

# PALM CITY TURNPIKE INDUSTRIAL PARK

A SUBDIVISION OF TRACTS 50, 51, 62, 63, ACCORDING TO THE PLAT OF PALM CITY FARMS AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY. ALL IN SEC 14- TWP 38 S- RGE 40 E MARTIN COUNTY, FLORIDA

## LEGAL DESCRIPTION

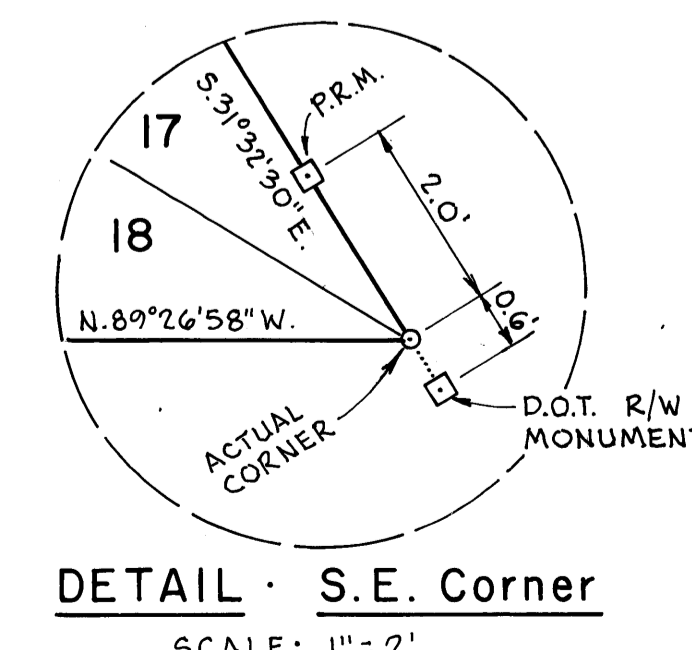
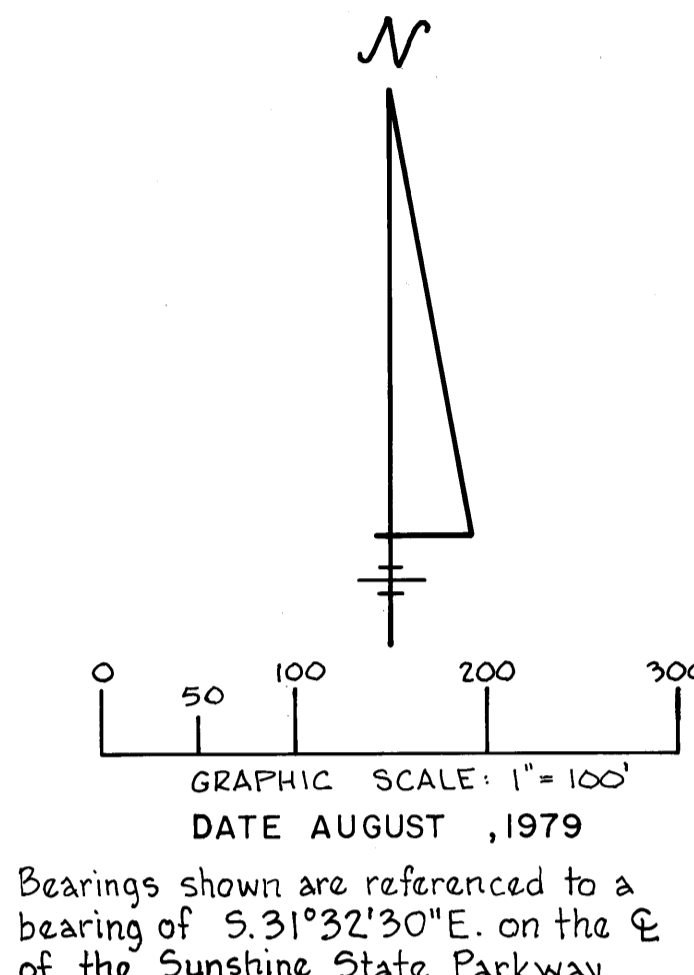
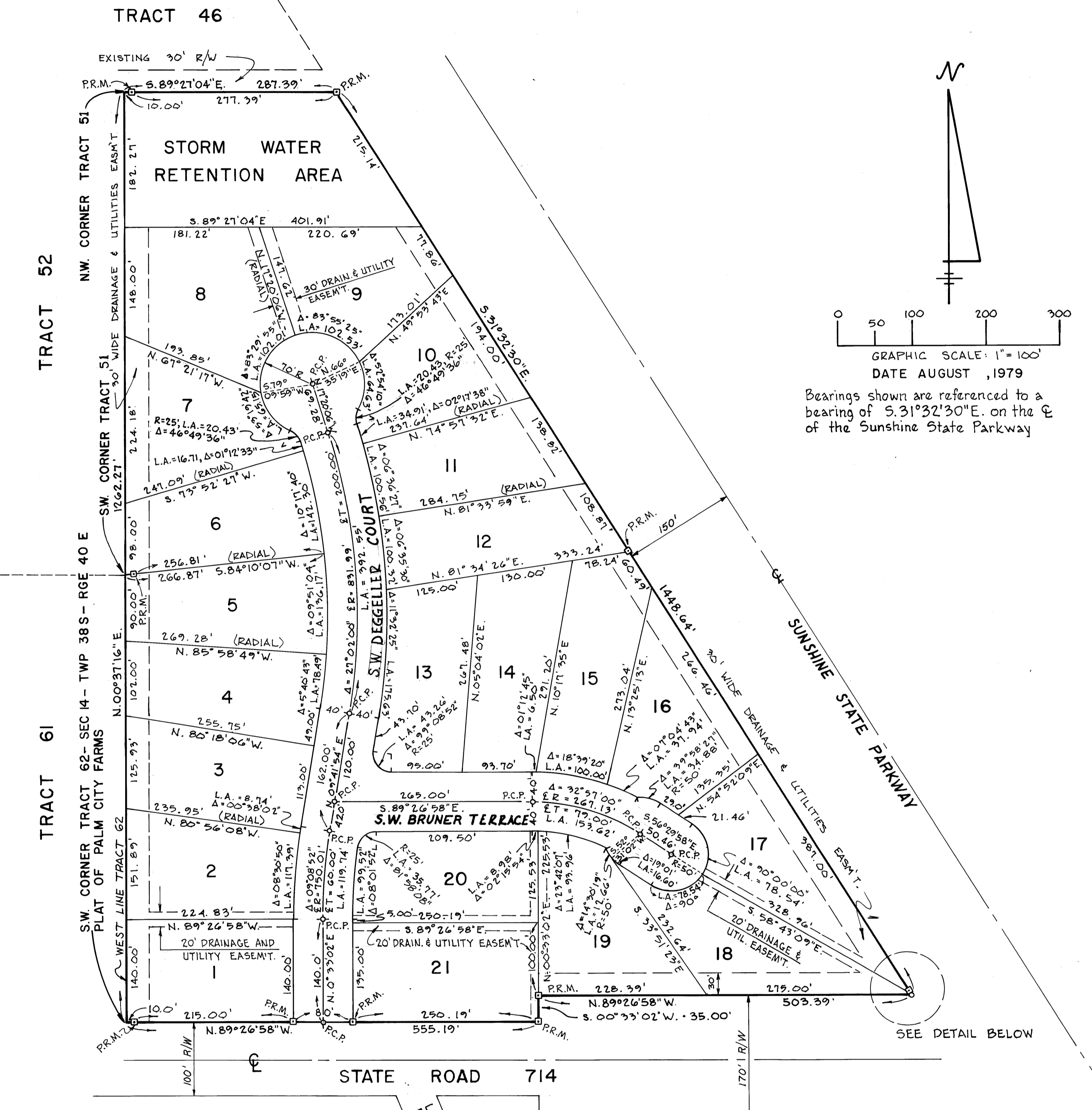
All of Tracts 50, 51, 62 and 63, Section 14, plat of PALM CITY FARMS as recorded in Plat Book 6, Page 42, Public Records of Palm Beach (now Martin) County, Florida, lying west of the westerly right of way of the Sunshine State Parkway and lying north of the northerly right of way of State Road 714

FILED IN RECORD  
MARTIN COUNTY, FLA.  
79 SEP 24 PM: 55  
LOUISE V. ISAACS  
CLERK OF CIRCUIT COURT  
BY \_\_\_\_\_ D.C.

## CLERK'S RECORDING CERTIFICATE

I, LOUISE V. ISAACS, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 7, Page 94, Martin County, Florida, public records, this 24<sup>th</sup> day of September, 1979.

Louise V. Isaacs, Clerk  
Circuit Court  
Martin County, Florida  
By: Charlotte Surkey  
Deputy Clerk  
File No. 353971



## CERTIFICATION OF OWNERSHIP AND DEDICATION

I, James H. Bruner, individually and as Trustee, do hereby certify that I am the owner of the property described hereon and do hereby dedicate all of the streets shown on this plat of PALM CITY TURNPIKE INDUSTRIAL PARK to the use of the public. The parcel identified as "Storm Water Retention Area" is to be dedicated to the Palm City Turnpike Industrial Park Property Owners' Association for the use of the owners of lots in Palm City Turnpike Industrial Park. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding this parcel. The drainage & utility easements shown on this plat of PALM CITY TURNPIKE INDUSTRIAL PARK may be used for drainage or for utility purposes by any utility in compliance with such ordinances & regulations as may be adopted from time to time by the Board of County Commissioners of Martin County, Florida.

Signed and sealed this 12 day of September, 1979.  
Signed, sealed and delivered in the presence of:  
WITNESS: Michael Paul James H. Bruner  
James H. Bruner, Trustee  
WITNESS: Reggie Bullion

## ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF MARTIN

Before me, the undersigned Notary Public, personally appeared James H. Bruner, individually and as Trustee, to me well known, and he acknowledged that he executed the foregoing dedication.  
Witness my hand and official seal this 12 day of Sep, 1979  
Bennis E. Conner  
Notary Public, State of Florida at Large  
My Commission expires: MAY 17, 1980

## MORTGAGE HOLDERS CONSENT

FIRST NATIONAL BANK and TRUST COMPANY OF STUART by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage on The land described hereon and does hereby consent to the dedications hereon and does subordinate its interest in said mortgage to such dedications.  
Signed and sealed this 12 day of Sept., 1979, on behalf of First National Bank and Trust Company of Stuart by its First Vice President and attested to by its Vice President and Cashier.  
ATTEST: James C. Anthony III By: Charles R. Schad  
James C. Anthony III, Vice President & Cashier Charles R. Schad, First Vice President

## ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Charles R. Schad and James C. Anthony III, to me well known to be the 1st. Vice President and Vice President & Cashier, respectively of First National Bank and Trust Company of Stuart and they acknowledged that they executed such instrument as such officers of said corporation.  
Witness my hand and official seal this 12 day of Sept., 1979.  
Anna P. Catania  
Notary Public, State of Florida at Large  
My Commission expires: 12-29-80

## GENERAL NOTES

1. Minimum lot size is 30,000 square feet
2. All common rear and side lot lines to have 10' wide drainage, access and utility easement (5' each side of common lot line) except where otherwise shown
3. All lots to have 10' wide drainage and utility easement adjacent to road rights of way
4. There shall be no access to lots from S.R. 714 or from Turnpike; there shall be no lot splits except to create lots larger than those shown.

## APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.  
Richard L. Gessinger John J. Cannon  
County Engineer - Sept. 21, 1979. County Attorney - Sept. 21, 1979  
Board of County Commissioners Planning & Zoning Commission  
Martin County, Florida. Martin County, Florida.  
By: Frank A. ... By: ...  
Chairman - Sept. 21, 1979. Chairman - Sept. 21, 1979.

## SURVEYOR'S CERTIFICATE

I, Arthur Speedy, do hereby certify that this plat of PALM CITY TURNPIKE INDUSTRIAL PARK is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.  
Arthur Speedy  
Arthur Speedy, Registered Land Surveyor  
Florida Registration No. 3343

## TITLE CERTIFICATION

I, Mallory L. Johnson, a member of the Florida Bar, hereby certify that 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 dedication thereon. I also hereby certify that all mortgages not satisfied or released of record encumbering the land described hereon are as follows:  
Mortgagor: James H. Bruner, as Trustee  
Mortgagee: First National Bank & Trust Company of Stuart  
Date & Recording Data: Filed in O.R. Book 476, Page 1834, dated 8-1-79  
Dated this 12 day of SEPT., 1979.  
Mallory L. Johnson  
Mallory L. Johnson  
Attorney-at-law  
306 North Florida Avenue  
Stuart, Florida 33494