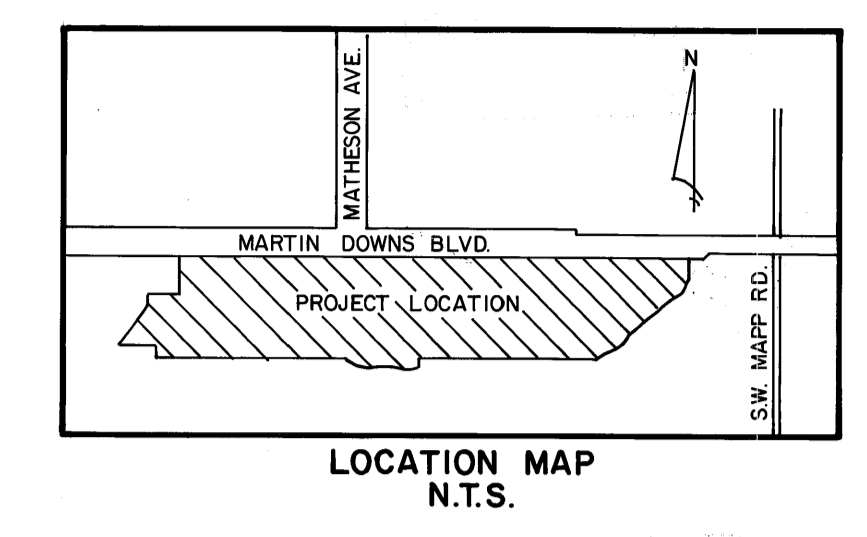


PINE RIDGE AT MARTIN DOWNS-VILLAGE I

PLAT No. 14, A PORTION OF MARTIN DOWNS A P.U.D. A PORTION THEREOF BEING A REPLAT OF A PORTION OF THE CLEVELAND ADDITION (P.B. 11, P. 63) SITUATE IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

SHEET 1 OF 4.



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 9, PAGE 48, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27th DAY OF June, 1985.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
Maey Chase
DEPUTY CLERK

FILE NO. 560799
(CIRCUIT COURT SEAL)

NOTE: ALL SIGNATURES ON PLAT MUST BE IN INK.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNANIAN AT MARTIN DOWNS I, INC., OWNER OF THE LAND SHOWN HEREON AS PINE RIDGE AT MARTIN DOWNS-VILLAGE I, SITUATE IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°28'03" WEST A DISTANCE OF 1340.93 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD (MASSEY BOULEVARD), 200.00 FEET IN WIDTH, THENCE DEPARTING FROM SAID WEST LINE AND RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°31'06" EAST A DISTANCE OF 1642.01 TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD SOUTH 89°31'06" EAST A DISTANCE OF 3121.55 FEET; THENCE SOUTH 00°28'54" WEST A DISTANCE OF 172.37 FEET TO THE APPROXIMATE CENTERLINE OF DANFORTH CREEK, AS FIELD LOCATED IN SEPTEMBER, 1984; THENCE SOUTHWESTERLY, MEANDERING ALONG SAID CENTERLINE, A DISTANCE OF 774 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 18; THENCE NORTH 89°26'56" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1173.78 FEET TO THE EAST LINE OF THE WEST ONE-HALF (W1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 18; THENCE SOUTH 00°19'09" WEST, ALONG SAID EAST LINE, A DISTANCE OF 84.07 FEET TO THE AFORESAID APPROXIMATE CENTERLINE OF DANFORTH CREEK; THENCE WESTERLY, MEANDERING ALONG SAID CENTERLINE, A DISTANCE OF 583 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 18; THENCE NORTH 89°26'56" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1119.74 FEET TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 18; THENCE NORTH 00°25'40" EAST ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°26'56" WEST A DISTANCE OF 122.82 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 275.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 44°02'24" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 34°25'22", A DISTANCE OF 165.22 FEET; THENCE NORTH 00°29'43" EAST A DISTANCE OF 204.24 FEET; THENCE SOUTH 89°30'17" EAST A DISTANCE OF 360.00 FEET; THENCE NORTH 00°28'54" EAST A DISTANCE OF 276.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 47.17905 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, THE ACCESS TRACT, AS SHOWN HEREON, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP, OR CONVEYED TO THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC., BECOMES A PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOMES OWNED BY THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC. AND IN EITHER CASE BECOMES THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC..
- TRACTS B, C, D, E, F, G, AND H, THE PARKING AND ACCESS TRACTS, AS SHOWN HEREON, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP, OR CONVEYED TO THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC., BECOMES PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOME OWNED BY THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC. AND IN EITHER CASE BECOMES THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THESE TRACTS.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ANY APPROPRIATE 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 FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC..

- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO MARTIN COUNTY. SAID DRAINAGE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC..
- TRACTS I, J, K AND L, AS SHOWN HEREON, EXCLUSIVE OF THE CONDOMINIUM UNITS, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP OR CONVEYED TO THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC., BECOMES PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOME OWNED BY THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC. AND IN EITHER EVENT BECOMES THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC..
- TRACTS AA, BB, CC, DD, EE, FF, GG AND HH, THE GARAGE/PARKING TRACTS, AS SHOWN HEREON, IF CONSTRUCTED AS OPTIONAL GARAGES SHALL BECOME LIMITED COMMON ELEMENTS, AND IF THE GARAGES ARE NOT CONSTRUCTED, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP OR CONVEYED TO THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC., BECOME PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOME OWNED BY THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC. AND IN EITHER EVENT SHALL BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC..
- THE WATER MANAGEMENT TRACTS, TRACTS M AND N, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS O AND P, THE RECREATION TRACTS, AS SHOWN HEREON, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP OR CONVEYED TO THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC., BECOMES PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOME OWNED BY THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC. AND IN EITHER EVENT BECOMES THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID RECREATION TRACTS.
- TRACT Q, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR ENTRANCE WAY AND MAINTENANCE PURPOSES AND IS A PERPETUAL MAINTENANCE OBLIGATION OF THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC..
- K. HOVNANIAN AT MARTIN DOWNS I, INC. HEREBY RESERVES UNTO ITSELF OR DESIGNEES, THE UNEQUIVOCAL RIGHT TO CREATE ADDITIONAL EASEMENTS OVER, UPON, OR THROUGH THE PLATTED PROPERTY AT ANY TIME FOR ANY PURPOSE, WITHOUT THE JOINDER OF THE PINE RIDGE AT MARTIN DOWNS VILLAGE I CONDOMINIUM ASSOCIATION, INC. OR ANY UNIT OWNERS WHOMSOEVER, PROVIDED THAT SAID EASEMENT SO CREATED SHALL NOT CAUSE A DIMINUTION OF THE PARKING SPACES OR CAUSE THE TAKING OF A PART OF A BUILDING. HOWEVER, IF REQUESTED, THE ASSOCIATION AND THE UNIT OWNERS SHALL JOIN IN THE CREATION THEREOF. ANY EASEMENT SO CREATED SHALL NOT BE THE PERPETUAL MAINTENANCE OBLIGATION OF MARTIN COUNTY.
- THE DANFORTH CREEK PRESERVATION ZONE, AS SHOWN HEREON, IS HEREBY DEDICATED AS A PRESERVATION ZONE. NO CONSTRUCTION OR ALTERATION SHALL BE PERMITTED WITHIN THE PRESERVED AREA WITHOUT THE APPROVAL OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.
- THE DANFORTH CREEK MAINTENANCE AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.

IN WITNESS WHEREOF, K. HOVNANIAN AT MARTIN DOWNS I, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 10th DAY OF May, 1985.

ATTEST: *Carolyn S. Jones*
CAROLYN S. JONES
ASSISTANT SECRETARY

BY: *Frank J. Steinitz*
FRANK J. STEINITZ
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED FRANK J. STEINITZ AND CAROLYN S. JONES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF K. HOVNANIAN AT MARTIN DOWNS I, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 1985.

MY COMMISSION EXPIRES: Sept. 8, 1986 *James J. Ireland*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, GARY L. KORNFIELD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO K. HOVNANIAN AT MARTIN DOWNS I, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

DATE: May 27, 1985 BY: *Gary L. Kornfeld*
GARY L. KORNFIELD, ESQUIRE
FOR THE FIRM
218 ROYAL PALM WAY
PALM BEACH, FLORIDA 33480

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 214H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS 17th DAY OF May, 1985.

Wesley B. Haas
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

APPROVALS

COUNTY OF MARTIN)
STATE OF FLORIDA)

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.

June 17, 1985
Maey Chase
Maey Chase
DEPUTY CLERK

Apr 23, 1985
John W. ...
COUNTY ENGINEER

Robert ...
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: *James J. Ireland*
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: *Louise V. Isaacs*
CHAIRMAN

ATTEST: *Louise V. Isaacs*
CLERK
Maey Chase, D.C.

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF S00°28'03"W ALONG THE WEST SECTION LINE OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT - SHOWN THUS: (FOUND) SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT MARTIN COUNTY ZONING REGULATIONS, AND MORE SPECIFICALLY TO THE MARTIN DOWNS P.U.D. AGREEMENT.
- THE TRAVERSE OF DANFORTH CREEK, AS SHOWN HEREON, HAS BEEN ESTABLISHED BY ACTUAL FIELD LOCATION DURING SEPTEMBER, 1984, BY MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA, 33406. THIS TRAVERSE APPROXIMATES THE CENTERLINE OF THE CREEK BED.

THIS INSTRUMENT WAS PREPARED BY DIANE M. WILSON IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

P.U.D. TABLE	
TOTAL ACREAGE	47.351 AC.
TOTAL UNITS	300.0 UNITS
GROSS DENSITY	6.336 U/A
BUILDING COVERAGE	5.500 AC.
STREETS & UNCOVERED PARKING	8.314 AC.
WATER BODIES	12.715 AC.
TOTAL OPEN SPACE	32.769 AC.

SEAL K. HOVNANIAN AT MARTIN DOWNS I, INC. SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

WEST PALM BEACH, FLORIDA

Meridian
Surveying and mapping inc.

DRAWN D.M.W.	DATE 5/3/85
CHECKED W.B.H.	SCALE none
DRAWING NO	84-P1-079

PINE RIDGE AT MARTIN DOWNS
- VILLAGE I

Subdivision Parcel Control #: 18-38-41-014-000-0000-0