

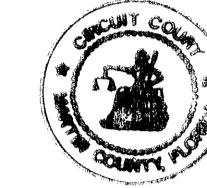
VICINITY SKETCH
(NOT TO SCALE)

PLAT NO. 73 MARTIN DOWNS P.U.D.

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

JUNE, 1995

AM1038



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 73, PAGE 20, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 11th DAY OF Sept., 1995.

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

FILE NO. 1135203
(CIRCUIT COURT SEAL)

PARCEL CONTROL NO. 13-38-40-031-000-0000.0

DESCRIPTION

BEING A PORTION OF TRACT 20, PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PLAT NO. 60, MARTIN DOWNS P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 91, OF THE PUBLIC RECORDS OF MARTIN COUNTY, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF S.W. HIGH MEADOWS AVENUE, AND ON A CURVE CONCAVE TO THE WEST THROUGH WHICH A RADIAL LINE BEARS N88°49'48"W, HAVING A RADIUS OF 6115.96, PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°28'06", A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; THENCE S89°31'30"E, A DISTANCE OF 25.00 FEET; THENCE N00°28'30"W, A DISTANCE OF 7.06 FEET; THENCE S89°31'30"E, A DISTANCE OF 200.81 FEET; THENCE S00°28'30"W, A DISTANCE OF 235.00 FEET; THENCE N89°31'30"W, A DISTANCE 234.70 FEET TO A POINT ON THE EAST LINE OF S.W. HIGH MEADOWS AVENUE AND A CURVE CONCAVE TO THE WEST THROUGH WHICH A RADIAL LINE BEARS N86°13'27"W, HAVING A RADIUS OF 6115.96 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'14", A DISTANCE OF 228.12 FEET TO THE POINT OF BEGINNING.

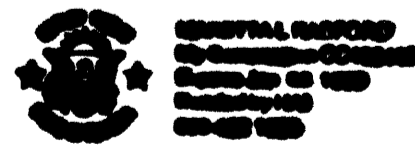
SAID PARCEL CONTAINING 1.234 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

COUNTY OF MARTIN
STATE OF FLORIDA

FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS PLAT NO. 73, MARTIN DOWNS P.U.D., AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

SIGNED AND SEALED THIS 8th DAY OF JUNE, 1995, ON BEHALF OF SAID ASSOCIATION, BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT.



FIRST UNION NATIONAL BANK OF FLORIDA,
A NATIONAL BANKING ASSOCIATION

ATTEST: *P. L. Havener*
PERRY HAVENER
VICE PRESIDENT

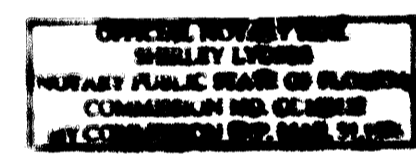
BY: *Neil C. King*
NEIL C. KING
SENIOR VICE PRESIDENT

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 NEIL C. KING AND PERRY HAVENER, TO ME WELL KNOWN TO BE THE SENIOR VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP. 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 8th DAY OF JUNE, 1995



Shirley Lyders
NOTARY PUBLIC
PRINT NAME: Shirley Lyders
MY COMMISSION EXPIRES: 3/31/96
Commission No. CC180132

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN
STATE OF FLORIDA

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT NO. 73, 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

TITLE CERTIFICATION

COUNTY OF MARTIN
STATE OF FLORIDA

I, GEORGE B. HOUGH, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT ON THIS 11th DAY OF JUNE, 1995, AT 11:00 P.M.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.
- 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

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA

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

7-5-95
DATE

Donald E. Hollman
COUNTY ENGINEER

5-23-95
DATE

Charles Hough
COUNTY ATTORNEY

5-23-95
DATE

Charles Hough
CHAIRMAN - PLANNING AND ZONING COMMISSION

5-23-95
DATE

Charles Hough
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS

ATTEST: *Marsha Stiller*
CLERK
By: *Deborah Longston*

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:
PASQUALE VOLPE, 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. 2000, SUITE 104 SUITE 300 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