

PLAT NO. 77

MARTIN DOWNS BUSINESS PARK - PARCEL NO. 46C, A PART OF MARTIN DOWNS, A P.U.D.

BEING A REPLAT OF A PORTION OF TRACTS 41 AND 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

PARCEL CONTROL NO. 13-38-40-035-000-0000.0

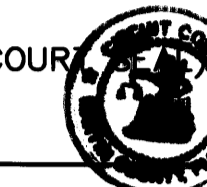
CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 03, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 9 DAY OF May, 2003.

MARSHA EWING,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Maisha Carson, Cl.
CLERK

FILE NO. 145800

(CIRCUIT COURT)



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING A PORTION OF TRACTS 41 AND 56, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "C", PLAT NO. 51, MARTIN DOWNS BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 8, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD (STATE ROAD NO. 714) (A 200 FOOT RIGHT-OF-WAY) AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2030.95 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 70°40'22" EAST; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°32'36", A DISTANCE OF 267.39 FEET; THENCE NORTH 89°22'42" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 272.23 FEET; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 228.00 FEET TO THE SOUTH LINE OF LAKE "A", SAID PLAT NO. 51, MARTIN DOWNS BUSINESS PARK; THENCE SOUTH 89°30'07" EAST, ALONG SAID SOUTH LINE OF LAKE "A" AND THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 199.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 35°43'48" EAST; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE OF TRACT "C" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°08'17", A DISTANCE OF 149.98 FEET TO THE POINT OF BEGINNING.

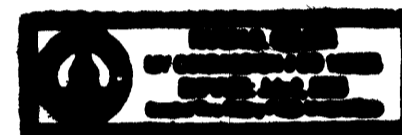
SAID PARCEL CONTAINING 1.65 ACRES, MORE OR LESS.

ACKNOWLEDGMENT

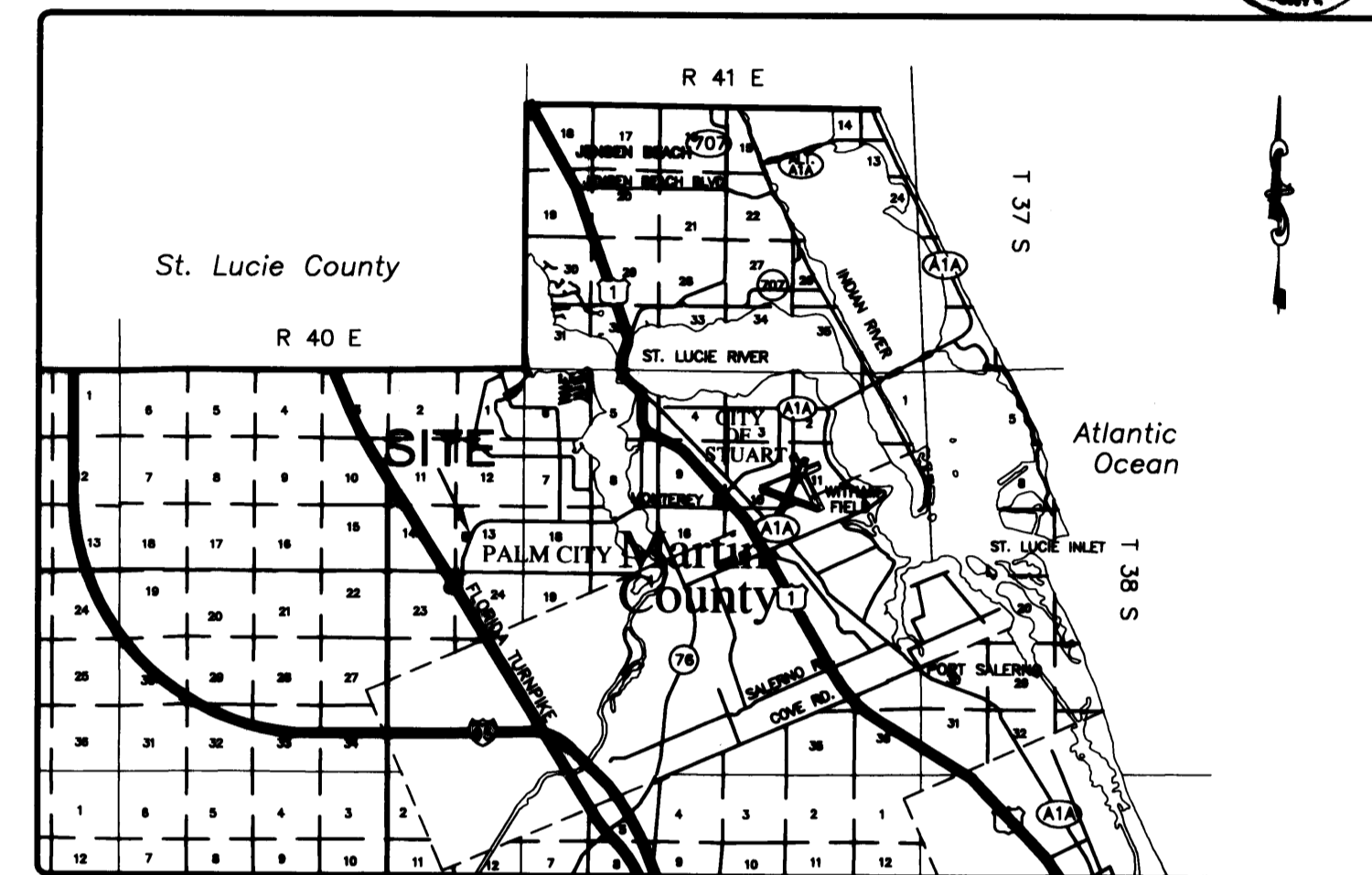
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ERIC M. PAUL, TO ME WELL KNOWN TO BE THE PRESIDENT OF EMPIRE CONCEPTS, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF RT WEST PALM BEACH FRANCHISE, L.P., A DELAWARE LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION 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 CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [x] HAS PRODUCED FL. PUBLIC RECORDS IDENTIFICATION.

STAMP



Eric M. Paul
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. DD 120895
MY COMMISSION EXPIRES: 7/2/2006



VICINITY MAP
NOT TO SCALE

TITLE CERTIFICATION

I, PAUL K. HINES, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 10, 2003.

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

DATED THIS 10th DAY OF April, 2003.

Paul K. Hines
PAUL K. HINES
ATTORNEY AT LAW, FLORIDA BAR NO. 386774
GUNSTER, YOAKLEY & STEWART, P.A.
800 S.E. MONTEREY COMMONS BOULEVARD
SUITE 200
STUART, FLORIDA 34996

CERTIFICATE OF OWNERSHIP AND DEDICATION

RT WEST PALM BEACH FRANCHISE, L.P., A DELAWARE LIMITED PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT NO. 77 OF MARTIN DOWNS BUSINESS PARK - PARCEL NO. 46C, A PART OF MARTIN DOWNS, A P.U.D. AND HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR UTILITY PURPOSES AND MAY BE USED BY ANY UTILITY COMPANY, INCLUDING CABLE TELEVISION IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- THE FPL EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY FOR UTILITY PURPOSES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENT.

SIGNED AND SEALED THIS 10th DAY OF April, 2003 ON BEHALF OF SAID PARTNERSHIP BY ITS GENERAL PARTNER, EMPIRE CONCEPTS, INC., A FLORIDA CORPORATION.

WITNESS: Karen D. Galar
PRINT NAME: KAREN D. GALAR
BY: Maisha Carson
PRINT NAME: Maisha Carson

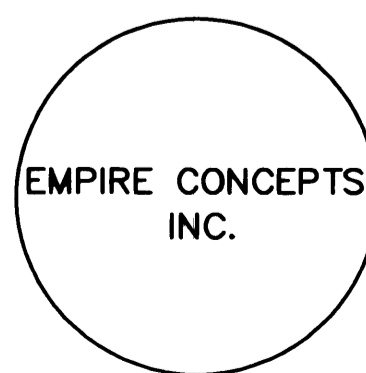
RT WEST PALM BEACH FRANCHISE, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: EMPIRE CONCEPTS, INC.,
A FLORIDA CORPORATION,
ITS GENERAL PARTNER

BY: Eric M. Paul
ERIC M. PAUL, PRESIDENT

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- ☉ - CENTERLINE
- - P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LB 959
- - P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. PLS 2633
- U.E. - UTILITY EASEMENT
- D.E. - PRIVATE DRAINAGE EASEMENT
- ∠ - CURVE DELTA ANGLE
- S.E. - SANITARY EASEMENT
- R - RADIUS
- L - ARC LENGTH
- F.P.L. - FLORIDA POWER AND LIGHT COMPANY



CERTIFICATE OF SURVEYOR AND MAPPER

I, BRIAN C. KIERNAN, HEREBY CERTIFY THAT THIS PLAT NO. 77 OF MARTIN DOWNS BUSINESS PARK - PARCEL NO. 46C, A PART OF MARTIN DOWNS, A P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY AND PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY AND PLAT 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.

Brian C. Kiernan
BRIAN C. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6101

COUNTY APPROVAL

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

DATE: 5-6-03
DATE: 5-6-03
DATE: 5/8/03
DATE: 5/8/03
BCC: 3-18-03

Brian C. Kiernan
COUNTY SURVEYOR AND MAPPER

Maisha Carson
COUNTY ENGINEER

Kristen Steacy, Sr. Asst. Cl. Atty
COUNTY ATTORNEY

Maisha Carson
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
Maisha Carson
CLERK OF COURT

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

THIS PLAT PREPARED BY:
BRIAN C. KIERNAN, P.S.M.
FOR:
L.B.F.H., INC.

CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
"Partners For Accuracy, Value By Design"
3550 S.W. Corporate Parkway, Palm City, Florida 34990
(772) 286-3863 Fax: (772) 286-3825
BPR & FPE License No: 958 www.lbfh.com

1 2
Sheet of