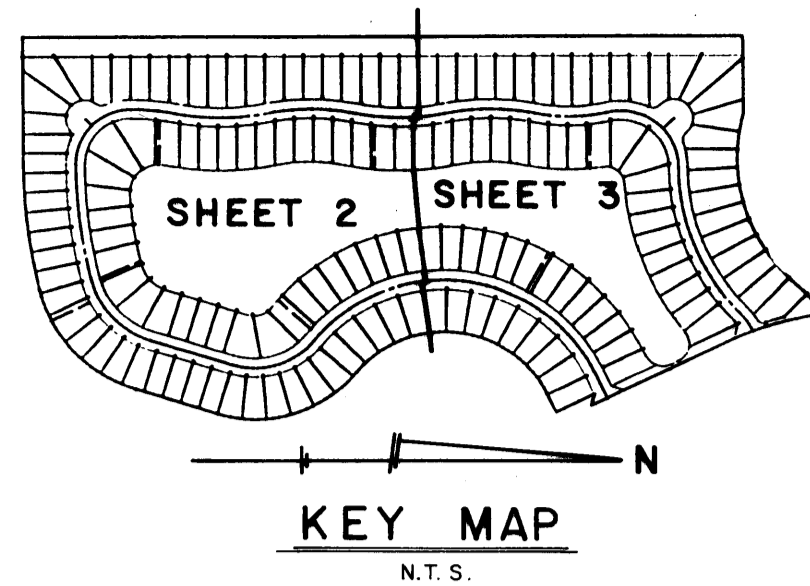


A PLAT OF PARCEL 51 AT THE MEADOWS

BEING PLAT NO. 42 OF MARTIN DOWNS A P.U.D.
LYING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST,
MARTIN COUNTY, FLORIDA
SHEET 1 OF 3 MARCH, 1988



DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE, NORTH 89°46'09" WEST, ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 2602.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. HIGH MEADOWS AVE.; THENCE, NORTH 00°34'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE, CONTINUE NORTH 00°34'00" EAST, A DISTANCE OF 1875.00 FEET; THENCE, SOUTH 89°26'00" EAST, A DISTANCE OF 205.00 FEET TO THE POINT OF INTERSECTION OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 67°22'17" AND A RADIUS OF 445.00 FEET AND WHOSE CHORD BEARS NORTH 72°17'52" EAST, A DISTANCE OF 523.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 44°14'15" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 77.21 FEET TO THE POINT OF INTERSECTION OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°34'31" AND A RADIUS OF 810.00 FEET AND WHOSE CHORD BEARS SOUTH 16°29'20" EAST, A DISTANCE OF 248.47 FEET; THENCE, SOUTH 25°16'36" EAST, A DISTANCE OF 390.00 FEET; THENCE, NORTH 70°16'36" WEST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 25°16'36" EAST, A DISTANCE OF 115.00 FEET; THENCE, SOUTH 64°43'24" WEST, A DISTANCE OF 55.00 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 115°06'48" AND A RADIUS OF 295.00 FEET, A DISTANCE OF 592.69 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 68°21'48" AND A RADIUS OF 340.00 FEET, A DISTANCE OF 405.68 FEET; THENCE, SOUTH 17°58'24" WEST, A DISTANCE OF 220.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 58°30'00" AND A RADIUS OF 375.00 FEET, A DISTANCE OF 382.88 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°05'36" AND A RADIUS OF 1,377.91 FEET, A DISTANCE OF 338.95 FEET; THENCE, NORTH 89°26'00" WEST, A DISTANCE OF 333.95 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 39.022 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 51 AT THE MEADOWS, IS HEREBY DECLARED PRIVATE 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 51 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 AND ACCESS EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 51 AT THE MEADOWS, ARE HEREBY DECLARED 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 51 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:

TRACT "C", AS SHOWN ON THIS PLAT OF PARCEL 51 AT THE MEADOWS, IS HEREBY DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS A LANDSCAPE BUFFER, AND OTHER PROPER PURPOSES AND SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE WATER MANAGEMENT TRACT, AS SHOWN ON THIS PLAT OF PARCEL 51 AT THE MEADOWS AS TRACT "D", IS HEREBY DECLARED TO BE A PRIVATE TRACT AND IS 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 51 AT THE MEADOWS AS TRACTS "A" AND "B", 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 51 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
WILLIAM E. SHANNON
ASSISTANT SECRETARY

BURG & DiVOSTA CORPORATION, A CORPORATION OF THE STATE OF FLORIDA
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
Ronald S. Kadon

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

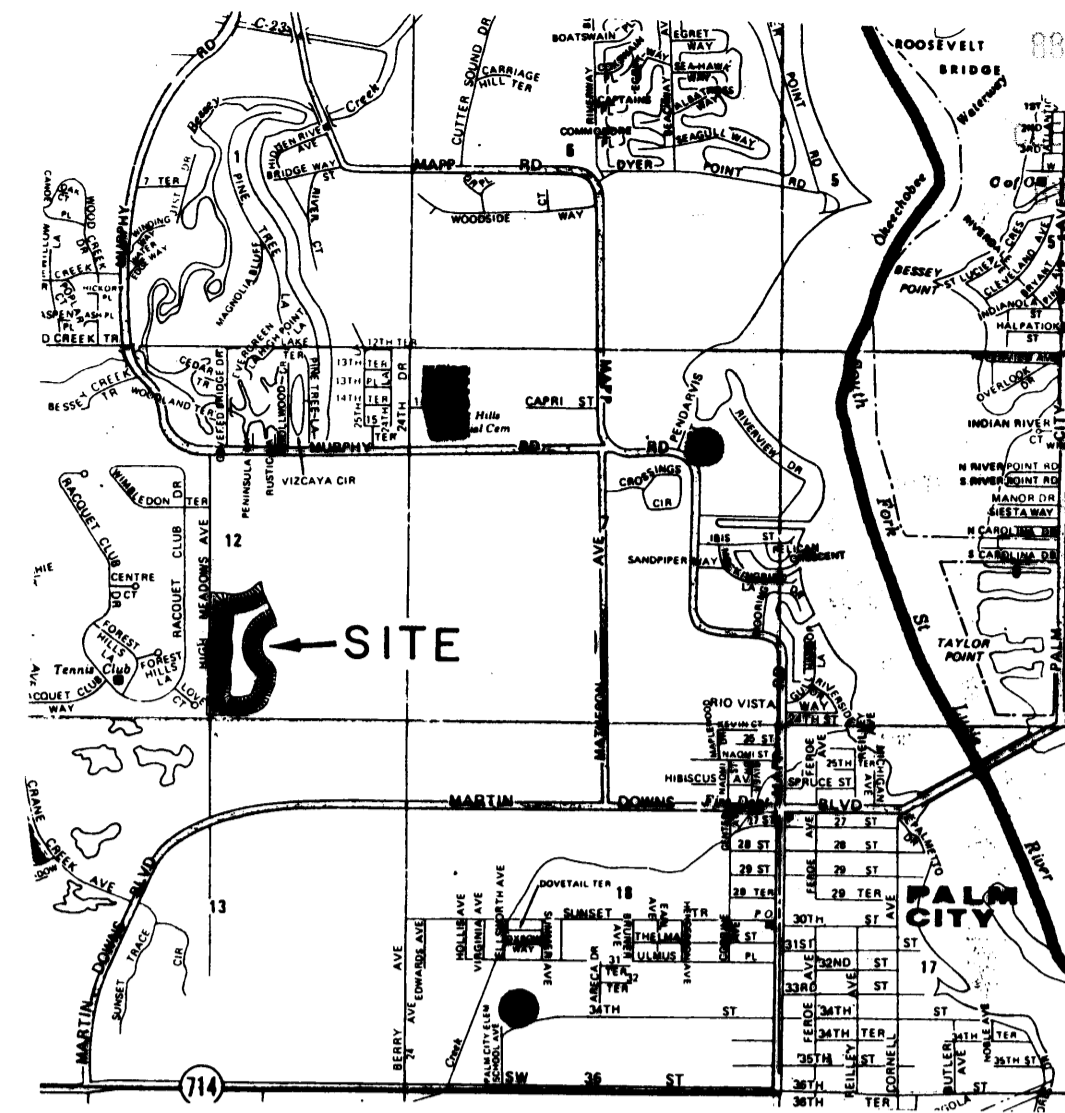
I, LAWRENCE C. GRIFFIN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

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
CROMWELL & REMSEN, P.A.
651 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

January 10, 1988

January 12, 1988

January 12, 1988

ATTEST:
Marsha Stiller
MARSHA STILLER
CLERK

By: *Deborah Langston*
DEBORAH LANGSTON
DEPUTY CLERK

NOTES:

- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED IN UTILITY EASEMENTS.
- THERE SHALL BE NO BUILDINGS, ANY KIND OF CONSTRUCTION, TREES OR SHRUBS PLACED IN DRAINAGE EASEMENTS AND ACCESS EASEMENTS.
- 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.
- U.E. _____ DENOTES UTILITY EASEMENT.
D.E. & A.E. _____ DENOTES DRAINAGE EASEMENT AND ACCESS EASEMENT.
M.E. _____ DENOTES MAINTENANCE EASEMENT.
_____ DENOTES CONTROL ACCESS.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:
PERMANENT CONTROL POINTS ARE SHOWN THUS:
- 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.
- 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 51 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 4-02-1988

By: *Richard P. Breitenbach*
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 3978

FILED FOR RECORD
MARTIN CO. FLA.

08 MAY -5 PM 3:40

MARSHA STILLER
CLERK OF CIRCUIT COURT

D.C.

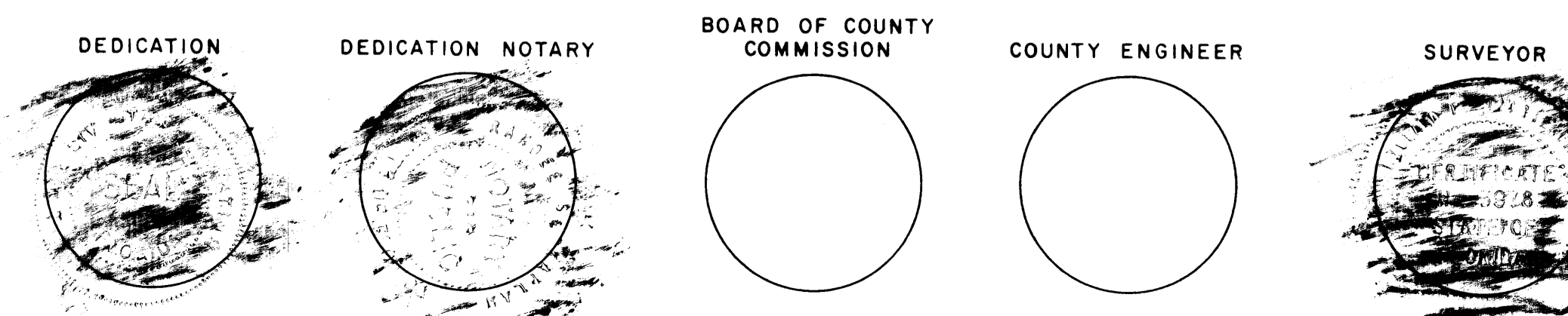
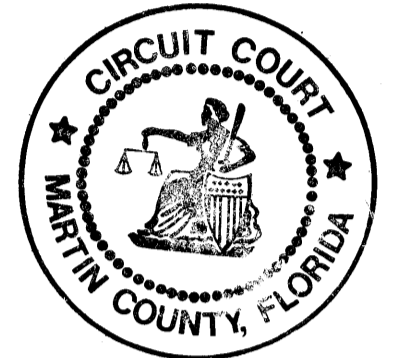
N.C.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 30, MARTIN COUNTY, FLORIDA. PUBLIC RECORDS, THIS 5 DAY OF May, A.D. 1988.

MARSHA STILLER, CLERK OF CIRCUIT COURT
MARTIN COUNTY, FLORIDA

By: *Deborah Langston*
DEPUTY CLERK

FILE NO.
710056



Subdivision Parcel Control #: 12-38-40-005-000-0000

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

PARCEL 51 AT THE MEADOWS