

A PLAT OF PARCEL 50 AT THE MEADOWS

BEING PLAT NO. 46 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

FEBRUARY, 1989

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 1179.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; 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 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 SOUTH 17°58'24" WEST, A DISTANCE OF 100.00 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 1377.91 FEET, A DISTANCE OF 338.93 FEET; THENCE NORTH 89°26'00" WEST, A DISTANCE OF 333.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. HIGH MEADOWS AVENUE (A 120.00 FEET RIGHT-OF-WAY); THENCE SOUTH 00°34'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 198.00 FEET; THENCE SOUTH 01°17'25" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 912.06 FEET; THENCE SOUTH 89°31'35" EAST, A DISTANCE OF 199.99 FEET; THENCE SOUTH 01°17'25" WEST, A DISTANCE OF 217.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD (A 200.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'29" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1238.65 FEET TO THE POINT OF BEGINNING AFORD DESCRIBED.

CONTAINING 38.04 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 EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 50 AT THE MEADOWS, MAY BE USED FOR UTILITY PURPOSES BY ANY 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 PARCEL 50 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 CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE MAINTENANCE EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 50 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 MAINTENANCE OF THE ADJACENT WATER MANAGEMENT TRACTS.

THE DRAINAGE EASEMENTS AND ACCESS EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 50 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 CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND AS ACCESS TO THE WATER MANAGEMENT TRACTS.

THE BIKE PATH EASEMENT, AS SHOWN ON THIS PLAT OF PARCEL 50 AT THE MEADOWS, IS HEREBY DEDICATED MARTIN COUNTY, FLORIDA.

2. TRACTS:

TRACT "C", AS SHOWN ON THIS PLAT OF PARCEL 50 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 SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE WATER MANAGEMENT TRACTS "A" AND "B", AS SHOWN ON THIS PLAT OF PARCEL 50 AT THE MEADOWS, 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.

TRACT "L", AS SHOWN ON THIS PLAT OF PARCEL 50 AT THE MEADOWS, IS HEREBY DEDICATED TO MARTIN DOWNS UTILITIES, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR UTILITY AND LIFT STATION PURPOSES AND SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF SAID MARTIN DOWNS UTILITIES, INC..

TRACT "R", AS SHOWN ON THIS PLAT OF PARCEL 50 AT THE MEADOWS, IS HEREBY DECLARED TO BE A PRIVATE TRACT AND IS DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT OS, AS SHOWN ON THIS PLAT OF PARCEL 50 AT THE MEADOWS, IS HEREBY DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

3. 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, EASEMENTS NOT DEDICATED TO MARTIN COUNTY, FLORIDA, OR TRACTS AS SHOWN ON THIS PLAT OF PARCEL 50 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 31 DAY OF JANUARY, 1989.

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 31 DAY OF JANUARY, 1989.

MY COMMISSION EXPIRES:

June 13, 1991

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

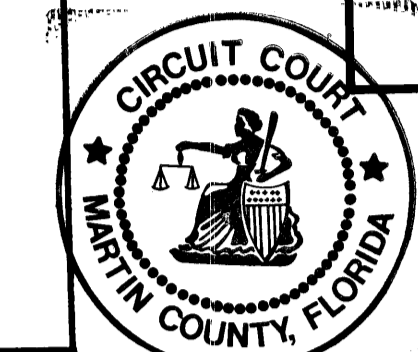
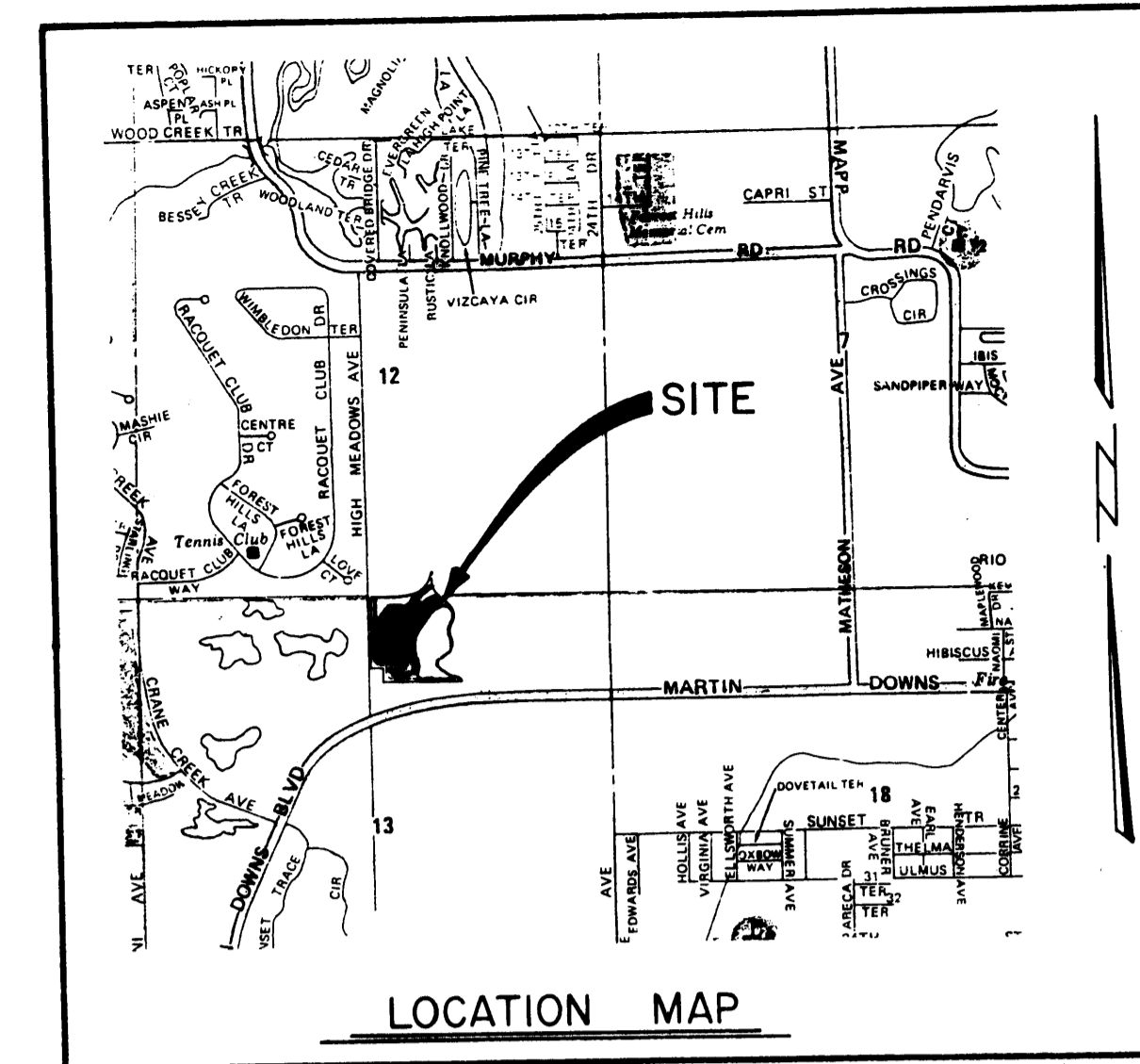
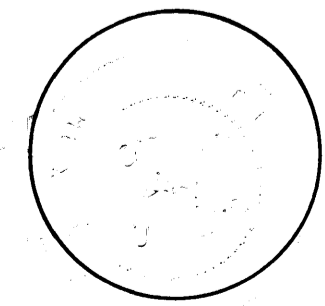
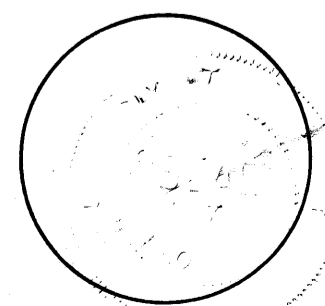
- RECORD TITLE OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF PARCEL 50 AT THE MEADOWS IN IN THE NAME OF BURG & DIVOSTA CORPORATION.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 11 DAY OF JANUARY, 1989.

Lawrence C. Griffin
LAWRENCE C. GRIFFIN, ESQ.
CROMWELL, REMSEN,
PFAFFENBERGER, DAHLMEIER,
BARNER & GRIFFIN
631 U.S. HWY. 1
NORTH PALM BEACH, FL 33408

DEDICATION

DEDICATION NOTARY

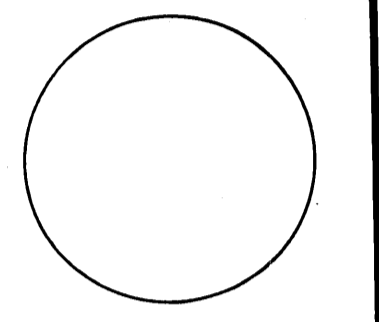


I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 44, PAGE 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17 DAY OF Feb, A.D. 1989.

MARSHA STILLER, CLERK OF CIRCUIT COURT MARTIN COUNTY, FLORIDA
BY: *Charlotte S. Bulkey*
DEPUTY CLERK

FILE NO.
793410

COUNTY ENGINEER



COUNTY APPROVAL

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

2-5-89, 19

September 13, 1988

September 13, 1988

September 13, 1988

ATTEST:
Marsha Stiller
CLERK
by *Charlotte Bulkey* &c.

NOTES:

- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED IN UTILITY EASEMENTS AND THERE SHALL BE NO TREES OR SHRUBS PLACED IN UTILITY EASEMENTS.
- THERE SHALL BE NO BUILDINGS, ANY KIND OF CONSTRUCTION, TREES OR SHRUBS PLACED IN DRAINAGE 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. DENOTES DRAINAGE EASEMENT.
U.E. & D.E. DENOTES UTILITY EASEMENT AND DRAINAGE EASEMENT.
M.E. DENOTES MAINTENANCE EASEMENT.
- D.E. & A.E. DENOTES DRAINAGE EASEMENT AND ACCESS EASEMENT.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE SHOWN THUS: ■
PERMANENT CONTROL POINTS (P.C.P.'s) ARE SHOWN THUS: ●
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- CONTROL OF ACCESS - NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS.

SURVEYOR'S CERTIFICATE

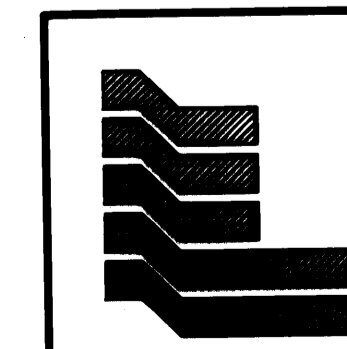
I, RICHARD P. BREITENBACH, DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS PARCEL 50 AT THE MEADOWS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE 1-31-1989

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

SURVEYOR

PARCEL CONTROL NUMBER 12-38-40-007-000-00000



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

PARCEL 50 AT THE MEADOWS