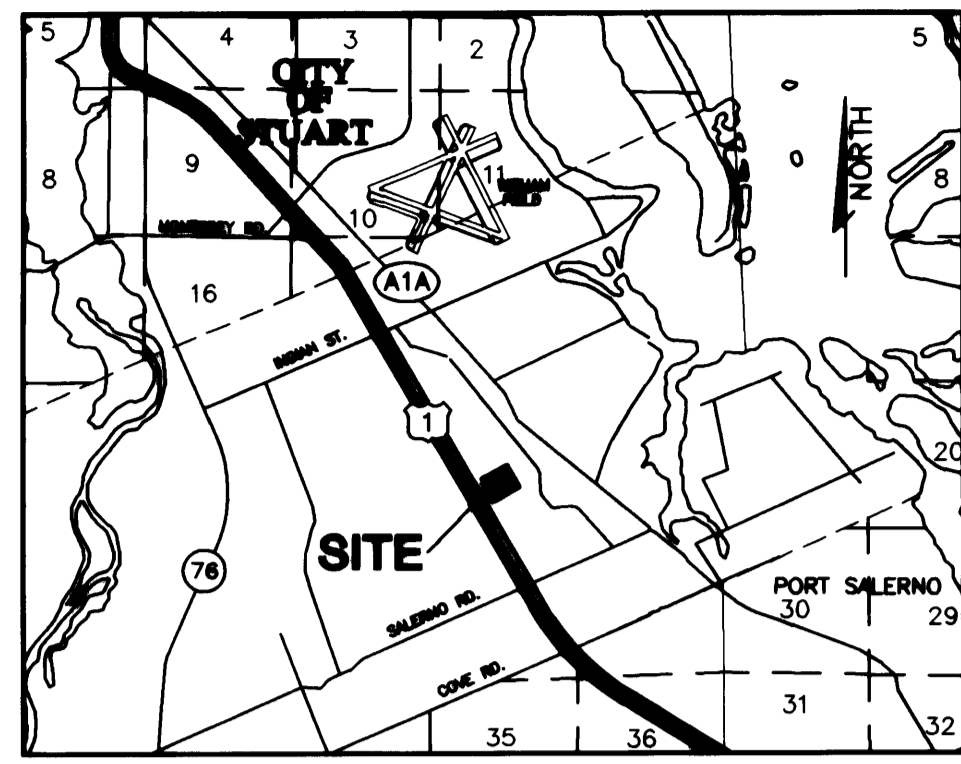


# A PLAT OF GRAN PARK AT PORT SALERNO-PLAT NO. 2

BEING A REPLAT OF A PORTION OF LOTS 18, 19, & 20 OF THE SUBDIVISION OF THE  
"MILES OR HANSON GRANT DADE COUNTY, FLORIDA, FILED WITH THE COMMISSIONERS REPORT"  
AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH  
(NOW MARTIN) COUNTY, FLORIDA



LOCATION MAP  
NOT TO SCALE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14, PAGE 22, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 30 DAY OF June, 1998.

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
BY: [Signature]  
DEPUTY CLERK

FILE NO. 1306380  
(CIRCUIT COURT SEAL)

PARCEL CONTROL NO. 52-38-41-400-000-000.0

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN PORTIONS OF LOTS 18, 19 AND 20 OF THE SUBDIVISION OF THE "MILES OR HANSON GRANT, DADE COUNTY, FLORIDA - FILED WITH THE COMMISSIONER'S REPORT," AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 4/15 OF LOTS 18, 19, AND 20, COLLECTIVELY, ACCORDING TO SAID PLAT OF LOTS OR HANSON GRANT; THENCE S 66°37'30" W, ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 4/15 OF LOTS 18, 19, AND 20, A DISTANCE OF 2671.58 FEET; THENCE N 23°22'18" W, A DISTANCE OF 313.02 FEET; THENCE N 66°37'42" E, A DISTANCE OF 300.00 FEET; THENCE N 40°03'48" E, A DISTANCE OF 89.44 FEET; THENCE N 66°37'42" E, A DISTANCE OF 810.00 FEET; THENCE N 23°22'18" W, A DISTANCE OF 275.00 FEET; THENCE N 66°37'42" E, A DISTANCE OF 659.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 22.00 FEET; THENCE EAST AND SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°31'12", A DISTANCE OF 33.22 FEET TO A POINT FROM WHICH THE RADIUS BEARS S 63°08'54" W; THENCE N 63°08'54" E, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 435.00 FEET, THE RADIUS POINT OF WHICH BEARS N 63°08'54" E; THENCE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°08'12", A DISTANCE OF 61.77 FEET; THENCE N 18°42'54" W, A DISTANCE OF 6.92 FEET; THENCE N 39°07'32" E, A DISTANCE OF 323.21 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S 50°52'28" E, ALONG SAID FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY LINE, A DISTANCE OF 935.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 29.380 ACRES, MORE OR LESS.

## LEGEND

- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. 959 UNLESS NOTED OTHERWISE
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LS 4873
- - DENOTES P.C.P. (PERMANENT CONTROL POINT) SET NO. LS 4873
- U.E. - DENOTES UTILITY EASEMENT
- P.D.E. - DENOTES PRIVATE DRAINAGE EASEMENT
- L.E. - DENOTES LANDSCAPE EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- PGS. - DENOTES PAGES
- PG. - DENOTES PAGE
- ⊕ - DENOTES CENTERLINE
- (R) - RADIAL LINE

## CERTIFICATE OF OWNERSHIP AND DEDICATION

GRAN CENTRAL CORPORATION, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF GRAN PARK AT PORT SALERNO PLAT NO. 2 AND HEREBY DEDICATES AS FOLLOWS:

- THE STREETS SHOWN ON THIS PLAT OF GRAN PARK AT PORT SALERNO PLAT NO.2 AND DESIGNATED THEREON AS PUBLIC STREETS ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF GRAN PARK AT PORT SALERNO PLAT NO.2 MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF GRAN PARK AT PORT SALERNO PLAT NO.2, AND DESIGNATED AS SUCH ON THIS PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE GRAN PARK AT PORT SALERNO OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE WATER MANAGEMENT TRACTS A AND B AS SHOWN ON THIS PLAT OF GRAN PARK AT PORT SALERNO PLAT NO.2 ARE HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- THE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAN PARK AT PORT SALERNO OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY LANDSCAPE BUFFER EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE LIFT STATION EASEMENT SHOWN ON THIS PLAT OF GRAN PARK AT PORT SALERNO PLAT NO.2 AND DESIGNATED THEREON AS LIFT STATION EASEMENT IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

SIGNED AND SEALED THIS 18<sup>TH</sup> DAY OF NOVEMBER, 1997, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

IN THE PRESENCE OF:  
BY: [Signature]  
C.F. ZELLERS, JR., PRESIDENT

ATTEST: [Signature]  
ASST. SECRETARY  
(CORPORATE SEAL)

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED C.F. ZELLERS, JR. AND [Signature] TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF GRAN CENTRAL CORPORATION, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

(STAMP) NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO. CC 503463  
MY COMMISSION EXPIRES: Nov. 12, 1999

## TITLE CERTIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF January 26, 1998, AT 3:00 A.M.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: NONE
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 28<sup>th</sup> DAY OF Jan, 1998

[Signature]  
SHAYLA HAIL  
729 SOUTH FEDERAL HIGHWAY  
SUITE 103  
STUART, FLORIDA 34994

## CERTIFICATE OF SURVEYOR AND MAPPER

I, O. HOWARD DUKES, HEREBY CERTIFY THAT THIS PLAT OF GRAN PARK AT PORT SALERNO PLAT NO.2, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

[Signature]  
O. HOWARD DUKES  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION NO. 4533  
(OFFICIAL SEAL)

## COUNTY APPROVAL

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

DATE: 4/29/98 [Signature]  
COUNTY SURVEYOR AND MAPPER  
DATE: 6/23/98 [Signature]  
COUNTY ENGINEER  
DATE: 6-24-98 [Signature]  
COUNTY ATTORNEY  
DATE: N/A  
CHAIRMAN, PLANNING AND ZONING COMMISSION  
DATE: 6-23-98 [Signature]  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
ATTEST: [Signature]  
MARSHA STILLER  
CLERK

## NOTES

- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
210 JUPITER LAKES BLVD. 2400 SE HENDERLEY ROAD 2822 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD.  
M.C. 3000, SUITE 304 SUITE 300 SUITE 201 SUITE 702  
AFTER, FL 33448 STUART, FL 34996 FT. PIERCE, FL 34950 WEST PALM BEACH, FL 33409  
407-746-9848 407-206-3083 407-461-2450 407-684-3375

1 2  
Sheet of