

A PLAT OF  
**MAYA ESTATES**  
 SECTIONS 5 AND 8, TOWNSHIP 40 SOUTH, RANGE 38 EAST  
 MARTIN COUNTY, FLORIDA

PARCEL CONTROL NO. 08-40-38-001-000-0000.0

Plat Book 16 Page 65

**DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTIONS 5 AND 8, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 50 FEET OF THE EAST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 38 EAST.

CONTAINING 6.04 ACRES, MORE OR LESS.

TOGETHER WITH

ALL OF THE WEST THREE-QUARTERS (3/4), AND THE WEST 50 FEET OF THE EAST ONE-QUARTER (1/4), OF SECTION 8, LYING NORTH OF THE ST. LUCIE CANAL.

CONTAINING 237.31 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

MAYA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF MAYA ESTATES, AND HEREBY DEDICATES AS FOLLOWS:

1. TRACT A, AS SHOWN ON THIS PLAT OF MAYA ESTATES AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE MAYA ESTATES HOME OWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CABLE TELEVISION), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE ROADWAYS DESIGNATED AS SUCH ON THIS PLAT.

2. THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF MAYA ESTATES, MAY BE USED FOR UTILITY PURPOSES, INCLUDING CABLE TELEVISION, 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. THE DRAINAGE EASEMENTS AND DRAINAGE & ACCESS EASEMENTS SHOWN ON THIS PLAT OF MAYA ESTATES AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MAYA ESTATES HOME OWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4. THE PRESERVATION AREA EASEMENTS SHOWN ON THIS PLAT OF MAYA ESTATES ARE HEREBY DECLARED TO BE PROPERTY OF THE MAYA ESTATES HOME OWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), WHICH SHALL BE CONVEYED BY DEED TO THE MAYA ESTATES HOME OWNERS ASSOCIATION, INC., FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PRESERVATION AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

5. THE CONSERVATION EASEMENTS SHOWN ON THIS PLAT OF MAYA ESTATES, ARE PERPETUAL STATUTORY CONSERVATION EASEMENTS, PURSUANT TO §704.06, F.S., AND HAVE BEEN CONVEYED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND ARE RECORDED IN THE PUBLIC RECORDS AT OFFICIAL RECORDS BOOK 2143, PAGE 778 THOUGH 785, PUBLIC RECORD OF MARTIN COUNTY, FLORIDA.

5-1. GRANTOR RESERVES ALL RIGHTS AS OWNER OF THE PROPERTY INCLUDING THE RIGHT TO ENGAGE IN USES OF THE PROPERTY THAT ARE NOT PROHIBITED HEREIN AND WHICH ARE NOT INCONSISTENT WITH ANY DISTRICT RULE, CRITERIA, PERMIT AND THE INTENT AND PURPOSES OF THESE RESTRICTIONS.

5-2. OFF ROAD VEHICLES, HEAVY EQUIPMENT OR OTHER VEHICLES SHALL BE PROHIBITED FROM ENTERING CONSERVATION AREAS WHICH THESE RESTRICTIONS COVER UNLESS THE PERMITTEE HAS RECEIVED WRITTEN APPROVAL FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

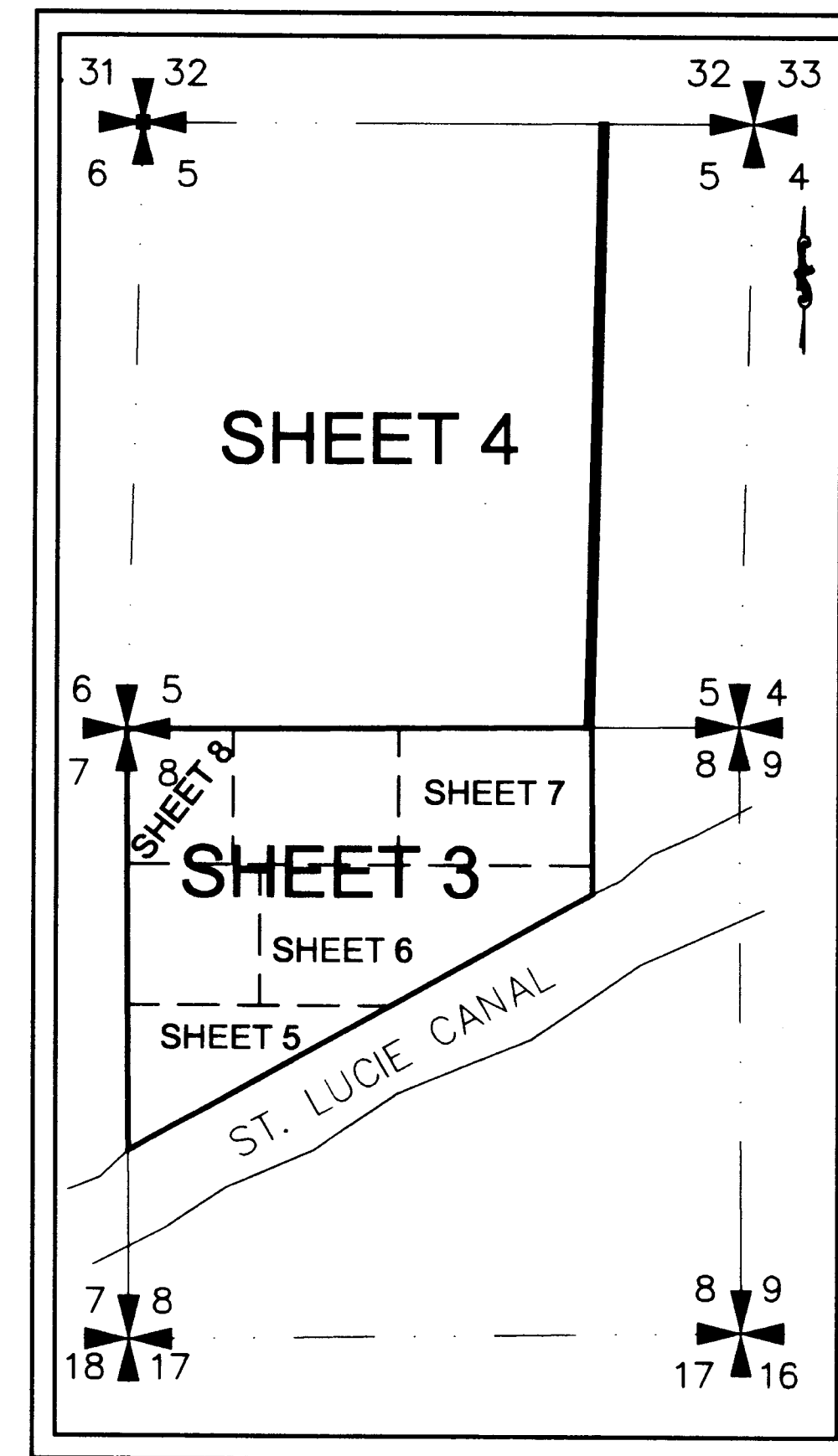
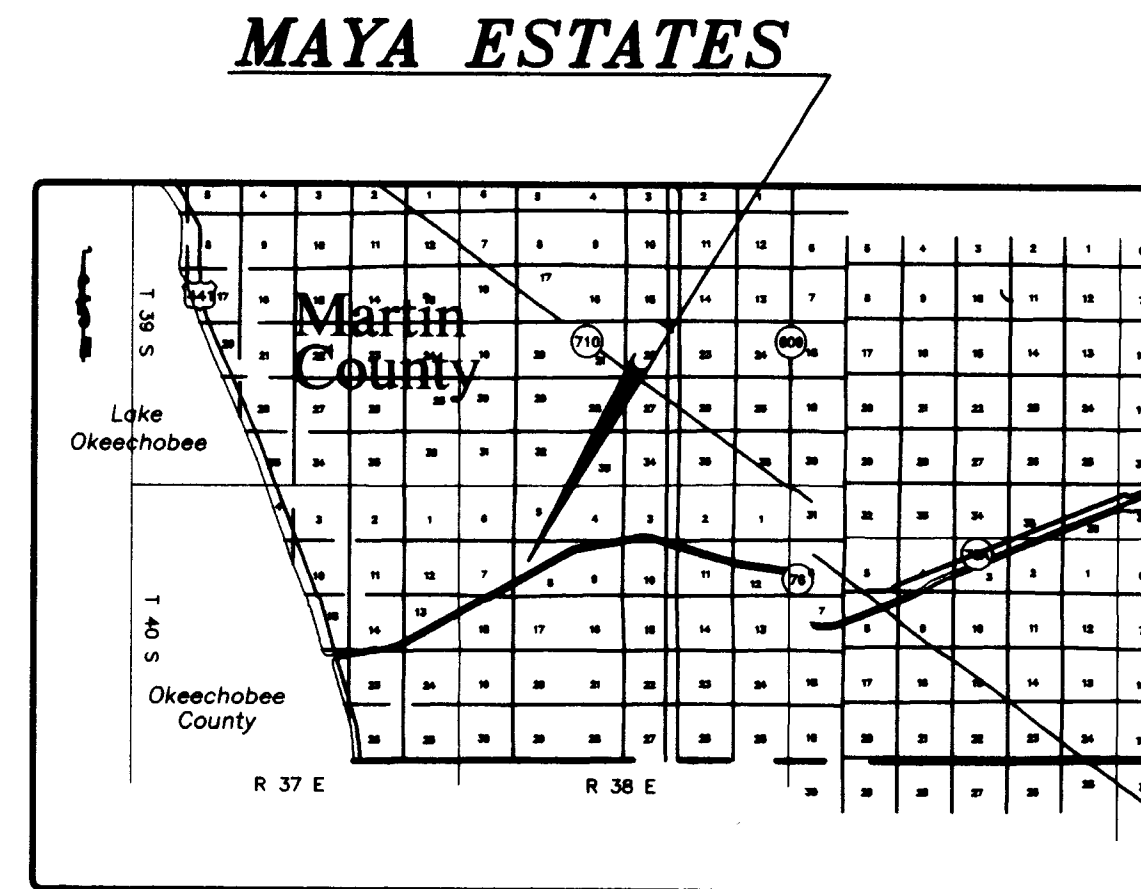
6. THE BRIDLE PATH EASEMENTS (B.P.E.) SHOWN ON THIS PLAT OF MAYA ESTATES AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MAYA ESTATES HOME OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION AS BRIDLE PATH EASEMENTS FOR EQUESTRIAN PURPOSES OR SUCH OTHER PURPOSES AS MAY BE EXPRESSLY SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MAYA ESTATES, AS MAY BE AMENDED FROM TIME TO TIME. ALL BRIDLE PATH FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE USE OF MOTORIZED VEHICLES, INCLUDING, WITHOUT LIMITATION, CARS, TRUCKS, MOTORCYCLES, ATVs, OTHER THAN THOSE REQUIRED TO MAINTAIN THESE AREAS OR FOR THE CONSTRUCTION OF IMPROVEMENTS, FENCE, AND OTHER STRUCTURES, IS PROHIBITED, AND MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY BRIDLE PATH EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 7<sup>th</sup> DAY OF June, 2007 ON BEHALF OF SAID MAYA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY ITS MANAGING PARTNER.

BY: Joseph D. Farish Jr.  
 JOSEPH D. FARISH JR., MANAGING PARTNER

WITNESS: Julian Thrush  
 PRINT NAME: Julian Thrush

WITNESS: Joseph E. Fuccello  
 PRINT NAME: Joseph E. Fuccello



**SHEET INDEX**  
 NOT TO SCALE  
 SHEETS 5 THOUGH 8, DETAIL SHEETS

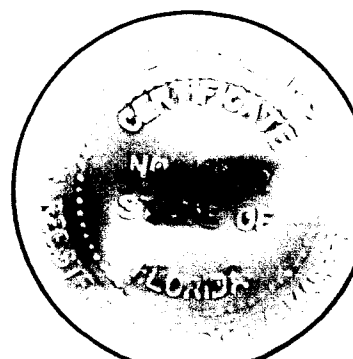
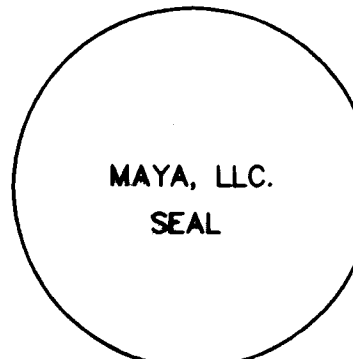
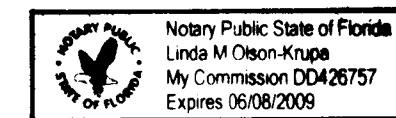
**OWNERSHIP AND DEDICATION ACKNOWLEDGMENT**

STATE OF FLORIDA  
 COUNTY OF MARTIN

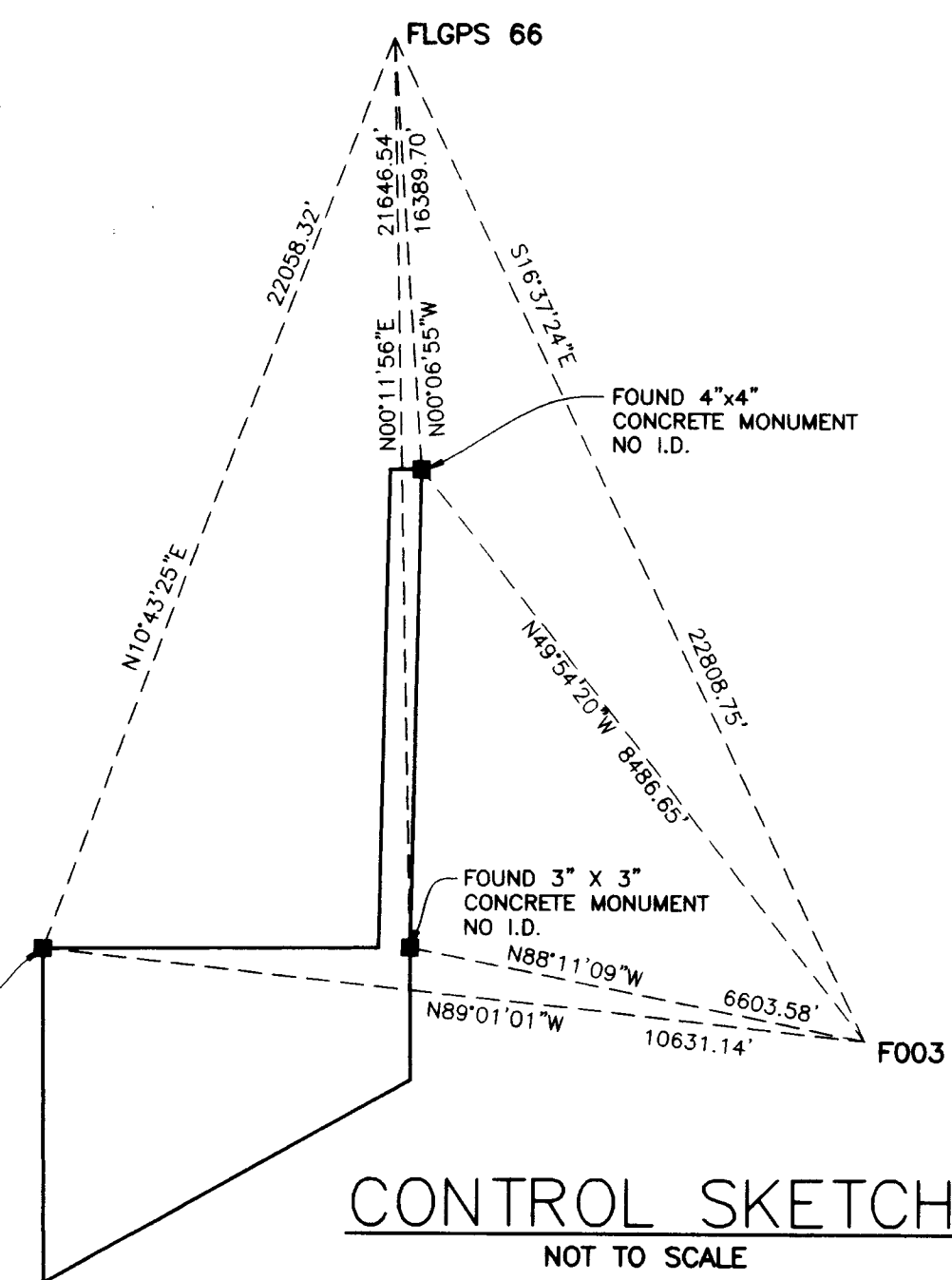
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOSEPH D. FARISH JR. TO ME KNOWN TO BE THE MANAGING PARTNER OF MAYA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL, AT STUART, MARTIN COUNTY, FLORIDA, THIS 7<sup>th</sup> DAY OF JUNE, 2007.

Linda M. Olson-Krupa  
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES: June 8, 2009



THIS INSTRUMENT PREPARED BY:  
 TED E. PHILLIPS P.S.M. 5932, STATE OF FLORIDA  
 FOR L.B.F.H., INC.  
 CONSULTING ENGINEERS, SURVEYORS & MAPPER'S  
 3550 S.W. CORPORATE PARKWAY  
 PALM CITY, FLORIDA 34990  
 LB-959



**CONTROL SKETCH**  
 NOT TO SCALE

1. FLGPS 66 REPRESENTS THE NATIONAL GEODETIC SURVEY DESIGNATION OF A COOPERATIVE BASE NETWORK CONTROL STATION HAVING A HORIZONTAL ORDER OF "B", HAVING COORDINATES OF N:997047.80144, E:802066.10885
2. F003 REPRESENTS THE NATIONAL GEODETIC SURVEY DESIGNATION FOR THE GPS CONTROL POINT BEING A FIRST ORDER HORIZONTAL CONTROL POINT, HAVING COORDINATES OF N:975192.20561, E:808591.27628
3. THE ABOVE LISTED COORDINATES REFER TO FLORIDA STATE PLANE, EAST ZONE.

**lbfh** CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS  
 INC. "Partners For Benefits, Value By Design"  
 3550 S.W. Corporate Parkway, Palm City, Florida 34990  
 (772) 286-3883 Fax: (772) 286-3825  
 BPR & FBPE License No: 959 www.lbfh.com

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 16 PAGE 65 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 7<sup>th</sup> DAY OF June, 2007.

MARSHA EWING, CLERK  
 CLERK CIRCUIT COURT  
 MARTIN COUNTY, FLORIDA.

BY: Charles A. Bunkley  
 DEPUTY CLERK  
 FILE NO. 2051981

(CIRCUIT COURT SEAL)

**NOTICE:**  
 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.

IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

FILED FOR RECORD  
 MARTIN COUNTY, FL.