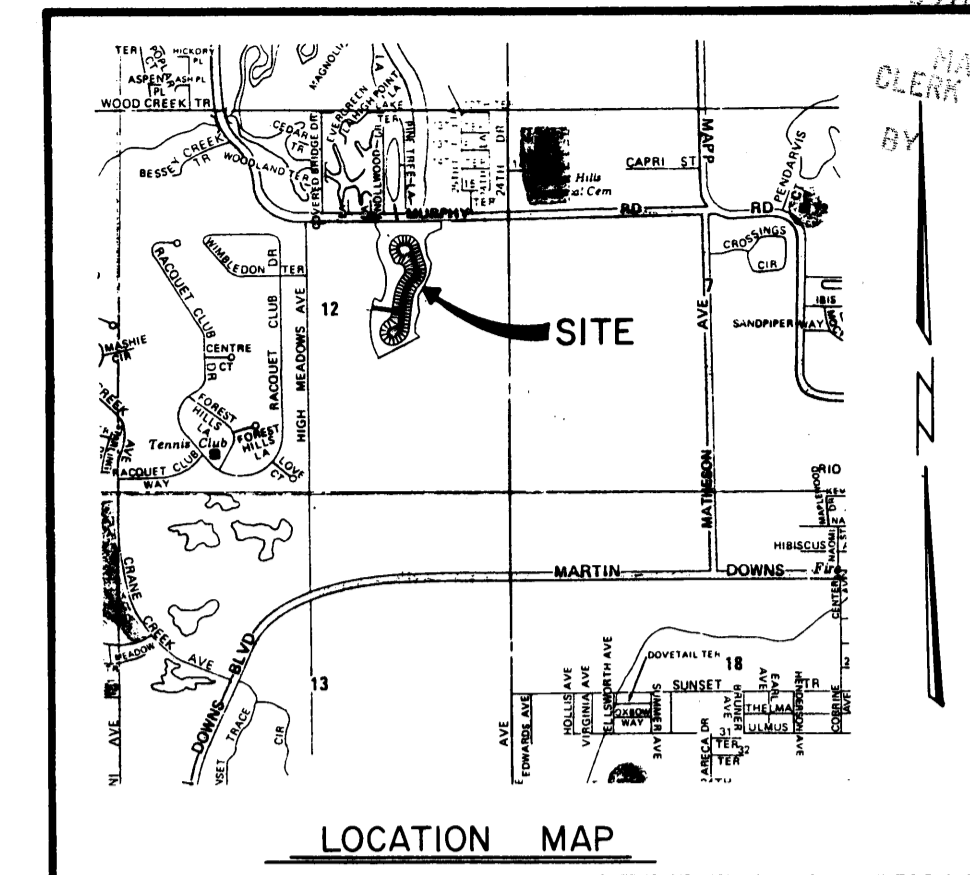
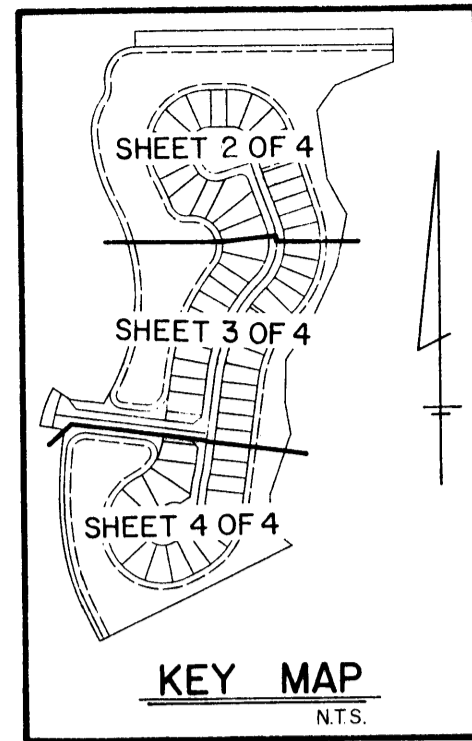


# A PLAT OF PARCEL 60 AT THE MEADOWS

BEING PLAT NO. 50 OF MARTIN DOWNS A P.U.D.  
LYING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA.

SHEET 1 OF 4

FEBRUARY, 1989.



FILED FOR RECORD  
MARTIN COUNTY  
20 MAR 31 PM 2:17  
MARSHA STILLER  
CLERK OF CIRCUIT COURT  
D.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 17, PAGE 94, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31 DAY OF May, A.D. 1989.  
MARSHA STILLER, CLERK OF CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By: Deborah Langston  
DEPUTY CLERK  
FILE NO. 771293

### DESCRIPTION

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE NORTH 85°46'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1561.55 FEET; THENCE NORTH 00°13'51" EAST, A DISTANCE OF 1963.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 25°16'26" WEST, A DISTANCE OF 105.00 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 18°15'00" AND A RADIUS OF 730.00, A DISTANCE OF 232.52 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY 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; THENCE NORTH 79°31'36" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND WHOSE CHORD BEARS NORTH 20°14'12" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 19°31'36" AND A RADIUS OF 379.19 FEET, A DISTANCE OF 129.23 FEET; THENCE SOUTH 54°59'20" EAST, A DISTANCE OF 64.26 FEET; THENCE SOUTH 81°50'48" EAST, A DISTANCE OF 108.80 FEET; THENCE NORTH 30°00'00" EAST, A DISTANCE OF 52.30 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 57°40'00" AND A RADIUS OF 615.00 FEET, A DISTANCE OF 618.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 25°40'35" AND A RADIUS OF 535.00 FEET, A DISTANCE OF 239.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 38°13'31" AND A RADIUS OF 175.00 FEET, A DISTANCE OF 116.75 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 44°59'52" AND A RADIUS OF 69.81 FEET, A DISTANCE OF 54.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 99°11'42" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 173.13 FEET; THENCE NORTH 00°25'56" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°34'04" EAST, A DISTANCE OF 826.56 FEET; THENCE SOUTH 00°25'56" WEST, A DISTANCE OF 107.31 FEET; THENCE SOUTH 69°09'27" WEST, A DISTANCE OF 199.10 FEET; THENCE SOUTH 37°00'13" WEST, A DISTANCE OF 102.09 FEET; THENCE SOUTH 07°15'46" EAST, A DISTANCE OF 225.82 FEET; THENCE SOUTH 28°04'57" EAST, A DISTANCE OF 130.32 FEET; THENCE SOUTH 12°20'41" WEST, A DISTANCE OF 172.87 FEET; THENCE SOUTH 26°05'58" WEST, A DISTANCE OF 193.63 FEET; THENCE SOUTH 34°59'38" WEST, A DISTANCE OF 145.72 FEET; THENCE SOUTH 02°12'42" WEST, A DISTANCE OF 135.88 FEET; THENCE SOUTH 09°05'38" EAST, A DISTANCE OF 103.31 FEET; THENCE SOUTH 19°27'39" WEST, A DISTANCE OF 205.59 FEET; THENCE SOUTH 00°39'02" WEST, A DISTANCE OF 108.60 FEET; THENCE SOUTH 49°22'23" EAST, A DISTANCE OF 89.65 FEET; THENCE SOUTH 64°43'24" WEST, A DISTANCE OF 689.46 FEET TO THE AFORE DESCRIBED POINT OF BEGINNING.

CONTAINING 29.04 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. STREETS:

THE STREETS, AS SHOWN ON THIS PLAT OF PARCEL 60 AT THE MEADOWS, ARE HEREBY DECLARED PRIVATE AND ARE DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS COMMON AREA, AND STREET RIGHT-OF-WAY, AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

#### 2. EASEMENTS:

THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 60 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 PARCEL 60 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 DRAINAGE EASEMENTS AND ACCESS EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 60 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 WATER MANAGEMENT MAINTENANCE EASEMENT, AS SHOWN ON THIS PLAT OF PARCEL 60 AT THE MEADOWS, IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF MAINTENANCE OF THE ADJACENT WATER MANAGEMENT TRACT.

#### 3. TRACTS:

TRACTS "B", "C", AND "G", AS SHOWN ON THIS PLAT OF PARCEL 60 AT THE MEADOWS, ARE 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 TRACT, AS SHOWN ON THIS PLAT OF PARCEL 60 AT THE MEADOWS AS TRACT "A", 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.

TRACT "E", AS SHOWN ON THIS PLAT OF PARCEL 60 AT THE MEADOWS, IS HEREBY DEDICATED TO THE MARTIN DOWNS UTILITIES, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A SEWAGE LIFT STATION.

#### 4. COMMON AREAS:

THE COMMON AREAS, AS SHOWN ON THIS PLAT OF PARCEL 60 AT THE MEADOWS AS TRACTS "D", "F", AND "H", 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 60 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 23<sup>RD</sup> DAY OF MARCH, 1989.

ATTEST:  
William E. Shannon Sec. By: Clifford F. Burg Pres.  
WILLIAM E. SHANNON, CLIFFORD F. BURG, PRESIDENT  
ASSISTANT SECRETARY

#### 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 23<sup>RD</sup> DAY OF MARCH, 1989.

MY COMMISSION EXPIRES: 10-28-92  
Randee S. Seigel  
NOTARY PUBLIC

#### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

- 1. RECORD TITLE OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE BURG & DiVOSTA CORPORATION.
- 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 9<sup>TH</sup> DAY OF MARCH, 1989.

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

#### COUNTY APPROVAL

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

4-26-89, 1989

Small E. Hellman  
COUNTY ENGINEER

December 20, 1988

Green S. Drayer  
COUNTY ATTORNEY

December 20, 1988

PLANNING & ZONING COMMISSION  
MARTIN COUNTY, FLORIDA

By: Joseph J. Profi  
CHAIRMAN

December 20, 1988

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

By: Frank Fontana  
CHAIRMAN

#### ATTEST:

Marsha Stiller  
CLERK  
By: Deborah Langston (D.C.)

#### NOTES:

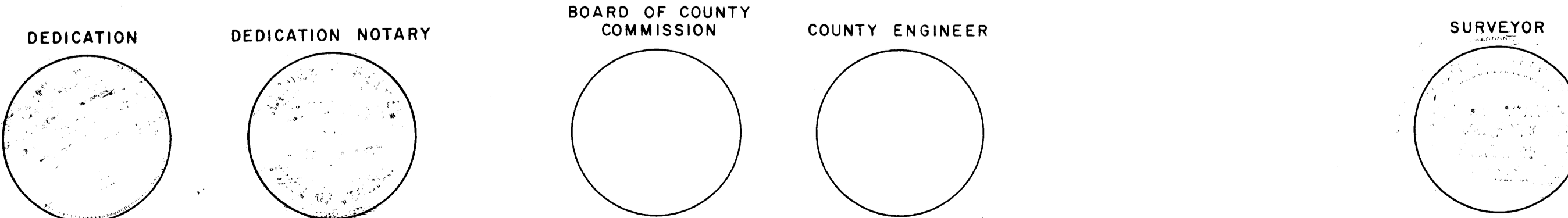
- 1. THERE SHALL BE NO BUILDINGS, OTHER STRUCTURES, TREES OR SHRUBS PLACED IN UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- 2. THERE SHALL BE NO BUILDINGS, ANY KIND OF CONSTRUCTION, TREES OR SHRUBS PLACED IN DRAINAGE EASEMENTS AND ACCESS EASEMENTS.
- 3. BEARINGS AS SHOWN HEREON, ARE BASED ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEARING BEING NORTH 89°46'09" WEST.
- 4. U-E. DENOTES UTILITY EASEMENT.  
D-E. & A-E. DENOTES DRAINAGE EASEMENT AND ACCESS EASEMENT.  
W-M-M-E. DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT.  
⊕ DENOTES CONTROL ACCESS.
- 5. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THUS: ■  
PERMANENT CONTROL POINTS (P.C.P.'S) 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 60 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: 3-17-1989 By: Richard P. Breitenbach  
RICHARD P. BREITENBACH, P.L.S.  
FLORIDA CERTIFICATE NO. 3978

PARCEL CONTROL NO. 12-38-12-009-000-0000-0



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

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**PARCEL 60 AT THE MEADOWS**