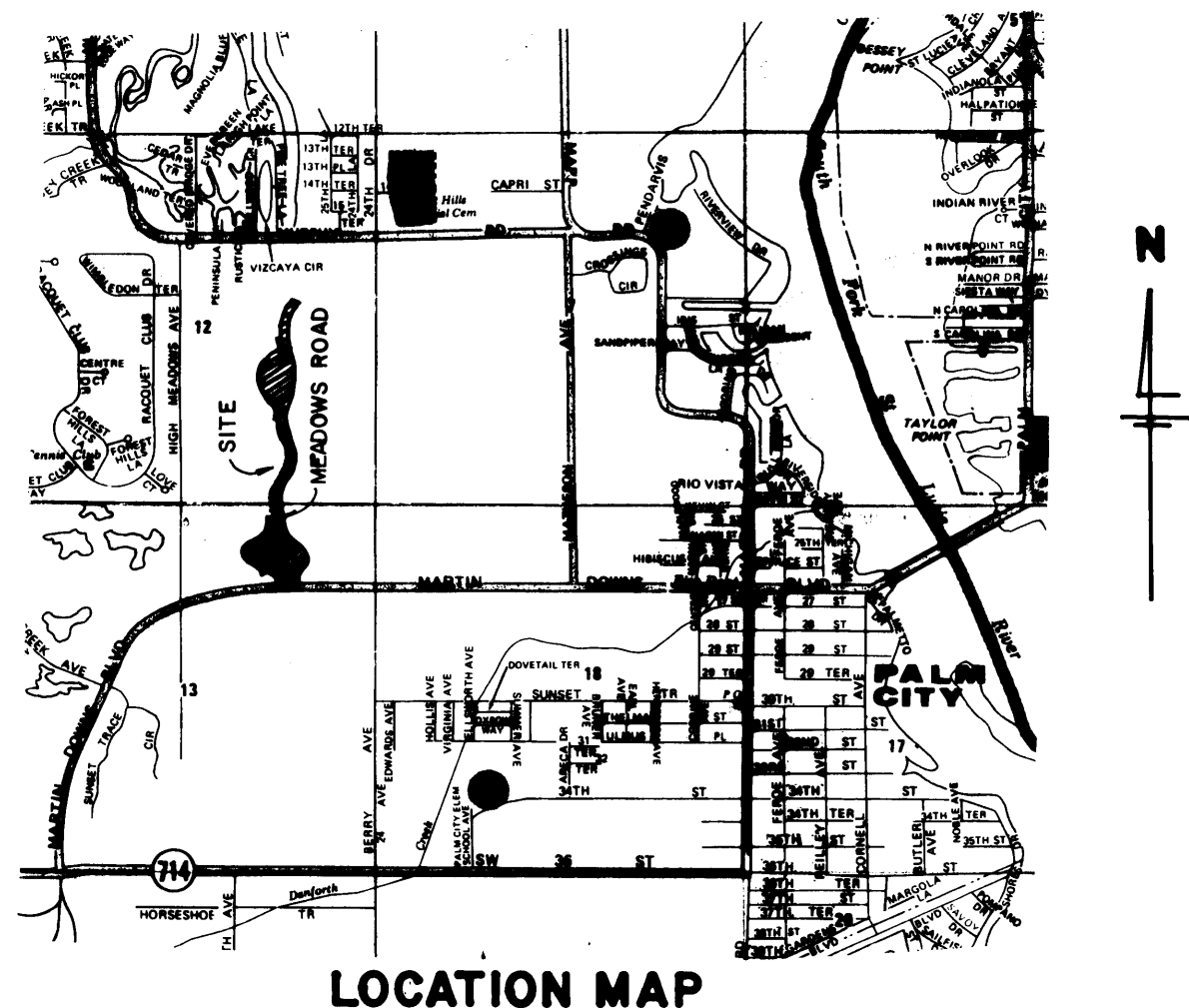


# A PLAT OF SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS

BEING PLAT NO. 41 OF MARTIN DOWNS, A P.U.D.  
LYING IN SECTIONS 12 AND 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA  
SHEET 1 OF 2      JANUARY, 1988



LOCATION MAP

DESCRIPTION

A PARCEL OF LAND, LYING IN SECTIONS 12 AND 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE, SOUTH 00°28'16" WEST, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 1140.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BLVD. (A 200.00 FEET RIGHT-OF-WAY); THENCE, NORTH 89°31'29" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1079.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE, NORTH 89°31'29" WEST, A DISTANCE OF 100.00 FEET; THENCE, NORTH 00°28'31" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 66°00'00" AND A RADIUS OF 55.00 FEET, A DISTANCE OF 63.36 FEET; THENCE, NORTH 65°31'29" WEST, A DISTANCE OF 96.55 FEET; THENCE, SOUTH 24°28'31" WEST, A DISTANCE OF 24.42 FEET; THENCE, NORTH 56°46'29" WEST, A DISTANCE OF 197.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 27°39'05" AND A RADIUS OF 243.81 FEET, A DISTANCE OF 117.66 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 85°45'00" AND A RADIUS OF 50.00 FEET, A DISTANCE OF 74.83 FEET; THENCE, NORTH 56°37'36" EAST, A DISTANCE OF 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 62°02'08" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 108.27 FEET; THENCE, NORTH 84°35'28" EAST, A DISTANCE OF 14.65 FEET; THENCE, NORTH 07°28'31" EAST, A DISTANCE OF 63.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 36°00'06" AND A RADIUS OF 131.84 FEET, A DISTANCE OF 82.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 63°00'00" AND A RADIUS OF 220.00 FEET, A DISTANCE OF 241.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 83°30'00" AND A RADIUS OF 210.00 FEET, A DISTANCE OF 306.04 FEET; THENCE, NORTH 49°01'36" WEST, A DISTANCE OF 185.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 67°00'00" AND A RADIUS OF 380.00 FEET, A DISTANCE OF 444.36 FEET; THENCE, NORTH 72°01'36" WEST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 17°58'24" EAST, A DISTANCE OF 120.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 68°21'48" AND A RADIUS OF 340.00 FEET, A DISTANCE OF 405.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 115°06'48" AND A RADIUS OF 295.00 FEET, A DISTANCE OF 592.69 FEET; THENCE, NORTH 64°43'12" EAST, A DISTANCE OF 55.00 FEET; THENCE, NORTH 25°16'36" WEST, A DISTANCE OF 115.00 FEET; THENCE, SOUTH 70°16'36" EAST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 25°16'36" WEST, A DISTANCE OF 390.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 18°15'00" AND A RADIUS OF 810.00 FEET, A DISTANCE OF 258.00 FEET TO THE POINT OF COMPOUND CURVATURE CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°30'00" AND A RADIUS OF 1280.00 FEET, A DISTANCE OF 390.95 FEET; THENCE, SOUTH 79°31'36" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND WHOSE CHORD BEARS SOUTH 01°43'24" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°30'00" AND A RADIUS OF 1200.00 FEET, A DISTANCE OF 366.52 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 18°15'00" AND A RADIUS OF 730.00 FEET, A DISTANCE OF 232.52 FEET; THENCE, SOUTH 25°16'36" EAST, A DISTANCE OF 390.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 43°15'00" AND A RADIUS OF 1300.00 FEET, A DISTANCE OF 981.31 FEET; THENCE, SOUTH 17°58'24" WEST, A DISTANCE OF 210.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 67°00'00" AND A RADIUS OF 300.00 FEET, A DISTANCE OF 350.81 FEET; THENCE, SOUTH 49°01'36" EAST, A DISTANCE OF 185.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 83°30'00" AND A RADIUS OF 290.00 FEET, A DISTANCE OF 422.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 63°00'00" AND A RADIUS OF 140.00 FEET, A DISTANCE OF 153.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 36°00'06" AND A RADIUS OF 327.02 FEET, A DISTANCE OF 205.48 FEET; THENCE, SOUTH 07°28'31" WEST, A DISTANCE OF 84.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 76°00'00" AND A RADIUS OF 128.94 FEET, A DISTANCE OF 171.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 80°00'00" AND A RADIUS OF 145.00 FEET, A DISTANCE OF 202.46 FEET; THENCE, SOUTH 11°28'31" WEST, A DISTANCE OF 84.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 11°00'00" AND A RADIUS OF 90.00 FEET, A DISTANCE OF 17.28 FEET; THENCE, SOUTH 00°28'31" WEST, A DISTANCE OF 35.96 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 13.546 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

BURG & DIVOSTA CORPORATION, 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 AS FOLLOWS:

1. EASEMENTS:

THE UTILITY EASEMENT, AS SHOWN ON THIS PLAT OF SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE TELEVISION IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS THAT MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT OF SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS, ARE DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

2. TRACTS:

TRACT "A", AS SHOWN ON THIS PLAT OF SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS, IS JOINTLY DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS COMMON AREA, STREET RIGHT-OF-WAY, AND OTHER PROPER PURPOSES FOR THE USE AND BENEFIT OF ALL OWNERS WITHIN THE MEADOWS AT MARTIN DOWNS AND TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS AND MARTIN DOWNS UTILITIES, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES OF INGRESS AND EGRESS TO SERVICE AND MAINTAIN THOSE IMPROVEMENTS FOR WHICH EACH IS RESPONSIBLE.

TRACT "B", AS SHOWN ON THIS PLAT OF SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS, IS DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS COMMON AREA AND OTHER PROPER PURPOSES.

TRACT "C", AS SHOWN ON THIS PLAT OF SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS, IS JOINTLY DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS COMMON AREA, ASSOCIATION WORK AND STORAGE FACILITY, AND OTHER PURPOSES AND TO BURG & DIVOSTA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS WELCOME CENTER, SALES FACILITY, AND OTHER PROPER PURPOSES.

TRACT "D", AS SHOWN ON THIS PLAT OF SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS, IS DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS COMMON AREA, RECREATION AREA, AND OTHER PROPER PURPOSES.

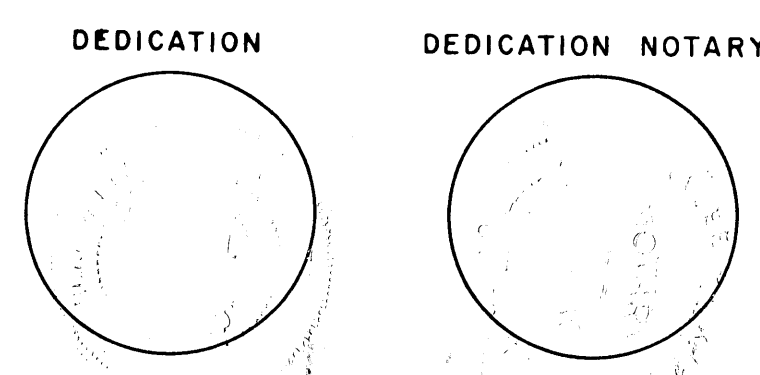
TRACT "E", AS SHOWN ON THIS PLAT OF SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS, IS DEDICATED TO MARTIN DOWNS UTILITIES, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A SEWAGE LIFT STATION.

TRACTS "A", "B", "C", AND "D", AS SHOWN ON THIS PLAT OF SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY TO CONSTRUCT, MAINTAIN, OR IMPROVE SAID TRACTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 1<sup>st</sup> DAY OF MARCH, 1988.

ATTEST:  
William E. Shannon, Asst. Sec.  
WILLIAM E. SHANNON  
ASSISTANT SECRETARY

BURG & DIVOSTA CORPORATION, A CORPORATION OF THE STATE OF FLORIDA  
BY: Clifford F. Burg, President



TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, LAWRENCE C. GRIFFIN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. APPARENT RECORD TITLE OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE BURG & DIVOSTA CORPORATION.
2. I FIND THAT THERE ARE NO MORTGAGES ON THIS PROPERTY.

DATED THIS 1<sup>st</sup> DAY OF MARCH, 1988.

LAWRENCE C. GRIFFIN  
CROWELL & REMSEN, P.A.  
631 U.S. HWY. 1, SUITE 410  
NORTH PALM BEACH, FLORIDA 33408

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CLIFFORD F. BURG AND WILLIAM E. SHANNON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE BURG & DIVOSTA CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 1<sup>st</sup> DAY OF MARCH, 1988.

MY COMMISSION EXPIRES: Randle S. Kaplan, Notary Public

10-28-88

COUNTY APPROVAL

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

January 12, 1988

County Engineer

COUNTY ENGINEER

January 12, 1988

Planning & Zoning Commission

BOARD OF COUNTY COMMISSION

January 12, 1988

Board of County Commissioners

January 12, 1988

ATTEST:  
Marsha Stiller, Clerk  
By: Deborah Langston (D.S.)

NOTES:

1. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED IN UTILITY EASEMENTS.
2. THERE SHALL BE NO BUILDINGS, ANY KIND OF CONSTRUCTION, TREES OR SHRUBS PLACED IN DRAINAGE EASEMENTS.
3. BEARINGS AS SHOWN HEREON, ARE BASED ON THE EAST LINE OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEARING BEING SOUTH 00°28'16" WEST.
4. U.E. ----- DENOTES UTILITY EASEMENT.  
D.E. ----- DENOTES DRAINAGE.
5. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol] PERMANENT CONTROL POINTS ARE SHOWN THUS: [Symbol]
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I, RICHARD P. BREITENBACH, DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS 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.

DATE 3-11-1988

RICHARD P. BREITENBACH, P.L.S.  
FLORIDA CERTIFICATE NO. 3978

**Landmark Surveying & Mapping Inc.**  
1850 FOREST HILL BOULEVARD  
PH. (305)433-5405 SUITE 100 W.P.B. FLORIDA

A PLAT OF  
**SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS**  
A PLANNED UNIT DEVELOPMENT

Subdivision Parcel Control #: 12-38-40-004-000-0000 0