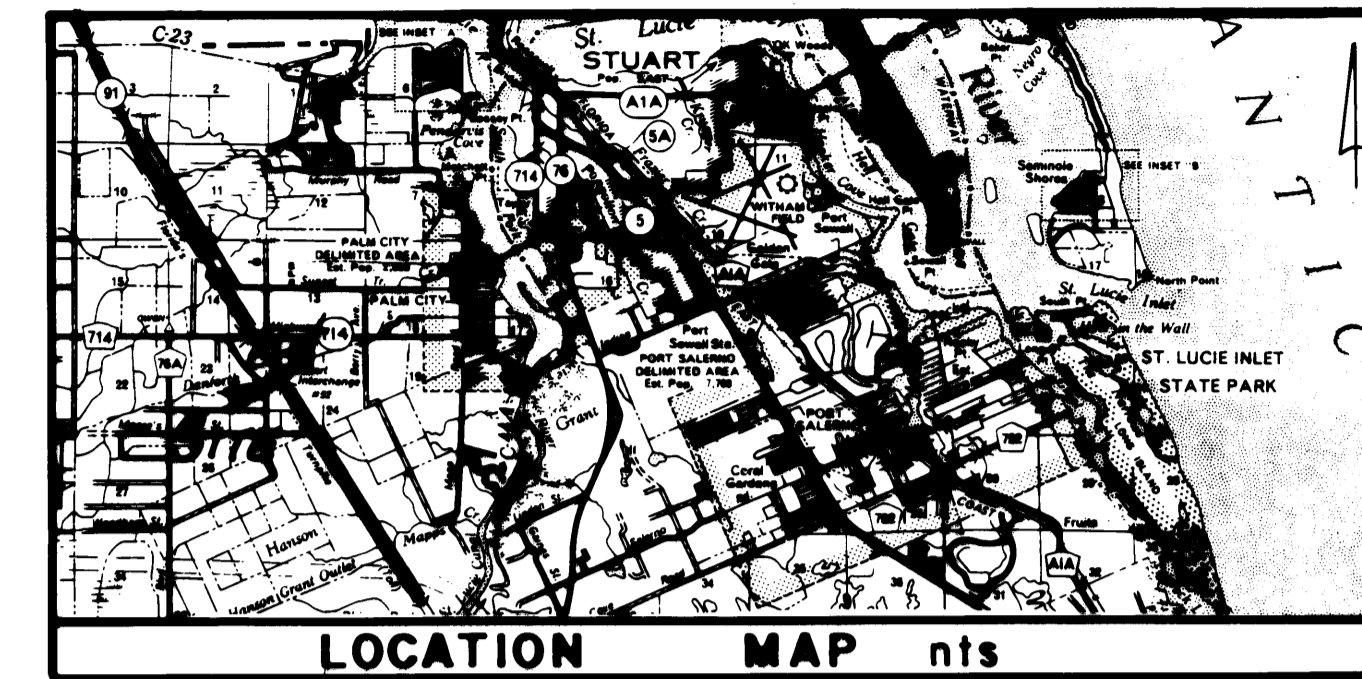


# MILL CREEK AT MARTIN DOWNS

MARCH, 1990

BEING PLAT NO. 55 OF MARTIN DOWNS P.U.D. LYING IN SECTION 13, TOWNSHIP 38 S. RANGE 40 E.

BEING A REPLAT OF A PORTION OF TRACTS 52, 53, 60 & 61 PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6 PAGE 42 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.



LOCATION MAP n/s

## DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE QUARTER SECTION CORNER OF SAID SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, SAID POINT BEING ALSO A POINT ON THE CENTERLINE OF OLD STATE ROAD NO. 714 (A 100.00 FOOT RIGHT-OF-WAY); THENCE N 00°59'10" E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL OF LAND; SAID POINT BEING ALSO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD NO. 714; THENCE N 89°22'42" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 639.55 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. HIGH MEADOWS AVENUE (A 100.00 FOOT RIGHT-OF-WAY); THENCE N 44°22'42" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET; THENCE N 00°37'18" E, A DISTANCE OF 175.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1163.38 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'00", A DISTANCE OF 812.19 FEET TO THE POINT OF TANGENCY; THENCE N 40°37'18" E, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1455.53 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°23'13", A DISTANCE OF 9.83 FEET; THENCE N 85°26'40" E, A DISTANCE OF 35.48 FEET; THENCE S 49°20'44" E, A DISTANCE OF 185.54 FEET; THENCE S 69°21'43" E, A DISTANCE OF 163.14 FEET; THENCE S 89°22'43" E, A DISTANCE OF 140.00 FEET; THENCE S 00°37'17" W, A DISTANCE OF 20.00 FEET; THENCE N 89°22'43" W, A DISTANCE OF 218.55 FEET; THENCE S 00°59'10" W, A DISTANCE OF 540.00 FEET; THENCE S 89°22'42" E, A DISTANCE OF 305.00 FEET; THENCE S 00°59'10" W, A DISTANCE OF 299.95 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED OLD STATE ROAD NO. 714; THENCE N 89°22'29" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 13.785 ACRES.

## CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF PALM BEACH STATE OF FLORIDA S.S.

KNOW ALL MEN BY THESE PRESENTS THAT BEZTAK HOMES INC. A MICHIGAN CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS MILL CREEK AT MARTIN DOWNS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT OF MILL CREEK AT MARTIN DOWNS, ARE HEREBY DEDICATED TO THE MILL CREEK HOMEOWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
2. THE COMMON AREAS, SHOWN ON THIS PLAT OF MILL CREEK AT MARTIN DOWNS, ARE HEREBY DEDICATED TO THE MILL CREEK HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPING, DRAINAGE AND UTILITY PURPOSES, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREAS.
3. THE WATER MANAGEMENT TRACTS, SHOWN ON THIS PLAT OF MILL CREEK AT MARTIN DOWNS, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACTS.
4. THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF MILL CREEK AT MARTIN DOWNS, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V. 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENTS.
5. THE ROADWAY EASEMENT, SHOWN ON THIS PLAT OF MILL CREEK AT MARTIN DOWNS, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA FOR ROAD, UTILITY AND DRAINAGE PURPOSES ALONG COUNTY ROAD NO. 714, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MARTIN COUNTY.
6. THE SIGNAGE EASEMENT, SHOWN ON THIS PLAT OF MILL CREEK AT MARTIN DOWNS, IS HEREBY DEDICATED TO THE MILL CREEK HOMEOWNERS ASSOCIATION, INC. AND SOUTHERN LAND GROUP, INC. FOR PROPER SIGNAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MILL CREEK HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID SIGNAGE EASEMENT.
7. THE EMERGENCY ACCESS EASEMENT, SHOWN ON THIS PLAT OF MILL CREEK AT MARTIN DOWNS, IS HEREBY DEDICATED TO THE MILL CREEK HOMEOWNERS ASSOCIATION, INC. FOR EMERGENCY ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO FENCES, TREES, SHRUBS OR ANY OTHER PERMANENT STRUCTURES PLACED UPON SAID EASEMENT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED BEZTAK HOMES INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF JANUARY, 1989.

BEZTAK HOMES INC. A MICHIGAN CORPORATION

ATTEST: Walter S. Kutalins ITS: Walter S. Kutalins Vice President AND: Harold Beards ITS: Harold Beards President

## ACKNOWLEDGEMENT

COUNTY OF PALM BEACH STATE OF FLORIDA S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Harold Beards AND Walter S. Kutalins TO ME WELL KNOWN TO BE THE Vice President AND Vice President, RESPECTIVELY, OF BEZTAK HOMES INC. A MICHIGAN CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF January, 1989.

MY COMMISSION EXPIRES: Notary Public, State of Florida My Commission Expires June 11, 1993

Condon M. Outrance NOTARY PUBLIC STATE OF FLORIDA AT LARGE

## MORTGAGEE'S CONSENT

COUNTY OF MARTIN STATE OF FLORIDA S.S.

CITIZEN AND SOUTHERN MORTGAGE CORPORATION SHALL EXECUTE A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

## TITLE CERTIFICATION

COUNTY OF MARTIN STATE OF FLORIDA S.S.

WE, Wallace J. McDonald MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF February 15, 1990, AT 1:45 p.m.:

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF MILL CREEK AT MARTIN DOWNS IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATION OF OWNERSHIP AND DEDICATION HERON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HERON ARE AS FOLLOWS:
A. MORTGAGE FROM CITIZEN AND SOUTHERN MORTGAGE CORPORATION MORTGAGEE, TO BEZTAK HOMES, INC., MORTGAGOR, DATED JAN. 23, 1990, AND RECORDED FEB. 15, 1990, IN O.R.B. 846, PAGE 853, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 20th DAY OF February, 1990.

BOND, SCHOENECK AND KING CROCKER PLAZA 5355 TOWN CENTER ROAD SUITE 1002 BOCA RATON, FLA. 33486-1069

BY: Wallace J. McDonald Sta. Bar # 308277

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF MILL CREEK AT MARTIN DOWNS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Thomas C. Vokoun THOMAS C. VOKOUN REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE NO. 4382

## COUNTY APPROVAL

COUNTY OF MARTIN STATE OF FLORIDA S.S.

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

- 4-2-90 DATE Small E. Hellman COUNTY ENGINEER
Sept. 26, 1989 DATE Thomas Brew (5-90) COUNTY ATTORNEY
Sept. 26, 1989 DATE Fred Brant (5-90) CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
Sept. 26, 1989 DATE Tom Vokoun (5-90) CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller CLERK D.C. By: Kathy Webster D.C.

NOTE: 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: THOMAS C. VOKOUN, P.L.S. FOR LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. P.O. BOX 727 JUPITER, FL 33468-0727

LINDAHL, BROWNING, FERRARI & HELLSTROM Consulting Engineers, Planners & Surveyors BLDG. 5000, SUITE 104 10 CENTRAL PARKWAY JUPITER LAKES BLVD. SUITE 420 STUART, FL 33497

FILED FOR RECORD MARTIN CO. FLA. 90 MAY 16 PM 2:54 MARSHA STILLER CLERK OF CIRCUIT COURT I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12 PAGE 45, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 16 DAY OF May, 1990. MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA. BY: Kathy Webster D.C. DEPUTY CLERK FILE NO. 827965 (CIRCUIT COURT MARTIN COUNTY FLORIDA) PARCEL CONTROL No.

