

S.P.S. COMMERCIAL CENTER SOUTH

FILED FOR RECORD
MARTIN COUNTY, FLA.

NOV 17 10:31

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 2, Page 41, Martin County, Florida, public records, this 17th day of November, 1980.

Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida

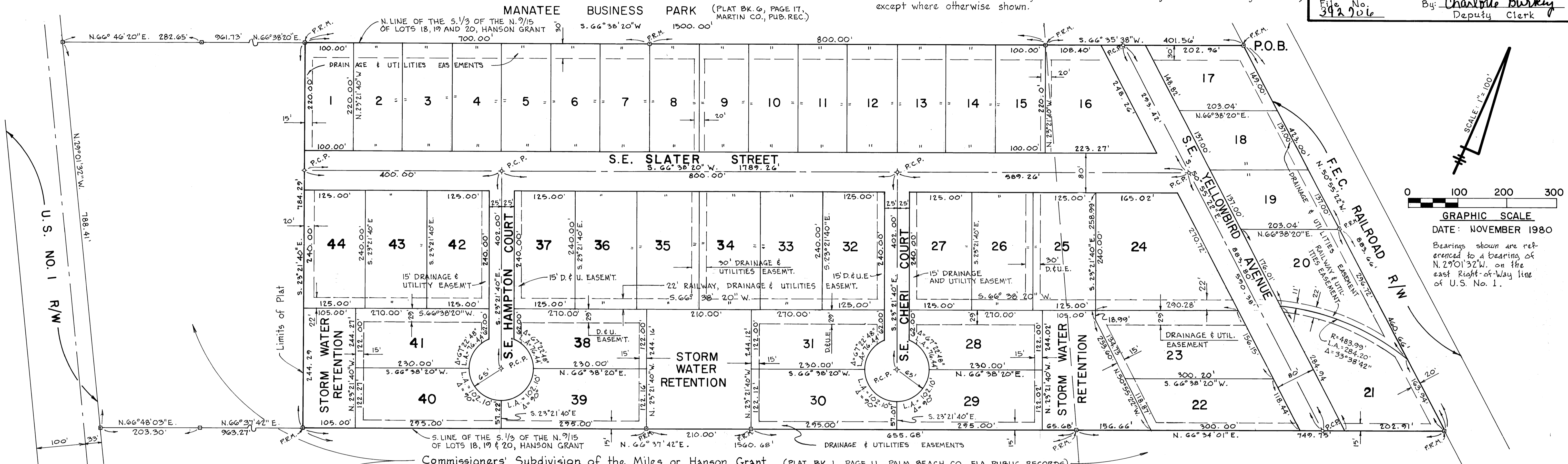
By: Charlotte Burkey
Deputy Clerk

File No.
392906

A SUBDIVISION OF A PORTION OF THE SOUTH 1/3 OF THE NORTH 9/15 OF LOTS 18, 19 and 20 OF THE COMMISSIONERS' S/D, HANSON GRANT ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BK. I, PG. II, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

GENERAL NOTES

1. Minimum lot size is 1/2 acre (21,780 sq.ft.) except where larger by zoning.
2. All common rear and side lot lines to have 10' wide drainage, and utilities easemt. (5' each side of lot line) except where otherwise shown.
3. All lots to have 10' wide drainage & utilities easemt. adjacent to road rights of way except where otherwise shown.



DESCRIPTION OF LAND

A subdivision of a portion of the South 1/3 of the North 9/15 of Lots 18, 19 and 20 of the Commissioners' Subdivision of the Miles or Hanson Grant (Plat Book 1, Page 11, Palm Beach County, Florida, public records), being more particularly described as follows:

Begin at the intersection of the North line of the South 1/3 of the North 9/15 of said Lots 18, 19 and 20 and the westerly right of way line of the Florida East Coast Railway, said point being the Point of Beginning for the following described parcel: Thence run South 66°38'20" West along said North line for a distance of 1901.56 feet; Thence run South 23°21'40" East for a distance of 784.29 feet to a point of intersection with the South line of the South 1/3 of the North 9/15 of said Lots 18, 19 and 20; Thence run North 66°37'42" East along said South line for a distance of 1560.68 feet; Thence run North 66°34'01" East along said South line for a distance of 749.75 feet to a point of intersection with the westerly right of way line of the F.E.C. Railway; Thence run North 50°55'22" West along said right of way line for a distance of 883.66 feet to the Point of Beginning.

APPROVAL OF COUNTY

This plat is hereby approved by the undersigned by the date or dates indicated

[Signature] 11-15-80
County Engineer

[Signature] 14 Nov, 1980
County Attorney

Planning and Zoning Commission
Martin County, Florida
By: [Signature] 11/14, 1980
Chairman

Board of County Commissioners
Martin County, Florida
By: [Signature] 11/17, 1980
Chairman

ATTEST: Louise V. Isaacs
Clerk
By Charlotte Burkey D.C.

SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat of S.P.S. Commercial Center South, 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 the requirements of Chapter 177, Florida Statutes.

W.L. Williams
W.L. Williams, Reg. Land Surveyor
Florida Registration No. 1272

MORTGAGE HOLDER'S 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 dedication hereon and does subordinate its interest in said mortgage to such dedications.

Signed and sealed this 12th day of November, 1980, on behalf of First National Bank and Trust Company of Stuart by its 1st Vice President and attested to by its Vice President and Cashier.

ATTEST: James C. Anthony III
James C. Anthony III
Vice President and Cashier

BY: Charles R. Schad
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 and 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 12th day of November, 1980.

Anna P. Cattania
Notary Public, State of Florida at Large
My Commission expires: 12-29-80

TITLE CERTIFICATION

I, William F. Crany, a member of the Florida Bar, hereby certify that apparent title to the land described and shown on this plat of S.P.S. Commercial Center South is in the name of the person, persons, corporation or other entity executing the dedication hereon. I also certify that all mortgages not satisfied are as follows:

Mortgage: S.P.S. Commercial Center, Inc. Mortgage: First National Bank and Trust Company of Stuart Recording Data: OR Bk. 507, Page 2105, Martin County Public Records, recorded Nov. 5, 1980.
Dated this 12th day of November, 1980.

William F. Crany
William F. Crany, Attorney-at-Law
555 Colorado Ave. Stuart, Fla. 33944

CERTIFICATION OF OWNERSHIP AND DEDICATION

S.P.S. COMMERCIAL CENTER, INC., a Florida corporation, by and through its undersigned officers does hereby certify that it is the owner of the property described hereon and does hereby dedicate all of the streets shown on this plat of S.P.S. COMMERCIAL CENTER SOUTH to the use of the public.

The parcels identified as "Storm Water Retention", all Drainage and Utility Easements and the 22' Railway, Drainage and Utility Easement shown hereon are to be dedicated to the S.P.S. Commercial Center South Property Owners' Association for the use of the owners of lots in S.P.S. Commercial Center South. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty, or liability regarding these parcels.

The utility easements shown on this plat of S.P.S. Commercial Center South may be used for utility purposes 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.

Signed and sealed this 12th day of November, 1980 on behalf of said Corporation its President and attested to by its Secretary.

ATTEST: Gay Timon
Gay Timon, its Secretary

Lawrence J. Timon
Lawrence J. Timon, its President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me the undersigned Notary Public personally appeared Lawrence J. Timon and Gay Timon to me well known to be the President and Secretary, respectively, of S.P.S. Commercial Center, Inc., a Florida Corporation, and they acknowledged they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 12th day of November, 1980.

Patricia B. Brack
Notary Public State of Florida at Large
My Commission expires: 10-2-82