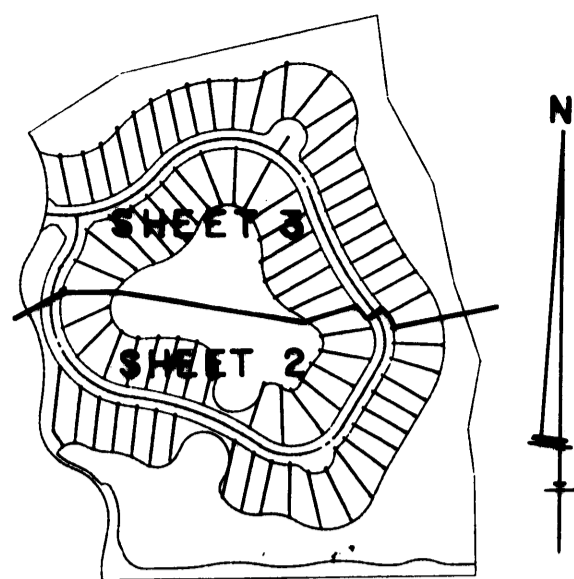


**A PLAT OF
PARCEL 52 AT THE MEADOWS**
BEING PLAT NO. 43 OF MARTIN DOWNS A P.U.D.
LYING IN SECTIONS 12 AND 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST,
MARTIN COUNTY, FLORIDA
SHEET 1 OF 3 MARCH, 1988



KEY MAP
N.T.S.

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 111.29 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE, NORTH 89°31'29" WEST, A DISTANCE OF 968.70 FEET; THENCE, NORTH 00°28'31" EAST, A DISTANCE OF 35.96 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 11°00'00" AND A RADIUS OF 90.00 FEET, A DISTANCE OF 17.28 FEET; THENCE, NORTH 11°28'31" EAST, A DISTANCE OF 84.42 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 80°00'00" AND A RADIUS OF 145.00 FEET, A DISTANCE OF 202.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE, NORTHWESTERLY 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; THENCE, NORTH 07°28'31" EAST, A DISTANCE OF 84.32 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 327.02 FEET, A DISTANCE OF 205.48 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 140.00 FEET, A DISTANCE OF 153.94 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 66°47'49" AND A RADIUS OF 290.00 FEET, A DISTANCE OF 338.09 FEET; THENCE, NORTH 57°40'36" EAST, ALONG A RADIAL LINE A DISTANCE OF 286.50 FEET; THENCE, NORTH 78°22'51" EAST, A DISTANCE OF 681.85 FEET; THENCE, SOUTH 06°05'28" EAST, A DISTANCE OF 222.17 FEET; THENCE, SOUTH 26°27'50" EAST, A DISTANCE OF 253.63 FEET; THENCE, SOUTH 10°28'34" EAST, A DISTANCE OF 263.35 FEET; THENCE, SOUTH 16°38'57" EAST, A DISTANCE OF 217.06 FEET; THENCE, SOUTH 11°14'55" WEST, A DISTANCE OF 184.39 FEET; THENCE, SOUTH 06°03'59" EAST, A DISTANCE OF 127.29 FEET; THENCE, SOUTH 00°28'31" WEST, A DISTANCE OF 261.29 FEET TO THE POINT OF BEGINNING AFORÉ DESCRIBED.

CONTAINING 32.499 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. STREETS:

THE STREET, AS SHOWN ON THIS PLAT OF PARCEL 52 AT THE MEADOWS, IS HEREBY DECLARED TO BE A PRIVATE STREET AND IS 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 AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2. EASEMENTS:

THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 52 AT THE MEADOWS, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE TELEVISION SYSTEMS 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 AND ACCESS EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 52 AT THE MEADOWS, ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND AS ACCESS TO THE WATER MANAGEMENT TRACTS.

THE MAINTENANCE EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 52 AT THE MEADOWS, ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF THE MAINTENANCE OF THE ADJACENT WATER MANAGEMENT TRACTS.

3. TRACTS:

THE WATER MANAGEMENT TRACTS, AS SHOWN HERE ON THIS PLAT OF PARCEL 52 AT THE MEADOWS AS TRACTS "E" AND "F", ARE HEREBY DECLARED TO BE PRIVATE TRACTS AND ARE DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

4. COMMON AREAS:

THE COMMON AREAS, AS SHOWN HERE ON THIS PLAT OF PARCEL 52 AT THE MEADOWS AS TRACTS "A", "B", "C", AND "D", ARE HEREBY DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

5. THE BOARD OF COUNTY COMMISSIONERS:

THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH COMMON AREAS, STREETS, EASEMENTS, OR TRACTS AS SHOWN ON THIS PLAT OF PARCEL 52 AT THE MEADOWS.

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 5th DAY OF April, 1988.

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

By: Clifford F. Burg
CLIFFORD F. BURG, PRESIDENT

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 5th DAY OF APRIL, 1988.

My COMMISSION EXPIRES: 10-28-88
Randee S. Kaplan

TITLE CERTIFICATION

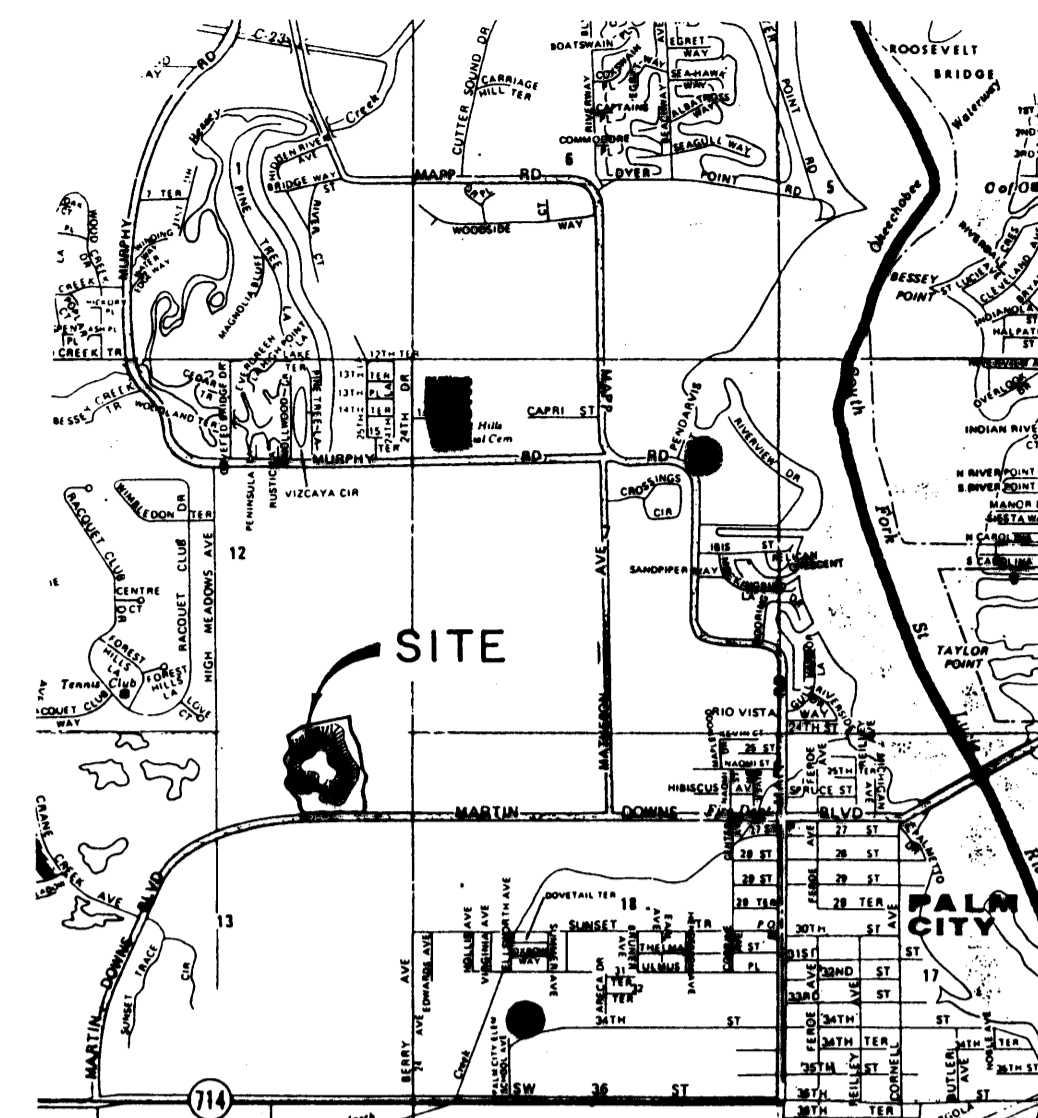
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 22 DAY OF March, 1988.

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



LOCATION MAP
N.T.S.

COUNTY APPROVAL

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

4-21, 1988 W. E. Shannon COUNTY ENGINEER
January 12, 1988 Clifford F. Burg COUNTY ATTORNEY
January 12, 1988 James J. Hall CHAIRMAN
January 12, 1988 Shirley H. Hall CHAIRMAN

ATTEST:
Marsha Stiller
MARSHA STILLER, CLERK
By: Deborah Langston
DEBORAH LANGSTON, DEPUTY CLERK

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 AND ACCESS 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. & A.-E. ----- DENOTES DRAINAGE EASEMENT AND ACCESS EASEMENT.
M.-E. ----- DENOTES MAINTENANCE EASEMENT.
----- DENOTES CONTROL ACCESS.
5. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:
PERMANENT CONTROL POINTS ARE SHOWN THUS:
6. NO ACCESS IS PERMITTED ACROSS CONTROL ACCESS LINES. NO ALTERATION OF THIS RESTRICTION WILL BE PERMITTED WITHOUT APPROVAL OF THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC.
7. 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 PARCEL 52 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 4-08-1988 By: Richard P. Breitenbach
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 3978

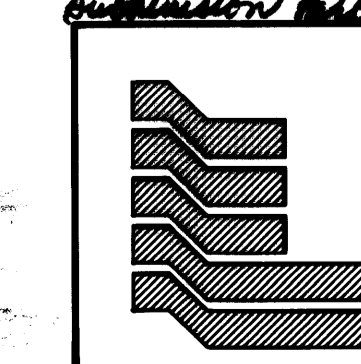
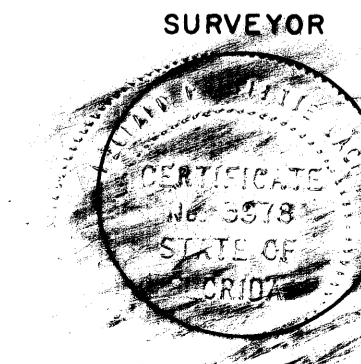
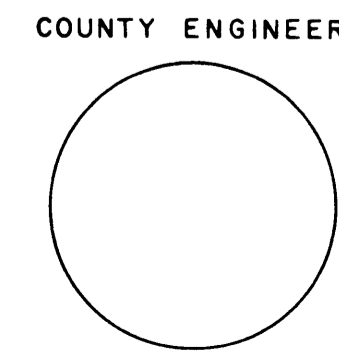
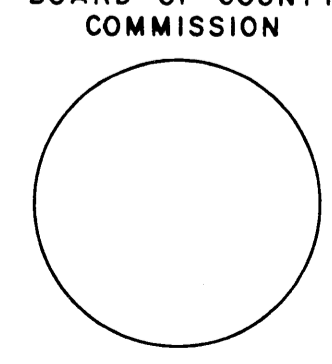
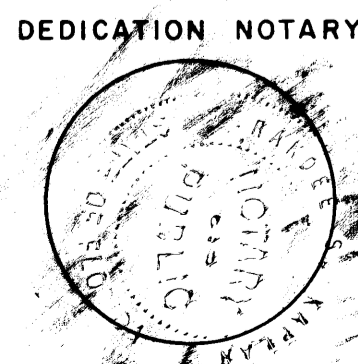
DEDICATION

DEDICATION NOTARY

BOARD OF COUNTY COMMISSION

COUNTY ENGINEER

SURVEYOR



Submission Rec'd Order # 12-38-40-006-000-0000.0

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

PARCEL 52 AT THE MEADOWS

FILED FOR RECORD
MAY 5 AM 11:50
MARSHA STILLER, CLERK OF COURT
BY: Deborah Langston
DEPUTY CLERK
FILE NO. 709982

