



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, AT PAGE 83, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 10th DAY OF April, 1989.

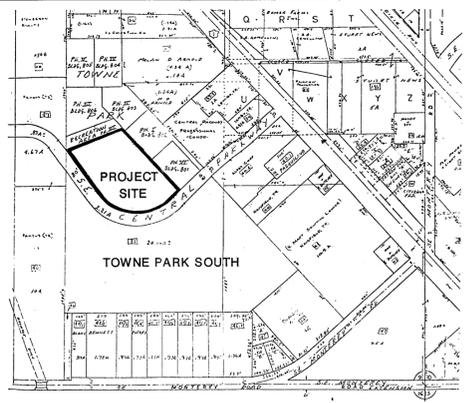
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Charlott Busley
DEPUTY CLERK

FILE NO. 762791

TOWNE PARK

A SUBDIVISION IN SECTION 9,
TOWNSHIP 38 SOUTH, RANGE 41 EAST.
CITY OF STUART, MARTIN COUNTY, FLORIDA.



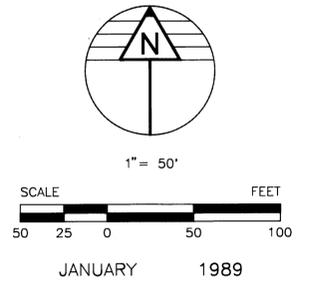
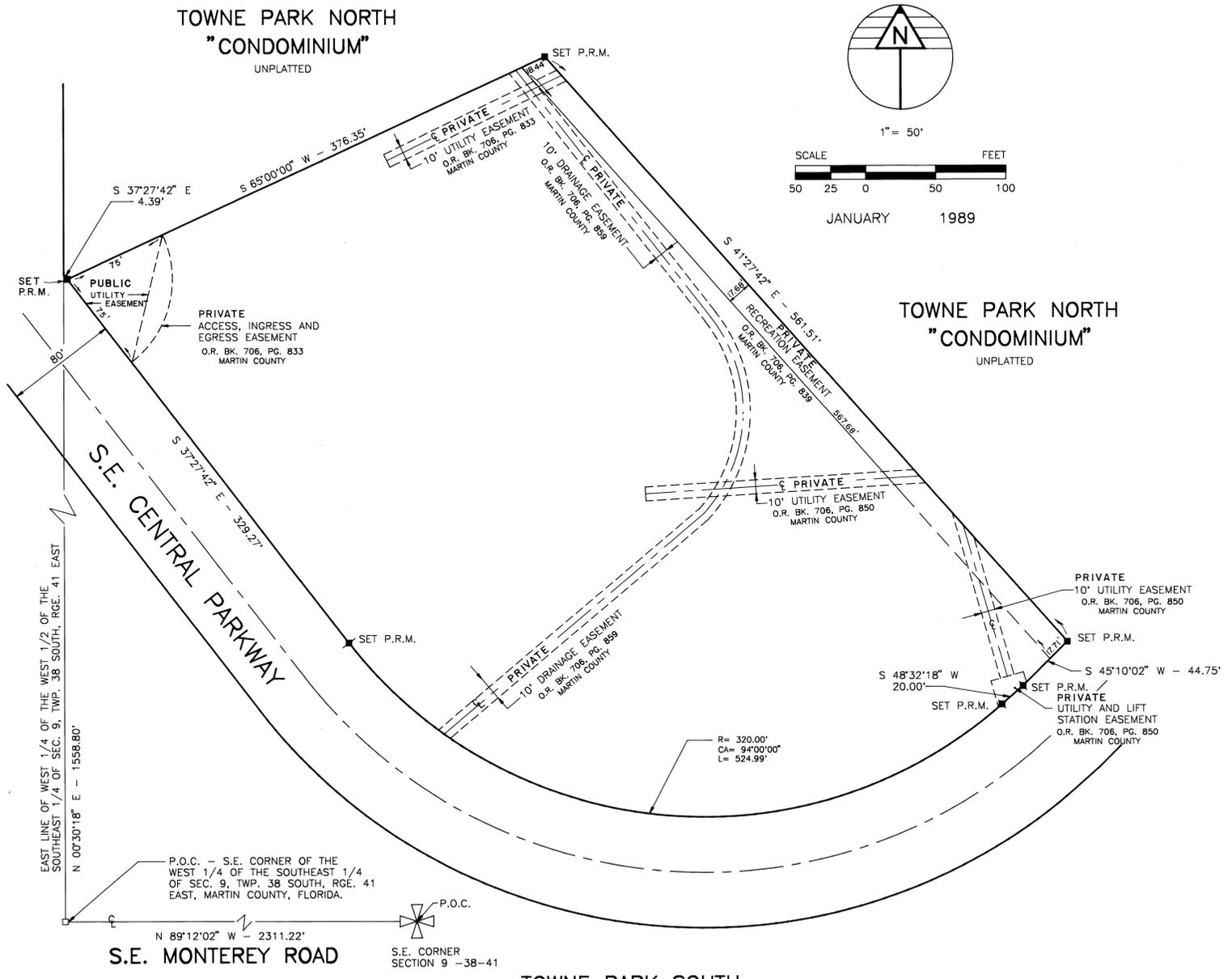
LOCATION MAP

LEGAL DESCRIPTION

KNOWN AS A PORTION OF LAND SITUATED IN THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SECTION 9, THENCE NORTH 89° 12' 01" WEST ALONG SAID SOUTH LINE OF SECTION 9, A DISTANCE OF 2311.22 FEET TO A POINT ON THE EAST LINE WEST QUARTER, OF THE WEST HALF, OF THE SOUTHEAST QUARTER OF SECTION 9, THENCE NORTH 00° 30' 18" EAST ALONG SAID LINE A DISTANCE OF 1558.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF S.E. CENTRAL PARKWAY, THENCE SOUTH 37° 27' 42" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 4.39 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE NORTH 65° 00' 00" WEST A DISTANCE OF 376.35 FEET TO A POINT, THENCE SOUTH 41° 27' 42" EAST A DISTANCE OF 561.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF S.E. CENTRAL PARKWAY THENCE SOUTH 45° 10' 02" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 44.75 FEET TO A POINT THENCE SOUTH 48° 32' 18" WEST A DISTANCE OF 20.00 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVED TO THE NORTH HAVING A RADIUS OF 320.00 FEET A CENTRAL ANGLE OF 94° 00' 00", THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE A DISTANCE OF 524.99 FEET TO A POINT, THENCE NORTH 37° 27' 42" WEST A DISTANCE OF 329.27 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 4.882 ACRES +/-



CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

RICHARD SANDER, TRUSTEE AND INDIVIDUALLY, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS TOWNE PARK, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE PRIVATE DRAINAGE, UTILITY, RECREATION, ACCESS, INGRESS AND EGRESS EASEMENTS AS SHOWN HEREON MAY BE USED BY THE ADJACENT CONDOMINIUM KNOWN AS TOWNE PARK NORTH AND OWNERS OF UNITS IN TOWNE PARK NORTH CONDOMINIUM, IN COMPLIANCE WITH SUCH RECORDED INSTRUMENTS AS ARE DESCRIBED ON THE PLAT.
2. THE PUBLIC UTILITY AND PRIVATE ACCESS, INGRESS AND EGRESS EASEMENTS AS SHOWN HEREON MAY BE USED BY THE CITY OF STUART, FLORIDA, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE COMMISSION OF THE CITY OF STUART AND AS APPROVED BY ME, MY HEIRS AND/OR ASSIGNS.
3. THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN SHALL MAINTAIN SAID EASEMENTS.

SIGNED AND SEALED THIS 31st DAY OF March, 1989.

Richard Sander
RICHARD SANDER, TRUSTEE
AND INDIVIDUALLY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED RICHARD SANDER TO ME WELL KNOWN, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS TRUSTEE AND INDIVIDUALLY.

MY COMMISSION EXPIRES:
June 27, 1989
Sandra D. Quinn
NOTARY PUBLIC, STATE OF FLORIDA

[NOTARIAL SEAL]

NOTES:

1. THE SOUTH LINE OF SECTION 9 TOWNSHIP 38 SOUTH RANGE 41 EAST IS TAKEN TO BEAR NORTH 89° 12' 02" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, STEPHEN J. BROWN, A FLORIDA REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF TOWNE PARK, 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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Stephen J. Brown
STEPHEN J. BROWN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4049

TITLE CERTIFICATION

STATE OF FLORIDA

I, AVRON C. RIFKIN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF March 1, 1989 AT 8:00 A.M.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF RICHARD SANDER, TRUSTEE AND INDIVIDUALLY, WHO HAS EXECUTED THE DEDICATION HEREBON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE HELD BY BANNER EQUITIES, INC., A FLORIDA CORPORATION AS RECORDED IN OR BOOK 707, PAGE 375, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA MORTGAGE HELD BY RICHARD SANDER AND MICHAEL WILENTA AS RECORDED IN OR BOOK 522, PAGE 871, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATE THIS 31st DAY OF March, 1989,

BY: Avron C. Rifkin
AVRON C. RIFKIN, ESQ.
2400 S. FEDERAL HIGHWAY, 4TH FLOOR
STUART, FLORIDA
FLORIDA LICENSE NO. 0066643

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGE HOLDERS AS DESCRIBED HEREIN DO HEREBY CONSENT TO AND APPROVE THE PLATTING OF THE LANDS DESCRIBED HEREIN.

BANNER EQUITIES, INC.
BY: Richard Sander
RICHARD SANDER
PRESIDENT
Michael Wilenta
MICHAEL WILENTA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBORO

PERSONALLY APPEARED BEFORE ME MICHAEL MCARTOR AS PRESIDENT OF BANNER EQUITIES, INC. AND HE ACKNOWLEDGES BEFORE ME HE EXECUTED THE FOREGOING AS SUCH OFFICER AFTER HAVING BEEN DULY AUTHORIZED SO TO DO.

DATE THIS 24th DAY OF March, 1989.

MY COMMISSION EXPIRES:
March 14, 1991
James S. Nobles
NOTARY PUBLIC, STATE OF FLORIDA
[NOTARIAL SEAL]

STATE OF FLORIDA
COUNTY OF PALM BEACH

PERSONALLY APPEARED BEFORE ME, RICHARD SANDER AND MICHAEL WILENTA WHO ACKNOWLEDGE BEFORE ME THEY EXECUTED THE FOREGOING.

DATED THIS 31st DAY OF March, 1989.

MY COMMISSION EXPIRES:
June 27, 1989
Sandra D. Quinn
NOTARY PUBLIC, STATE OF FLORIDA
[NOTARIAL SEAL]

CITY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

April 5, 1989
April 3, 1989
April 5, 1989
April 6, 1989
Joan Jefferson
CITY MAYOR
Robert J. Emmitt
CITY ATTORNEY
John J. P.E.
CITY ENGINEER

APPROVED TO:
Edison J. Reeder
CITY CLERK

STEPHEN J. BROWN, INC. 295 FLORIDA STREET, STUART, FLORIDA 34994 PH. 407/287-0525	SHEET 1 of 1
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