

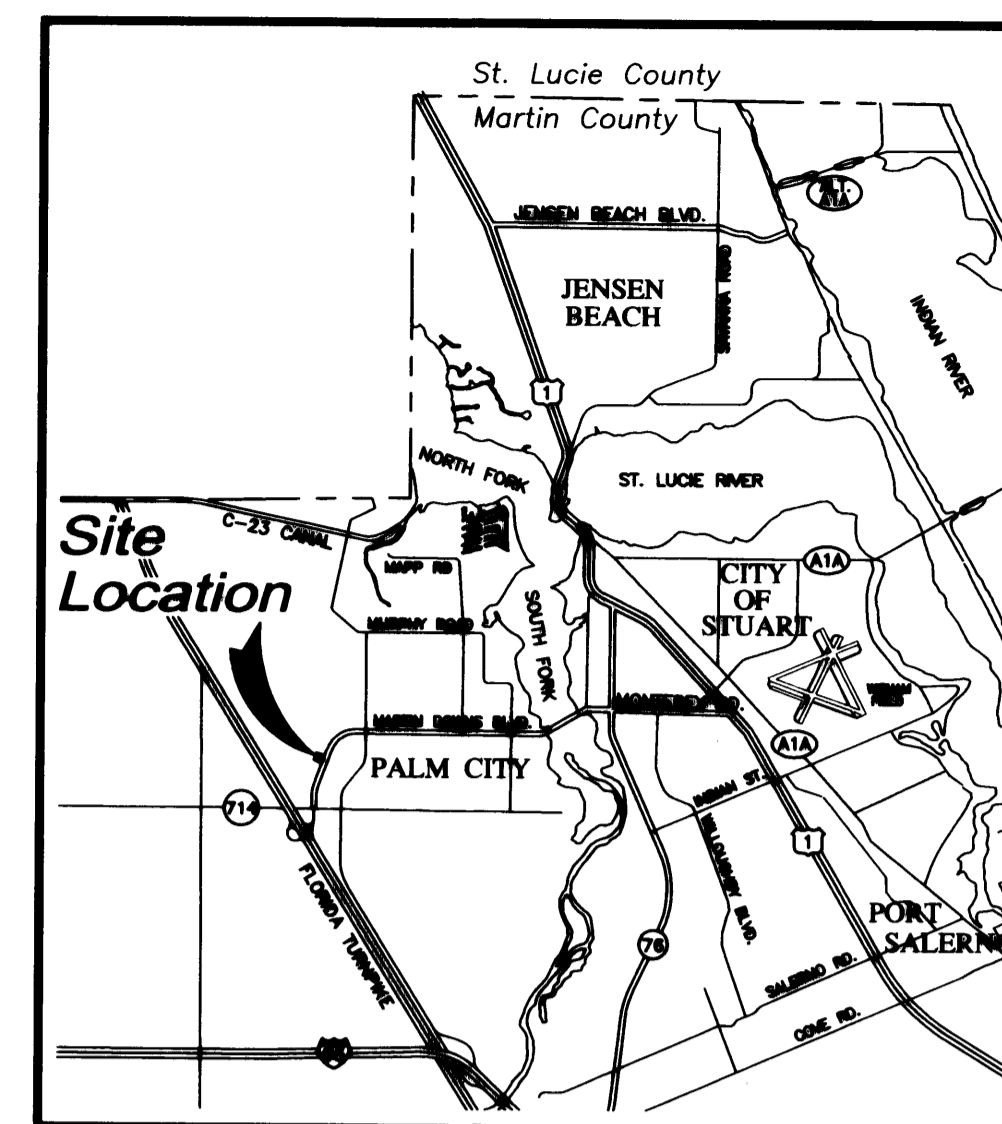
# PLAT No. 76 MARTIN DOWNS BUSINESS PARK

A PART OF MARTIN DOWNS P.U.D.  
BEING A REPLAT OF PORTIONS OF TRACTS 40, 41 AND 42 OF THE PLAT OF PALM CITY FARMS AS RECORDED  
IN PLAT BOOK 6, PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.  
LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

DATE: FEBRUARY, 2003

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF PLAT.

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



Vicinity Map  
N.T.S.

CLERK'S RECORDING CERTIFICATE  
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15, PAGE 76a, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 7 DAY OF Feb, 2003.  
MARSHA EWING, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: *[Signature]*  
DEPUTY CLERK  
FILE NO. 165792a  
(CIRCUIT COURT SEAL)

13-38-40-034-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL ALSO BEING PART OF TRACTS 40, 41 AND 42 OF THE PLAT OF PALM CITY FARMS AS RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST ONE-QUARTER (1/4) CORNER OF SAID SECTION 13; THENCE SOUTH 89°16'44" EAST ALONG THE CENTERLINE OF S.W. SAND TRAIL (A 30.00 FOOT RIGHT OF WAY), AS SHOWN ON SAID PLAT OF PALM CITY FARMS, A DISTANCE OF 968.13 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.W. MARTIN DOWNS BOULEVARD (A 200.00 FOOT RIGHT OF WAY); THENCE SOUTH 21°03'12" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 786.07 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL:  
THENCE CONTINUE SOUTH 21°03'12" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 175.61 FEET; THENCE NORTH 68°56'48" WEST, A DISTANCE OF 220.00 FEET; THENCE NORTH 21°03'12" EAST, A DISTANCE OF 194.08 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.W. CORPORATE PARKWAY (AN 80.00 FOOT RIGHT OF WAY), SAID POINT (FROM WHICH A RADIAL LINE BEARS SOUTH 14°49'27" WEST) LYING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1105.92 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF THIS CURVE THROUGH A CENTRAL ANGLE OF 06°13'45" FOR 120.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68°56'48" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET; THENCE SOUTH 23°56'48" EAST, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

THE AREA OF THIS PARCEL IS 43,561 SQUARE FEET (1.00 ACRES).

### CERTIFICATE OF OWNERSHIP

CASE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGING MEMBER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON "PLAT No. 76, MARTIN DOWNS BUSINESS PARK".

SIGNED THIS 13 DAY OF February, 2003.

SIGNED IN THE PRESENCE OF:

CASE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
*Charles H. Sabin*  
CHARLES H. SABIN  
MANAGING MEMBER OF CASE, LLC

WITNESS

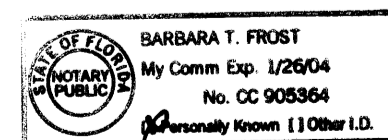
WITNESS

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES H. SABIN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AS MANAGING MEMBER OF CASE LLC. HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF February, 2003.



*Barbara T. Frost*  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO.: CC 985364  
MY COMMISSION EXPIRES: 11/26/04

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ARTHUR SPEEDY, HEREBY CERTIFY THAT THIS PLAT No. 76, MARTIN DOWNS BUSINESS PARK 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; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA

*Arthur Speedy*  
ARTHUR SPEEDY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 3343  
DATE: Feb. 7, 2003

### MORTGAGEE'S CONSENT TO PLAT

STATE OF FLORIDA  
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, THAT HARBOR FEDERAL SAVINGS BANK IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE ENCUMBERING THE LANDS DESCRIBED HEREON AND RECORDED IN OFFICIAL RECORDS BOOK 1722, PAGE 1069, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND DOES HEREBY JOIN AND CONSENT TO THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH.

SIGNED AND SEALED THIS 13 DAY OF February, 2003.

HARBOR FEDERAL SAVINGS BANK

BY: *Nielsen M. Tarte*  
VP Commercial Lending  
(PRINT NAME AND TITLE)  
WITNESS: Michelle M. Tarte

WITNESS:

*Tina M. DeRoche*  
*Tina M. DeRoche*  
(PRINT OR TYPE NAME)

*Michelle M. Tarte*  
*Michelle M. Tarte*  
(PRINT OR TYPE NAME)

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF St. Lucie

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Michelle M. Tarte* TO ME WELL KNOWN TO BE THE *VP Commercial Lending* OF HARBOR FEDERAL SAVINGS BANK, AND SHE ACKNOWLEDGED THAT SHE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13<sup>th</sup> DAY OF February, 2003.

*Tina M. DeRoche*  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO.: CC 877823  
MY COMMISSION EXPIRES: 01/23/04

### COUNTY APPROVAL

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

April 16, 2003  
DATE

*[Signature]*  
COUNTY SURVEYOR & MAPPER

April 23, 2003  
DATE

*[Signature]*  
COUNTY ENGINEER

May 1, 2003  
DATE

*[Signature]*  
COUNTY ATTORNEY

May 2, 2003  
DATE  
BCC: 10-22-2002

*[Signature]*  
VICE CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST:

*[Signature]*  
CLERK

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

WE, RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF January 16, 2003 AT 11:00 A.M.:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:  
MORTGAGE MADE BY CASE, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF HARBOR FEDERAL SAVINGS BANK AND RECORDED AT OFFICIAL RECORDS BOOK 1722, PAGE 1069, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S., HAVE BEEN PAID.

DATED THIS 14<sup>th</sup> DAY OF February, 2003.

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

BY: *[Signature]*  
NOREEN S. DREYER, VICE-PRESIDENT  
FLORIDA BAR NO. 216593  
145 NW CENTRAL PARK PLAZA, SUITE 200  
PORT ST. LUCIE, FLORIDA 34994

THIS INSTRUMENT PREPARED BY:  
ARTHUR SPEEDY FOR:  
C. CALVERT MONTGOMERY & ASSOCIATES, INC.  
P.O. BOX 92, 959 S. FEDERAL HIGHWAY  
STUART, FLORIDA 34994