

LOCATION MAP
NOT TO SCALE

PLAT NO. 63b - MARTIN DOWNS P.U.D.

BEING A REPLAT OF A PORTION OF TRACTS 56 & 57, PALM CITY FARMS
AS RECORDED IN PLAT BOOK 6, PAGE 42
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 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 13, PAGE 26, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27 DAY OF July, 1973.

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Deborah Lygden
DEPUTY CLERK

FILE NO.
981361
(CIRCUIT COURT SEAL)

PARCEL CONTROL NO. 13-38-40-027-000-0000.0

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACTS 56 AND 57, 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 MARTIN COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, PROCEED NORTH 00°29'53" EAST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 309.26 FEET; THENCE SOUTH 89°22'42" EAST, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF PLAT NO. 62 OF MARTIN DOWNS - MIRANDA MOBIL AS RECORDED IN PLAT BOOK 13, PAGE 8 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00°29'53" EAST ALONG A LINE PARALLEL WITH AND 40.00 FEET EASTERLY OF SAID WEST LINE OF SECTION 13, A DISTANCE OF 450.00 FEET; THENCE SOUTH 89°22'42" EAST, A DISTANCE OF 352.99 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2030.95 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 89°13'57" EAST; SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD (A 200.00 FOOT RIGHT-OF-WAY); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°16'02" AN ARC DISTANCE OF 9.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°30'01" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID PLAT NO. 62 OF MARTIN DOWNS MIRANDA MOBIL; THENCE NORTH 89°22'42" WEST, ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 352.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3.646 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN
STATE OF FLORIDA

S.S.

KNOW ALL MEN BY THESE PRESENTS THAT SAVANNAH INDUSTRIAL PARK INC., A FLORIDA CORPORATION, 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. 63b 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 SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN DOWNS BUSINESS PARK ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY, INCLUDING C.A.T.V. PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.
2. THE LANDSCAPE TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN DOWNS BUSINESS PARK ASSOCIATION, INC. FOR LANDSCAPE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.
3. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MARTIN DOWNS BUSINESS PARK ASSOCIATION, INC. FOR DRAINAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
4. THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN DOWNS BUSINESS PARK ASSOCIATION, INC. FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, THIS 11th DAY OF December, 1992.

SAVANNAH INDUSTRIAL PARK, INC.
A FLORIDA CORPORATION

ATTEST: Don Wilson
DON WILSON

ITS: VICE PRESIDENT

BY: Bill Thomas
BILL THOMAS

ITS: PRESIDENT

ACKNOWLEDGMENT

COUNTY OF MARTIN
STATE OF FLORIDA

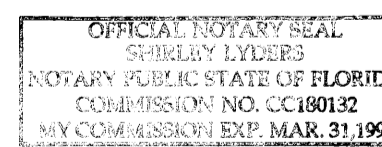
S.S.

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED BILL THOMAS AND DON WILSON, WELL KNOWN TO ME TO BE THE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF SAVANNAH INDUSTRIAL PARK, INC., A FLORIDA CORPORATION, AND THAT THEY ACKNOWLEDGED EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION ON BEHALF OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 11th DAY OF December, 1992.

Shirley Lygden
NOTARY PUBLIC
PRINT NAME: Shirley Lygden

MY COMMISSION EXPIRES:



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.

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 11th DAY OF DECEMBER, 1992 AT 11:00 am.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
2. 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 11th DAY OF DECEMBER, 1992
BY: George B. Hough, Jr.
GEORGE B. HOUGH, JR.
KEANE, MURPHY & HOUGH
900 EAST OCEAN BOULEVARD
SUITE 244
STUART, FLORIDA 34994

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN
STATE OF FLORIDA

S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF NO. 63b, 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

COUNTY APPROVAL

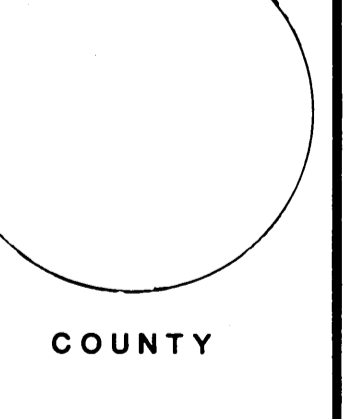
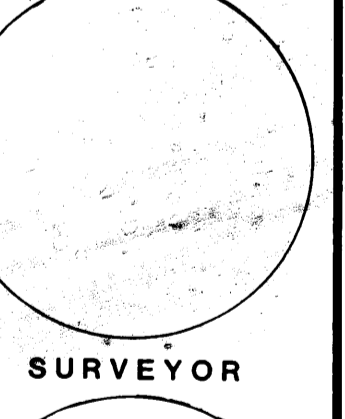
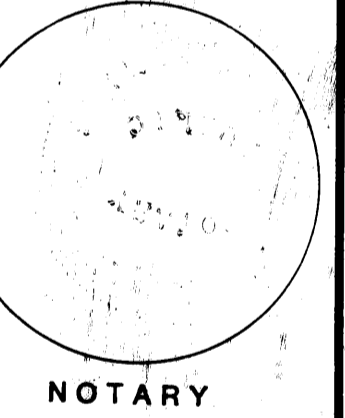
COUNTY OF MARTIN
STATE OF FLORIDA

S.S.

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

1-6-93
DATE
10-20-92
DATE
10-20-92
DATE
10-20-92
DATE

Donald E. Hellman
COUNTY ENGINEER
Charles Bryn
COUNTY ATTORNEY
Sally O'Connell
CHAIRMAN - PLANNING AND ZONING
COMMISSION OF MARTIN COUNTY, FL
Martha Stiller
CLERK
ATTEST: Deborah Lygden
D.C.



LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS	
210 JUPITER LAKES BLVD. P.O. BOX 757 JUPITER, FLORIDA 33468	2222 COLONIAL ROAD SUITE 501 FORT PIERCE, FLORIDA 34950
10 CENTRAL PARKWAY SUITE 400 STUART, FLORIDA 33497	2000 PALM BEACH LAKES BLVD. SUITE 701 WEST PALM BEACH, FLORIDA 33409

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