

# PLAT NO. 53

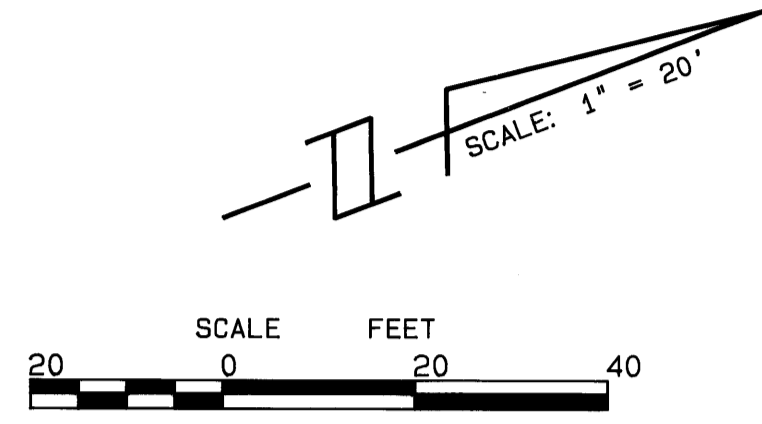
## MARTIN DOWNS P.U.D.

BEING A REPLAT OF A PORTION OF TRACT 40, PALM CITY FARMS, AS RECORDED  
IN PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA  
LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA

FILED FOR RECORD  
MARTIN CO. FLA.  
89 SEP 22 AM 10:40  
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 13, PAGE 12, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22<sup>nd</sup> DAY OF Sept., 1989.

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
BY: Deborah Langston  
DEPUTY CLERK  
FILE NO. 789741

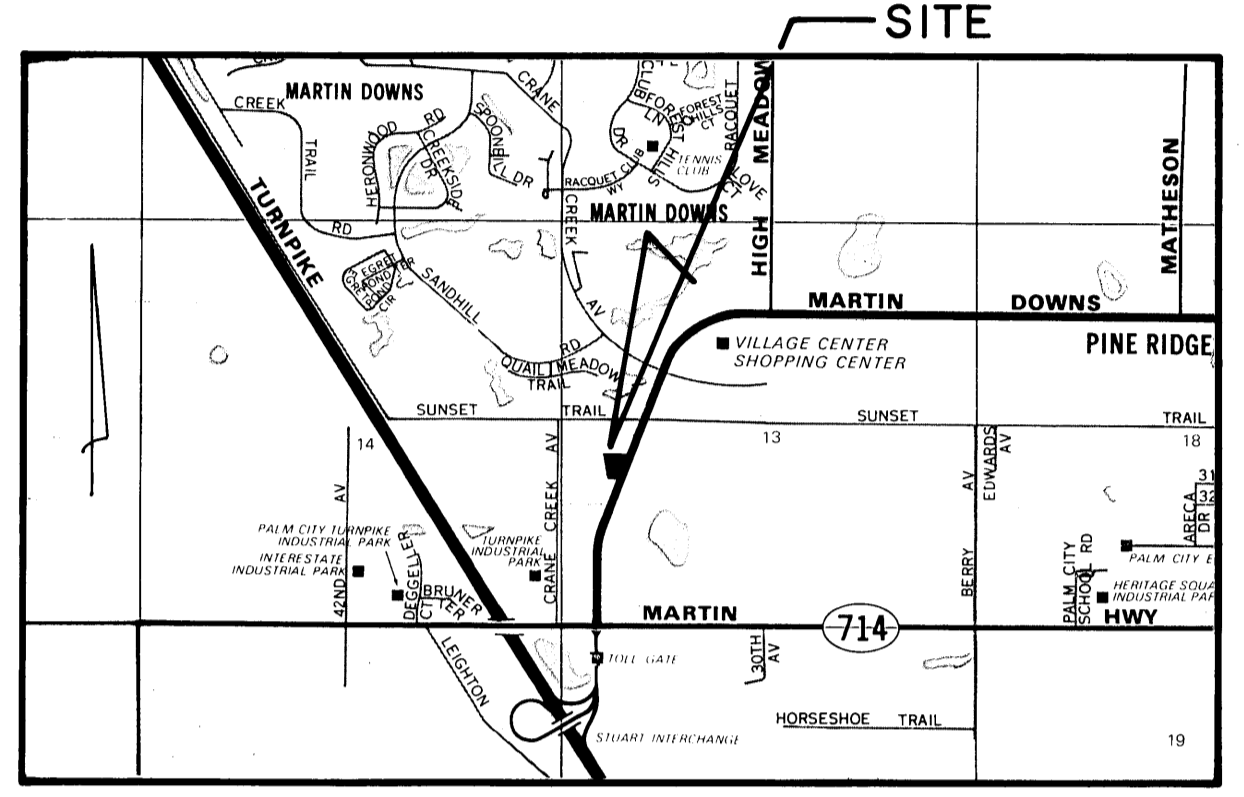


AUGUST, 1989

### 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:

COMMENCE AT THE WEST ONE-QUARTER (1/4) SECTION CORNER OF SAID SECTION 13; THENCE S 89°16'44" E, ALONG THE CENTERLINE OF SUNSET TRAIL (A 30.00 FOOT RIGHT-OF-WAY), AS SHOWN ON 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, A DISTANCE OF 968.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD (A 200.00 FOOT RIGHT-OF-WAY); THENCE S 21°03'12" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 436.35 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 21°03'12" W, A DISTANCE OF 219.72 FEET; THENCE S 66°03'12" W, A DISTANCE OF 35.36 FEET; THENCE N 68°56'48" W, A DISTANCE OF 75.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1185.92 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°39'27", A DISTANCE OF 55.01 FEET; THENCE N 18°23'45" E, A DISTANCE OF 54.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 241.05; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°42'23", A DISTANCE OF 108.15 FEET; THENCE N 07°18'38" W, A DISTANCE OF 76.49 FEET; THENCE N 65°09'31" E, A DISTANCE OF 29.81 FEET; THENCE S 68°56'48" E, A DISTANCE OF 201.76 FEET; TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 43,560.0 SQUARE FEET MORE OR LESS.



LOCATION MAP  
N.T.S.

TRACT 40, PALM CITY FARMS  
P.B. 6, PG. 42, PALM BEACH  
(NOW MARTIN) COUNTY, FL

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

PARCEL NO. 13-39-40-023-000-0000.0

### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.  
WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 17<sup>th</sup>, 1989 AT 3:29 P.M.;  
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP.  
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
NONE  
DATED THIS 9<sup>th</sup> DAY OF August, 1989.  
BY: William B. Carpenter for the firm of  
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.  
8000 SOUTH FEDERAL HIGHWAY, SUITE 200  
FORT ST. LUCIE, FLORIDA 34952

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.  
KNOW ALL MEN BY THESE PRESENTS THAT SOUTHEAST BANK, N.A. BY AND THROUGH ITS UNDERSIGNED OFFICERS, 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. THE LANDSCAPE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN DOWNS BUSINESS PARK ASSOCIATION, INC. FOR LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID LANDSCAPE EASEMENT.

SIGNED AND SEALED THIS 8<sup>th</sup> DAY OF August, 1989, ON BEHALF OF SAID CORPORATION, BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY

ATTEST: William B. Carpenter ASSISTANT SECRETARY  
Thomas K. Woolsey VICE PRESIDENT

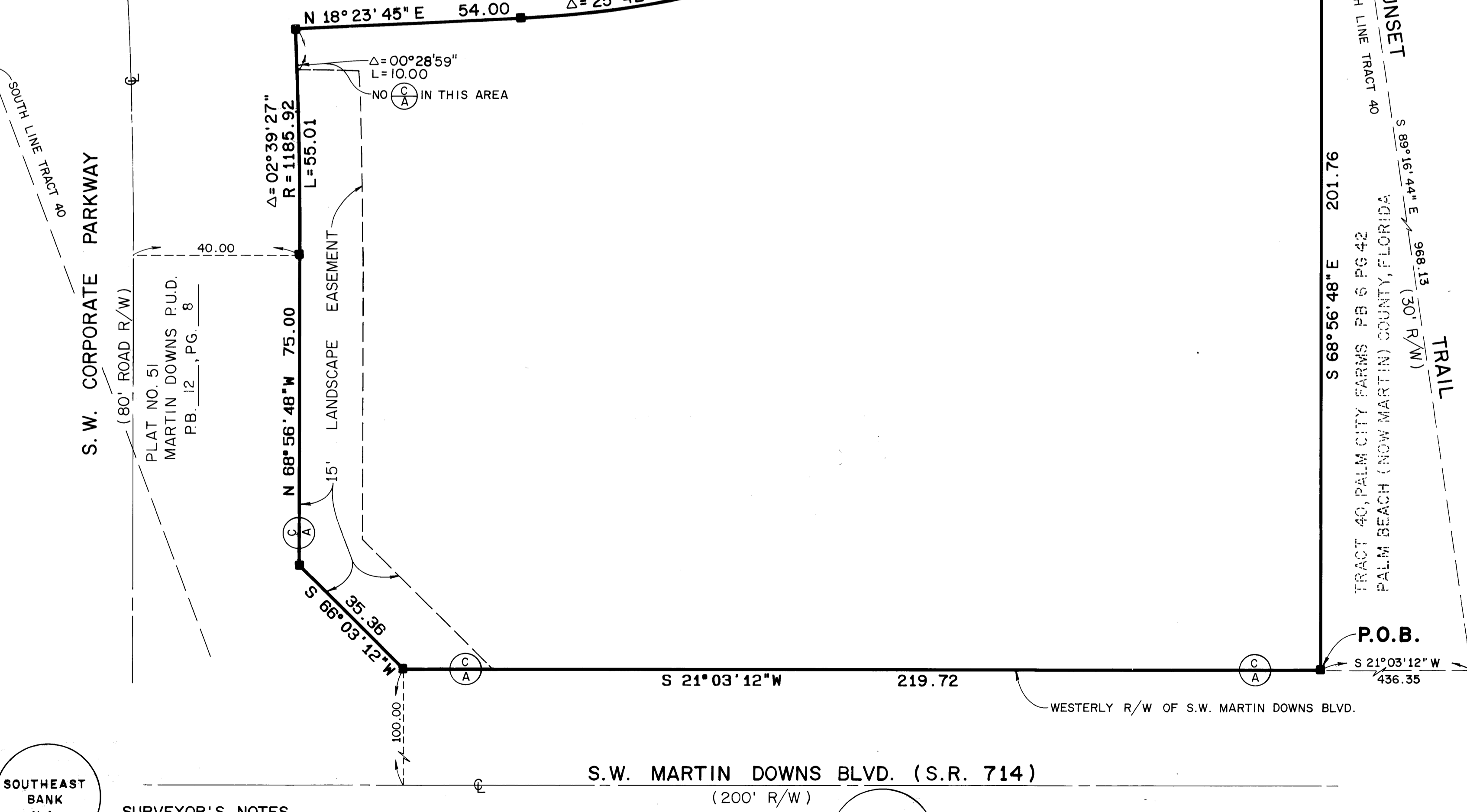
### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN Dade S.S.  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED William B. Carpenter AND Thomas K. Woolsey, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF SOUTHEAST BANK, N.A., AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH OFFICERS OF SAID CORPORATION.

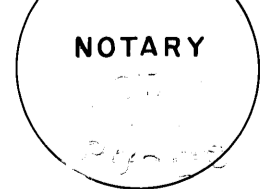
WITNESS MY HAND AND OFFICIAL SEAL THIS 8<sup>th</sup> DAY OF August, 1989.

MY COMMISSION EXPIRES: \_\_\_\_\_  
Deborah J. Held  
NOTARY PUBLIC  
STATE OF FLORIDA

BEARING BASE:  
THE CENTERLINE OF SUNSET TRAIL IS TAKEN TO BEAR S 89°16'44" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.



SURVEYOR'S NOTES  
● = DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET #959  
⊙ = DENOTES "CONTROL OF ACCESS" NO VEHICULAR TRAFFIC WITHOUT PRIOR APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.



### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.  
I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT NO. 53, MARTIN DOWNS, P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS 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.

Thomas C. Vokoun  
THOMAS C. VOKOUN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4382

### COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.  
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE, OR DATES INDICATED.  
8-21-89 DATE  
Donald E. Hellman COUNTY ENGINEER  
June 13, 1989 DATE  
Thomas S. Brown COUNTY ATTORNEY  
June 13, 1989 DATE  
Joseph Banki CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL  
June 13, 1989 DATE  
Frank Munkala CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL

ATTEST: Marsha Stiller CLERK  
By: Deborah Langston D.C.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS		1	1
P.O. BOX 727 JUPITER, FLORIDA 33468	10 CENTRAL PARKWAY SUITE 420 STUART, FLORIDA 34994		
1905 SOUTH 25TH STREET SUITE 205 FORT PIERCE, FLORIDA 34947	2065 15TH AVENUE VERO BEACH, FLORIDA 32909		