

# A PLAT OF FAMILY FUN CENTER

PLAT NO. 67 MARTIN DOWNS P.U.D.  
BEING A REPLAT OF A PORTION OF TRACT 56, 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

FEBRUARY, 1995

### DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST AND LYING IN TRACT 56, PALM CITY FARMS RECORDED IN PLAT BOOK 6, PAGE 42 PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PLAT NO. 63b MARTIN DOWNS P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 26 OF THE PUBLIC RECORDS OF SAID MARTIN COUNTY; PROCEED NORTH 00°29'53" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF S.W. ARMELLINI AVENUE ALSO KNOWN AS CRANE CREEK AVENUE (A 55 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 544, PAGE 2629), A DISTANCE OF 253.00 FEET; THENCE SOUTH 89°22'42" EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2030.95 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 04°20'46" WEST, SAID POINT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD, ALSO KNOWN AS STATE ROAD 714 (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°09'26", A DISTANCE OF 253.70 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT NO. 63b; THENCE NORTH 89°22'42" WEST ALONG SAID NORTH LINE, A DISTANCE OF 352.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 2.08 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT ERATO, MICHAEL CRISTOFORO AND JAMES STEWART, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AS A PLAT OF FAMILY FUN CENTER PLAT NO. 67 MARTIN DOWNS P.U.D., HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO 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 EASEMENT, AS SHOWN HEREON, IS 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.

IN WITNESS WHEREOF, ROBERT ERATO, MICHAEL CRISTOFORO AND JAMES STEWART, DO HEREBY SET THEIR HAND AND SEAL THIS 22nd DAY OF February, 1995.

BY: Robert Erato  
ROBERT ERATO  
WITNESS: Anne Stuedley  
Paul S. Kirchstetter  
WITNESS

BY: Michael Cristoforo  
MICHAEL CRISTOFORO  
WITNESS: Anne Stuedley  
Paul S. Kirchstetter  
WITNESS

BY: James Stewart  
JAMES STEWART  
WITNESS: Anne Stuedley  
Paul S. Kirchstetter  
WITNESS

### ACKNOWLEDGEMENT

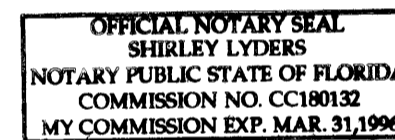
COUNTY OF MARTIN  
STATE OF FLORIDA

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED ROBERT ERATO, MICHAEL CRISTOFORO AND JAMES STEWART TO ME WELL KNOWN AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. 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 22nd DAY OF February, 1995.

Shirley Lyders  
NOTARY PUBLIC  
PRINT NAME: SHIRLEY LYDERS

MY COMMISSION EXPIRES: 3/31/96



### TITLE CERTIFICATION

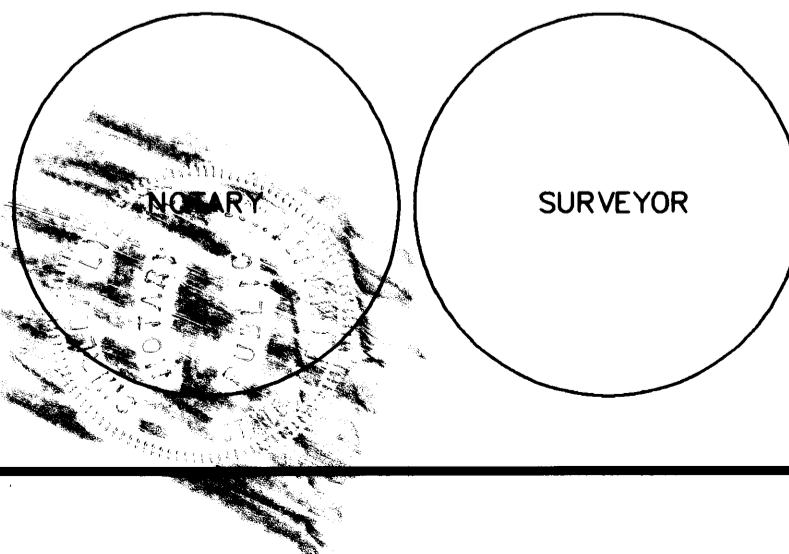
COUNTY OF MARTIN  
STATE OF FLORIDA

I, GEORGE B. HOUGH, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT ON THIS 22nd DAY OF February, 1995 AT 5:00 P.M.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE INDIVIDUALS EXECUTING THE DEDICATION HEREON.
2. ALL RECORDED MORTGAGES NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

(NONE)

George B. Hough, Jr.  
GEORGE B. HOUGH, JR.  
KEANE MURPHY & HOUGH  
900 E. OCEAN BLVD. SUITE 244  
STUART, FLORIDA 34994



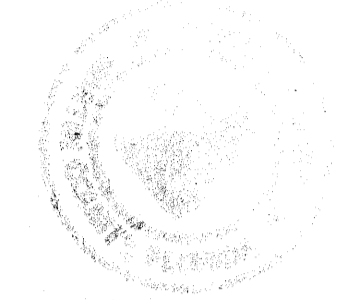
THIS PLAT PREPARED BY:  
THOMAS C. VOKOUN, P.L.S.  
FOR:  
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



**LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.**  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
210 JUPITER LAKES BLVD. 2400 S.E. MONTEREY ROAD 2222 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD.  
BLDG. 5000, SUITE 104 SUITE 500 SUITE 201 SUITE 702  
JUPITER, FL. 33468 STUART, FL. 34996 FT. PIERCE, FL. 34950 WEST PALM BEACH, FL. 33409  
407-746-9248 407-286-3883 407-461-2450 407-684-3375

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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 70, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 5th DAY OF April, 1995.



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

FILE NO. 1111478  
(CIRCUIT COURT SEAL)

PARCEL CONTROL NO. 13-38-40-029-000-0000.0

### SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN  
STATE OF FLORIDA

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF FAMILY FUN CENTER PLAT NO. 67 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

COUNTY OF MARTIN  
STATE OF FLORIDA

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

3-17-95  
DATE

1-24-95  
DATE

1-24-95  
DATE

1-24-95  
DATE

Donald E. Hellman  
COUNTY ENGINEER

Shirley Lyders  
COUNTY ATTORNEY

Paul S. Kirchstetter  
CHAIRMAN - PLANNING AND ZONING COMMISSION

Charlene Hoag  
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS

ATTEST: Marsha Stiller  
CLERK  
By: Deborah Langston 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.