

LOCATION MAP
NOT TO SCALE

See surveyor affidavit located in
OR Book 945 PG 2172 - MARSHA STILLER
Clerk of Circuit Court by *Edy Brown, D.C.*
8-3-92

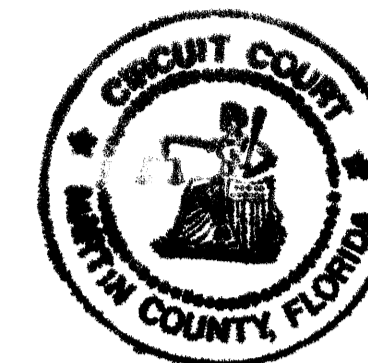


SEPTEMBER, 1991

PLAT NO. 60 MARTIN DOWNS P.U.D. BEING A PORTION OF PARCEL 37 BEING A REPLAT OF A PORTION OF TRACT 20, PALM CITY FARMS AS RECORDED IN PLAT BOOK 6, PAGE 42 PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA

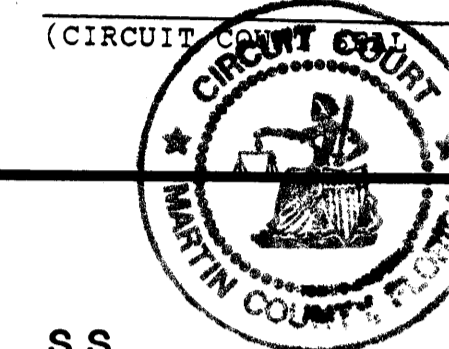
See surveyors corrective
affidavit recorded in OR Book
968 - Page 1469 MARSHA
STILLER, Clerk of Circuit
Court by *Edy Brown, D.C.*
8-3-92

01 OCT 19 1991



I, MARSHA STILLER, CLERK
OF THE CIRCUIT COURT OF
MARTIN COUNTY, FLORIDA,
HEREBY CERTIFY THAT THIS
PLAT WAS FILED FOR RECORD
IN PLAT BOOK 60
PAGE 17, MARTIN COUNTY,
FLORIDA, PUBLIC RECORDS,
THIS 18 DAY OF
Oct., 1991.

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY FLORIDA.
BY: *Deborah Longton*
DEPUTY CLERK
FILE NO. 909178



PARCEL CONTROL NO. 13-38-40-025-000-0000-0

TITLE CERTIFICATION COUNTY OF MARTIN STATE OF FLORIDA

S.S.

I, GEORGE B. HOUGH, JR., A MEMBER OF THE FLORIDA BAR, HEREBY
CERTIFY THAT ON THIS 25th DAY OF September, 1991 AT

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS
IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE
DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD,
OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND
DESCRIBED HEREON ARE AS FOLLOWS: NONE.

DATED THIS 25th DAY OF September, 1991.

BY: *George B. Hough, Jr.*
GEORGE B. HOUGH, JR.
900 EAST OCEAN BLVD.
SUITE 212
STUART, FLORIDA 34994

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT 20, SECTION 13,
TOWNSHIP 38 SOUTH, RANGE 40 EAST, 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 BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE
OF S.W. HIGH MEADOW AVENUE (A 100 FOOT RIGHT-OF-WAY) AND THE
SOUTHERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD, AS SHOWN
ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 42 OF THE
PUBLIC RECORDS OF MARTIN COUNTY, PROCEED S 89°31'30" E ALONG SAID
SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 438.28 FEET; THENCE
S 00°59'10" W, A DISTANCE OF 220.00 FEET; THENCE N 89°31'30" W,
A DISTANCE OF 463.00 FEET TO A POINT ON AFORESAID EASTERLY
RIGHT-OF-WAY LINE OF S.W. HIGH MEADOW AVENUE, SAID POINT ALSO
BEING ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 6115.96
FEET, FROM WHICH POINT A RADIAL LINE BEARS N 88°49'48" W; THENCE
NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
00°11'03", AN ARC DISTANCE OF 19.66 FEET TO THE POINT OF
TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE
N 00°59'10" E, A DISTANCE OF 175.67 FEET; THENCE N 45°43'50" E,
A DISTANCE OF 35.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.331 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN
STATE OF FLORIDA

S.S.

KNOW ALL MEN BY THESE PRESENTS THAT M. D. RETAIL PARTNERS, A
MICHIGAN CO-PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN
SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY,
FLORIDA, MORE PARTICULARLY DESCRIBED ABOVE, AND AS SHOWN HEREON
AS PLAT NO. 60 MARTIN DOWNS P.U.D., DOES HEREBY CERTIFY THAT IT
IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAS
CAUSED THE CERTIFICATION OF OWNERSHIP AND DEDICATION TO BE SUR-
VEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS
FOLLOWS:

- TRACT "C" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS
OF TRACTS OF A AND B THEIR SUCCESSORS AND/OR ASSIGNS AND
M.D. RETAIL PARTNERS, A MICHIGAN CO-PARTNERSHIP, FOR ACCESS,
DRAINAGE AND UTILITIES (INCLUDING C.A.T.V.). THE BOARD OF
COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO
RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT "C".

IN WITNESS WHEREOF, THE ABOVE-NAMED CO-PARTNERSHIP HAS CAUSED
THESE PRESENTS TO BE SIGNED BY ITS PARTNER THEREUNTO DULY
AUTHORIZED, THIS 25th DAY OF September, 1991.

M.D. RETAIL PARTNERS
A MICHIGAN CO-PARTNERSHIP
BY: *Edy Brown*
A MICHIGAN CORPORATION PARTNER

ATTEST: *Edy Brown* BY: *Edy Brown*
ITS: *Edy Brown* ITS: *Edy Brown*

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA

S.S.

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY
AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE
ACKNOWLEDGEMENTS, PERSONALLY APPEARED *Edy Brown*
AND *Edy Brown*, WELL KNOWN TO ME TO BE THE
Edy Brown AND *Edy Brown*
RESPECTIVELY, OF SB08 CORPORATION, A MICHIGAN CORPORATION,
PARTNER IN M.D. RETAIL PARTNERS, A MICHIGAN CO-PARTNERSHIP, AND
THAT THEY ACKNOWLEDGED EXECUTING THE CERTIFICATE OF OWNERSHIP AND
DEDICATION ON BEHALF OF SAID CORPORATION AND SAID CO-PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST
AFORESAID THIS 25th DAY OF September, 1991.

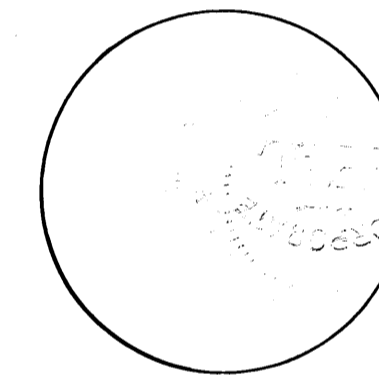
Edy Brown
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-30-92

SURVEYOR'S CERTIFICATE COUNTY OF MARTIN STATE OF FLORIDA

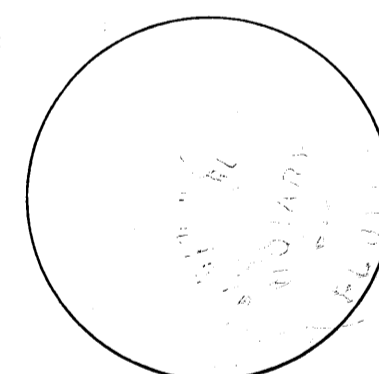
S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT NO. 60
MARTIN DOWNS P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE
LANDS SURVEYED, THAT SAID 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



SB08
CORPORATION



NOTARY

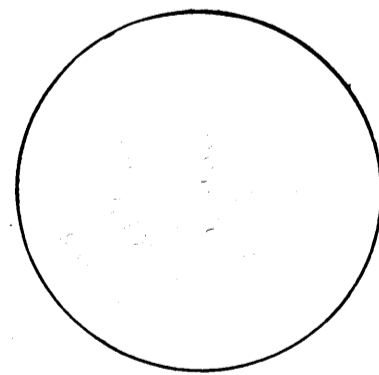
COUNTY APPROVAL COUNTY OF MARTIN STATE OF FLORIDA

S.S.

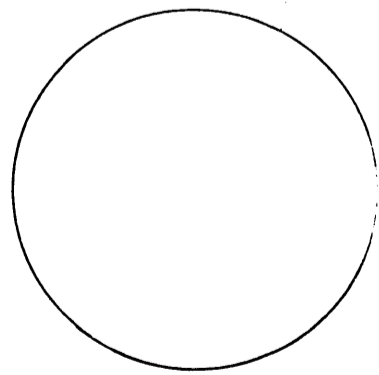
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES
INDICATED.

10-10-91
DATE
9-10-91
DATE
9-10-91
DATE
9-10-91
DATE

Donald E. Hellmaw
COUNTY ENGINEER
Reynolds Brown
COUNTY ATTORNEY
Danne Weidman
CHAIRMAN - PLANNING AND ZONING
COMMISSION OF MARTIN COUNTY, FL.
Mary Kuschalla
CHAIRMAN, BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FL.



SURVEYOR



COUNTY

ATTEST: *Marsha Stiller*
CLERK
By: *Deborah Longton*
D.C.

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

THIS PLAT PREPARED BY:
THOMAS C. VOKOUN, P.L.S.
FOR
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 727
JUPITER, FLORIDA 33464
2222 COLONIAL ROAD
SUITE 201
FORT PIERCE, FLORIDA 34950

2845 15th AVENUE
VERO BEACH, FLORIDA 32909
30 CENTRAL PARKWAY
SUITE 420
STUART, FLORIDA 34994

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