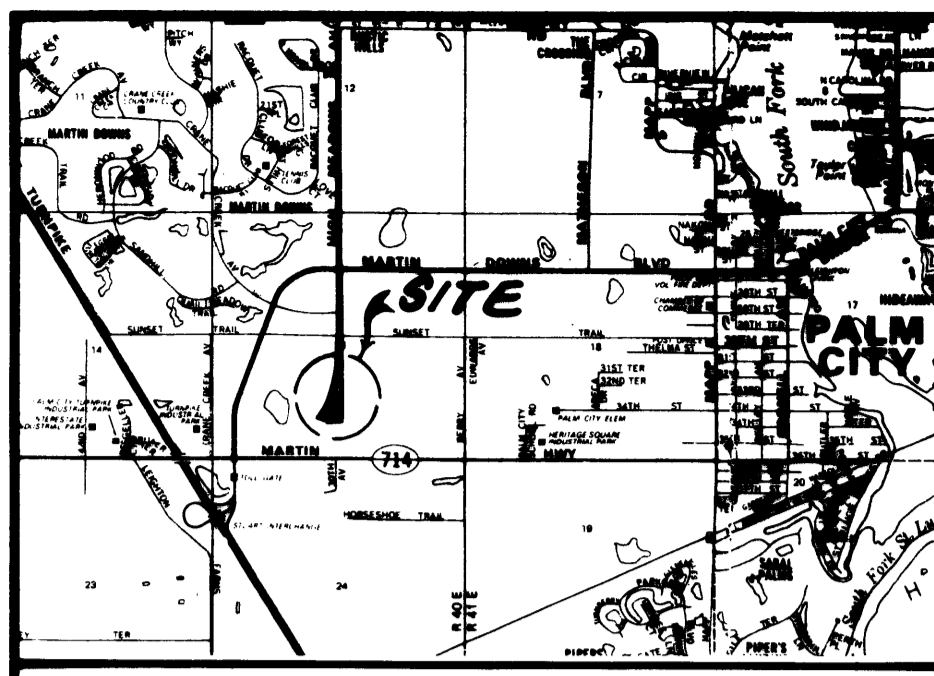
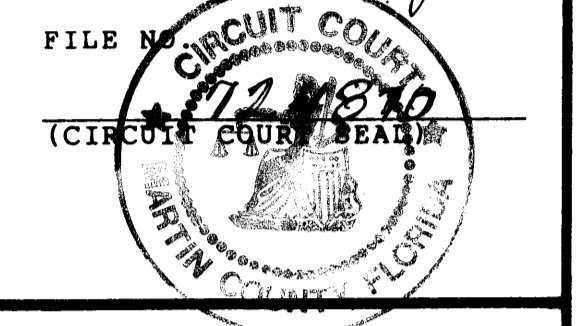


03 AUG -88 PM 2:50
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY D.C.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK PAGE 45, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 8 DAY OF Aug, 1988.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY Deborah Tompkins DEPUTY CLERK



PLAT NO. 39

BEING PARCEL NO. 43B

MARTIN DOWNS P.U.D.

LYING IN SECTION 13, TWP. 38S., RNGE. 40 E.,
MARTIN COUNTY, FLORIDA

APRIL, 1988

DESCRIPTION

A parcel of land being a portion of Tracts 44, 52 and 53 of the Plat of Palm City Farms as recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida. Said parcel of land lying in Section 13, Township 38 South, Range 40 East, Martin County, Florida. Said parcel being more particularly described as follows:

Commence at the South one-quarter corner of said Section 13, thence bear N 00°59'10"E, a distance of 58.00 feet to a point on the North right-of-way line of State Road 714; thence N 89°22'42"W, along said North right-of-way line, a distance of 639.55 feet to a point on the East right-of-way line of S.W. High Meadows Avenue; (a 100.00 foot right-of-way); thence N 44°22'42"W, along said Easterly right-of-way line, a distance of 35.36 feet; thence N 00°37'18"E, a distance of 175.00 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 1163.39 feet; thence Northeasterly along the arc of said curve, through a central angle of 40°08'00", a distance of 812.19 feet to the point of tangency; thence N 48°37'18"E, a distance of 188.00 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 1455.53 feet; thence Northeasterly along the arc of said curve, through a central angle of 00°23'14", a distance of 9.84 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue Northeasterly along the arc of said curve and said Easterly right-of-way line of S.W. High Meadows Avenue, through a central angle of 39°14'54", a distance of 997.86 feet; thence S 00°59'10"W, a distance of 677.64 feet; thence S 89°23'14"E, a distance of 82.45 feet; thence S 00°37'17"W, a distance of 413.15 feet; thence N 89°22'43"W, a distance of 81.66 feet; thence N 69°21'43"W, a distance of 163.14 feet; thence N 49°20'44"W, a distance of 185.54 feet; thence S 85°26'40"W, a distance of 35.48 feet to the POINT OF BEGINNING of the herein described parcel of land.

Said parcel containing 3.66 acres, more or less.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S. S.

KNOW ALL MEN BY THESE PRESENTS THAT LA PETITE ACADEMY, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS PLAT NO. 39, 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 EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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 APPROVED BY THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

2. THE LANDSCAPE BUFFER EASEMENT, SHOWN ON THIS PLAT 39 IS HEREBY DEDICATED TO LA PETITE ACADEMY, INC., FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OF LIABILITY REGARDING SUCH LANDSCAPE BUFFER EASEMENT.

3. S.W. MILL CREEK WAY AS SHOWN ON THIS PLAT NO. 39 IS HEREBY DEDICATED, AS A ROAD, FOR THE PERPETUAL USE OF THE PUBLIC.

SIGNED AND SEALED THIS 18th DAY April, 1988, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: LA PETITE ACADEMY, INC.
Barry L. Huffman SECRETARY
Jack L. Brozman PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA - MISSOURI
COUNTY OF MARTIN - JACKSON S. S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jack L. Brozman and Barry L. Huffman, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF LA PETITE ACADEMY, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY April, 1988.

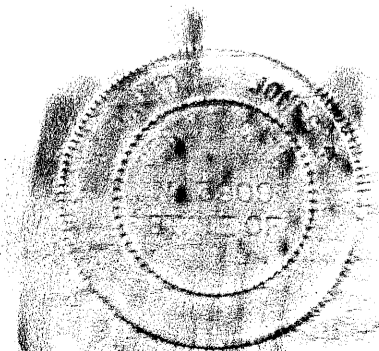
MY COMMISSION EXPIRES: 6/9/90
Theresa Brechery
NOTARY PUBLIC
STATE OF FLORIDA
MISSOURI & J

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S. S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT NO. 39 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
DAVID M. JONES
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3989



PARCEL CONTROL NO. : 13-38-40-010-000-0000.0

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

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S. S.

WE, GUNSTER, YOAKLEY, CRISER AND STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 27, 1988 AT 8:57 A.M.

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT, IS IN THE NAME OF LA PETITE ACADEMY, INC.
- 2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

NONE
DATED THIS 14 DAY OF May, 1988.
BY: William Bonan
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
W. MARTIN BONAN (FOR THE FIRM)
18 CENTRAL PARKWAY, SUITE 400
STUART, FLORIDA 34994

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S. S.

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

3-22-88 DATE Donald E. Hallman COUNTY ENGINEER
March 22, 1988 DATE Patricia Drury COUNTY ATTORNEY
March 22, 1988 DATE James J. Cook CHAIRMAN - PLANNING & ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
March 22, 1988 DATE James J. Cook CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller CLERK
BY: Deborah Tompkins (M.C.)

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 737 JUPITER, FLORIDA 33458
1906 SOUTH 25TH STREET SUITE 200 FORT PIERCE, FLORIDA 34946
1 2