



LOCATION MAP (N.T.S.)

PLAT NO. 44 MARTIN DOWNS P.U.D.

BEING A REPLAT OF PORTIONS OF BLOCKS 5,6,7,8,10 AND ABUTTING ROADWAYS AS SHOWN ON "THE PLAT OF THE CLEVELAND 2ND ADDITION TO THE TOWN OF PALM CITY, FLORIDA", AS RECORDED IN PLAT BOOK 11, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, 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 49, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 10 DAY OF January, 1989.
MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.
BY: Deborah Langston DEPUTY CLERK
FILE NO. 747540
CIRCUIT COURT SEAL
MARTIN COUNTY, FLORIDA

AUGUST, 1988

DESCRIPTION

A parcel of land lying within the Plat of Cleveland Second Addition, as recorded in Plat Book 11, Page 63, of the Public Records of Palm Beach (now Martin) County, Florida, described as follows:
Begin at the Northeast corner of Lot 2, Block 6 as shown on said Plat of Cleveland Second Addition; thence S 00°20'33"W, a distance of 311.73 feet to the Southeast corner of Lot 9, Block 5 of said Plat; thence N 89°22'51"W, along the South line of said Lot 9, a distance of 187.00 feet more or less to the West line of Danforth Creek as shown on the aforementioned Plat; thence Southerly along said West line, a distance of 178 feet more or less to the North right-of-way line of Martin Downs Boulevard; thence N 89°31'29"W, along said right of way line, a distance of 170.00 feet more or less;
thence N 32°20'18"E, a distance of 17.66 feet;
thence N 89°31'29"W, a distance of 364.25 feet;
thence N 00°22'20"E, a distance of 3.72 feet;
thence N 89°31'29"W, a distance of 7.00 feet;
thence N 00°22'20"E, a distance of 157.68 feet;
thence S 89°23'55"E, a distance of 131.98 feet;
thence N 00°22'20"E, a distance of 298.96 feet;
thence S 89°25'15"E, a distance of 633.32 feet to the POINT OF BEGINNING.
Less however that portion of Danforth Creek lying over and across the above described parcel of land.
Said parcel containing 6.2 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF COOK STATE OF ILLINOIS S.S.

KNOW ALL MEN BY THESE PRESENTS THAT E.L.C.A. LOAN FUND, A MINNESOTA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS PLAT NO. 44, MORE PARTICULARLY DESCRIBED ABOVE, WITH THE EXCEPTION OF TRACT "A" AS SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:
1. THE PRESERVATION AREA SHOWN HEREON IS FOR THE PRESERVATION OF NATIVE VEGETATION. THERE SHALL BE NO ALTERATION OF SAID AREA WITHOUT PRIOR APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PRESERVATION AREA.
2. THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN DOWNS UTILITIES, INC., A FLORIDA CORPORATION, FOR PROPER UTILITY PURPOSES INCLUDING C.A.T.V. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENT.
3. THE RIGHT-OF-WAY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR ROAD RIGHT-OF-WAY, UTILITY AND OTHER PROPER PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC.

SIGNED AND SEALED THIS 25 DAY OF August, 1988, ON BEHALF OF SAID CORPORATION, BY ITS REAL ESTATE OFFICER AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: E.L.C.A. LOAN FUND
Victor Gualtney ASSISTANT SECRETARY
Harvey Olson REAL ESTATE OFFICER

ACKNOWLEDGEMENT

COUNTY OF COOK STATE OF ILLINOIS S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HARVEY OLSON AND VICTOR GUALTNEY, TO ME WELL KNOWN TO BE THE REAL ESTATE OFFICER AND ASSISTANT SECRETARY OF E.L.C.A. LOAN FUND, A MINNESOTA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF August, 1988.
MY COMMISSION EXPIRES: January 30, 1990
Chris Johnson NOTARY PUBLIC STATE OF Illinois

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN STATE OF FLORIDA S.S.

KNOWN ALL MEN BY THESE PRESENTS THAT SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF TRACT "A" OF THE LAND SHOWN HEREON, MORE PARTICULARLY DESCRIBED ABOVE, SUBJECT TO THE RIGHTS OF THE STATE OF FLORIDA, IF ANY, IN AND TO ANY LANDS UNDERNEATH DANFORTH CREEK AS PLATTED OR AS CURRENTLY LOCATED, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN ON THIS PLAT 44 OF MARTIN DOWNS P.U.D. IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA, AS A PRESERVATION AREA FOR THE PRESERVATION OF NATIVE VEGETATION, AND FOR THE PURPOSE OF PROVIDING PUBLIC ACCESS TO DANFORTH CREEK. THERE SHALL BE NO ALTERATION OF SAID AREA WITHOUT APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

SIGNED AND SEALED THIS 7th DAY OF September, 1988, ON BEHALF OF SAID CORPORATION, BY THE PRESIDENT AND SECRETARY OF THE CORPORATION.

ATTEST: SOUTHERN LAND GROUP, INC
Betty English SECRETARY
Peter D. Cummings PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN STATE OF FLORIDA 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 MINNESOTA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF September, 1988.
MY COMMISSION EXPIRES: April 25, 1992
Asia Johnson NOTARY PUBLIC STATE OF FLORIDA

TITLE CERTIFICATE

COUNTY OF MARTIN STATE OF FLORIDA S.S.

WE, GUNSTER, YOAKLEY, CRISER AND STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 7, 1988, AT 340 P.M.

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT WITH THE EXCEPTION OF TRACT "A", IS IN THE NAME OF E.L.C.A. LOAN FUND.
- 2. APPARENT RECORD TITLE TO TRACT "A" OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT, SUBJECT TO THE RIGHTS OF THE STATE OF FLORIDA, IF ANY, IN AND TO ANY LANDS UNDERNEATH DANFORTH CREEK AS PLATTED OR AS CURRENTLY LOCATED, IS IN THE NAME OF SOUTHERN LAND GROUP, INC
- 3. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 29th DAY OF August, 1988.
BY: W. Martin Bonan W. MARTIN BONAN (FOR THE FIRM) GUNSTER, YOAKLEY, CRISER & STEWART, P.A. 18 CENTRAL PARKWAY, SUITE 400 STUART, FLORIDA 34994

COUNTY APPROVAL

COUNTY OF MARTIN STATE OF FLORIDA S.S.

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

12-19-88 DATE Donald E. Hellstrom COUNTY ENGINEER
June 28, 1988 DATE Thomas S. Proyer COUNTY ATTORNEY
June 28, 1988 DATE James J. ... CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.
June 28, 1988 DATE Frank ... CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: Marsha Stiller CLERK
By: Deborah Langston (P.C.)

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN STATE OF FLORIDA S.S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT NO. 44 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. 18-38-41-020-000-0000.0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
PO BOX 727 JUPITER, FLORIDA 33468
1905 SOUTH 25TH STREET SUITE 200 FORT PIERCE, FLORIDA 33404
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