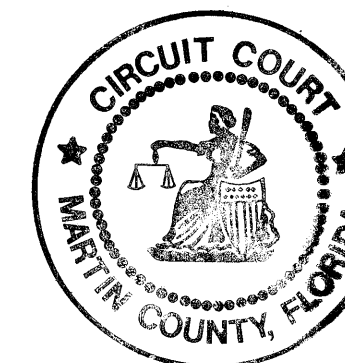
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEVEN FOURNIER, TO ME WELL KNOWN TO BE A GENERAL PARTNER OF MONTEREY MARINA ASSOCIATES, INC., A FLORIDA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS A PARTNER OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICE SEAL THIS 24 DAY OF NOVEMBER, 1987.

MY COMMISSION EXPIRES: July 21, 1991. Notary Public, State of Florida.



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 25, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS 14 DAY OF April, 1988.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

By Deborah Langston, DEPUTY CLERK

FILE NO. 706477 (CIRCUIT COURT SEAL)

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BARNETT BANK OF MARTIN COUNTY, A FEDERAL BANKING INSTITUTION SHALL EXECUTE A SEPARATE MORTGAGEE'S HOLDERS CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

WE, WARNER, FOX, SEELEY AND DUNGEY P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF NOVEMBER 25, 1987, AT 10:07 A.M.

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE GENERAL PARTNERSHIP 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 MONTEREY MARINA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP TO BARNETT BANK OF MARTIN COUNTY, DATED NOVEMBER 24 1987 AND RECORDED NOVEMBER 25 1987 IN OFFICIAL RECORDS BOOK 743, PAGE 4165, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 15TH DAY OF DECEMBER, 1987.

BY: Warner, Fox, Seeley & Dungey, P.A. STEVEN NAVARETTA (FOR THE FIRM) 514 S.E. PORT ST. LUCIE BLVD. SUITE 514-A PORT ST. LUCIE, FLORIDA 34984

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

3-28-88 DATE Small E. Halloman COUNTY ENGINEER

October 20, 1987 DATE Aaron S. Dwyer COUNTY ATTORNEY

October 20, 1987 DATE Chairman - PLANNING & ZONING COMMISSION OF MARTIN COUNTY, FLA.

October 20, 1987 DATE Chairman - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: Marsha Stiller, Clerk. Deborah Langston (DCL)

LINDAHL BROWNING FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS. PO BOX 727 JUPITER, FLORIDA 33408. 30 CENTRAL PARKWAY SUITE 600 ST. AUGUSTINE, FLORIDA 32084.

PARCEL CONTROL NUMBER 07-38-41-015-000-0000.0