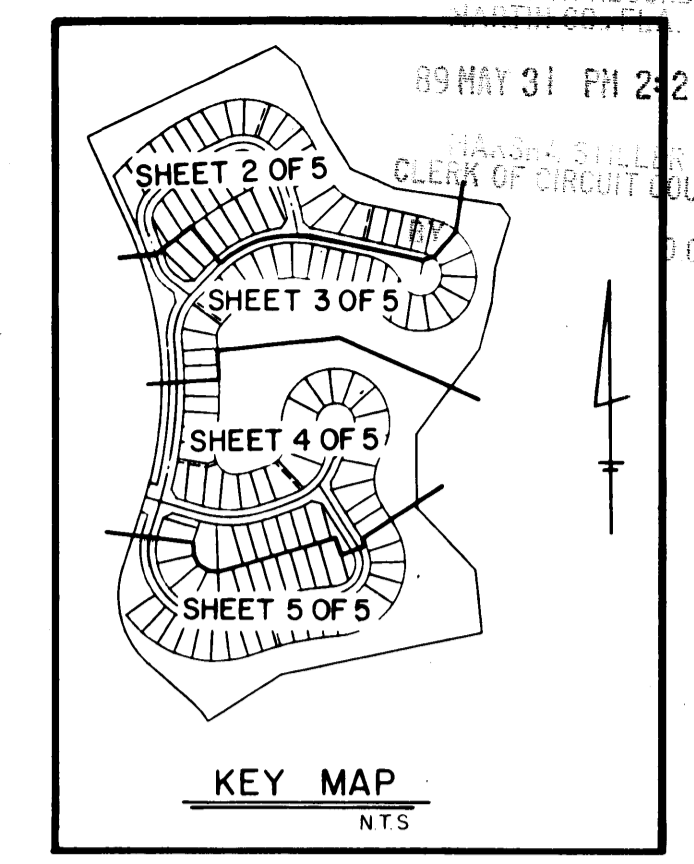
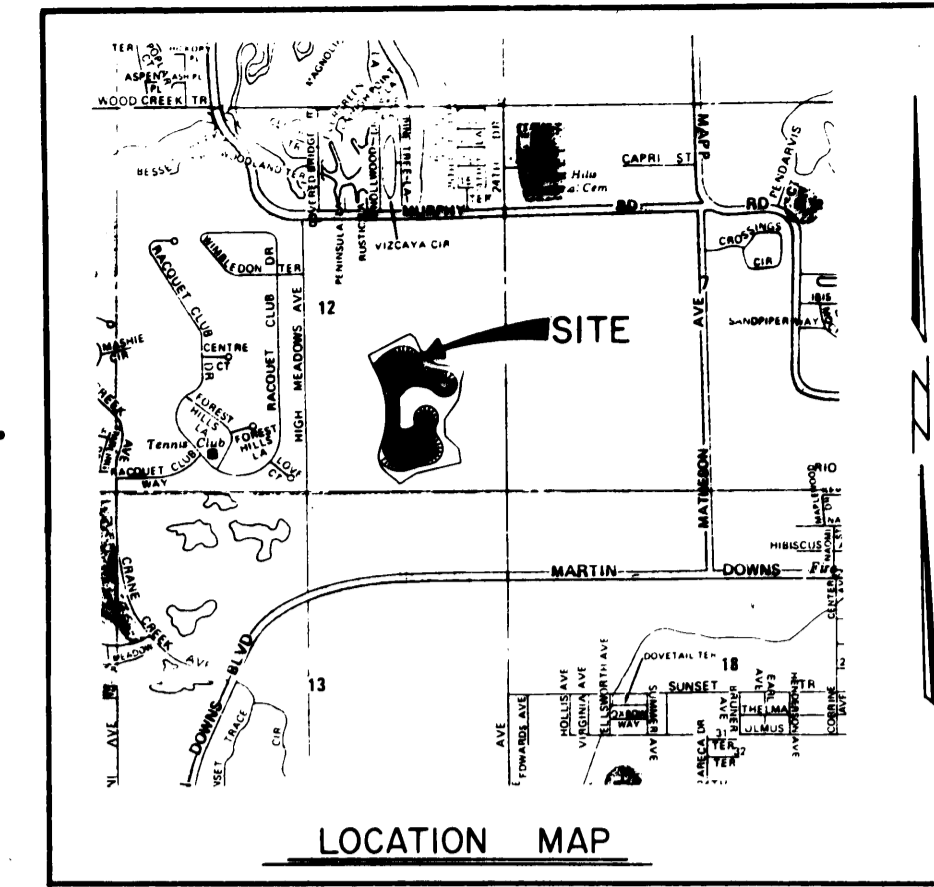


# A PLAT OF PARCEL 61 AT THE MEADOWS

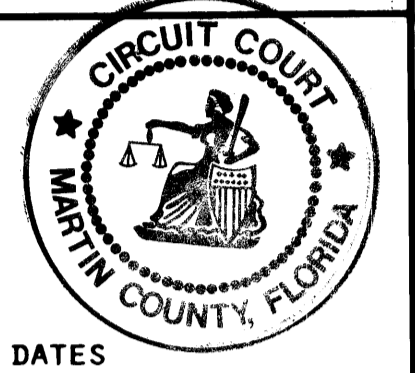
BEING PLAT NO. 49 OF MARTIN DOWNS A P.U.D.  
LYING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA.

SHEET 1 OF 5

FEBRUARY, 1989.



FILED FOR RECORD  
89 MAY 31 PM 2:21  
CLERK OF CIRCUIT COURT  
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 95, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31 DAY OF May A.D. 1989.  
MARSHA STILLER, CLERK OF CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Deborah Longton DEPUTY CLERK  
FILE NO. 771295



### 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 89°46'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 343.88 FEET; THENCE NORTH 00°13'51" EAST, A DISTANCE OF 341.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 06°03'28" WEST, A DISTANCE OF 207.67 FEET; THENCE NORTH 43°20'56" WEST, A DISTANCE OF 285.02 FEET; THENCE NORTH 00°17'49" WEST, A DISTANCE OF 240.48 FEET; THENCE NORTH 36°37'41" EAST, A DISTANCE OF 351.63 FEET; THENCE NORTH 15°14'46" EAST, A DISTANCE OF 155.81 FEET; THENCE NORTH 05°29'40" EAST, A DISTANCE OF 119.49 FEET; THENCE NORTH 17°07'41" EAST, A DISTANCE OF 165.42 FEET; THENCE NORTH 35°37'11" WEST, A DISTANCE OF 55.28 FEET; THENCE NORTH 81°52'37" WEST, A DISTANCE OF 358.22 FEET; THENCE NORTH 66°07'12" WEST, A DISTANCE OF 158.14 FEET; THENCE NORTH 32°13'52" WEST, A DISTANCE OF 176.46 FEET; THENCE NORTH 22°50'43" WEST, A DISTANCE OF 198.61 FEET; THENCE NORTH 49°22'23" WEST, A DISTANCE OF 101.65 FEET; THENCE SOUTH 64°43'24" WEST, A DISTANCE OF 689.46 FEET; THENCE SOUTH 25°16'36" EAST, A DISTANCE OF 285.00 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 SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 16°42'11" AND A RADIUS OF 250.00 FEET, A DISTANCE OF 84.54 FEET; THENCE NORTH 57°40'36" EAST, A DISTANCE OF 286.50 FEET; THENCE NORTH 78°22'51" EAST, A DISTANCE OF 681.85 FEET TO THE AFORE DESCRIBED POINT OF BEGINNING.

CONTAINING 44.832 ACRES MORE OR LESS.

THE WATER MANAGEMENT TRACT, AS SHOWN ON THIS PLAT OF PARCEL 61 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.

### 4. COMMON AREAS:

THE COMMON AREAS, AS SHOWN ON THIS PLAT OF PARCEL 61 AT THE MEADOWS AS TRACTS "C" THRU "G", 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 61 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 2 DAY OF MAY, 1989.

ATTEST:  
By: William E. Shannon ASST. SEC.  
WILLIAM E. SHANNON,  
ASSISTANT SECRETARY

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

### 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 61 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 61 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 61 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 61 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 61 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.

THE WALL EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 61 AT THE MEADOWS, ARE HEREBY DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF MAINTENANCE OF THE OVERFLOW YARD DRAINAGE.

### 3. TRACTS:

TRACTS "B" AND "H" AS SHOWN ON THIS PLAT OF PARCEL 61 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.

### 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 2 DAY OF MAY, 1989.

MY COMMISSION EXPIRES: 4-22-91

By: [Signature]  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

- RECORD TITLE OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE 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 APRIL, 1989.

By: [Signature]  
LAWRENCE C. GRIFFIN, ESQ.  
CROMWELL,  
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.

5-16, 1989

By: [Signature]  
COUNTY ENGINEER

September 12, 1988

By: [Signature]  
COUNTY ATTORNEY

September 13, 1988

By: [Signature]  
CHAIRMAN

September 13, 1988

By: [Signature]  
CHAIRMAN

### ATTEST:

By: [Signature]  
MARSHA STILLER, CLERK  
By: [Signature]  
DEPUTY CLERK

### NOTES:

- THERE SHALL BE NO BUILDINGS, OTHER STRUCTURES, TREES OR SHRUBS PLACED IN UTILITY EASEMENTS OR DRAINAGE 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 SOUTH LINE OF SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEARING BEING NORTH 89°46'09" WEST.
- U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
D.E. & A.E. DENOTES DRAINAGE EASEMENT AND ACCESS EASEMENT.  
W.M.M.E. DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT.  
C DENOTES CONTROL ACCESS.  
W.E. DENOTES WALL EASEMENT.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THUS: ■  
PERMANENT CONTROL POINTS (P.C.P.'S) 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

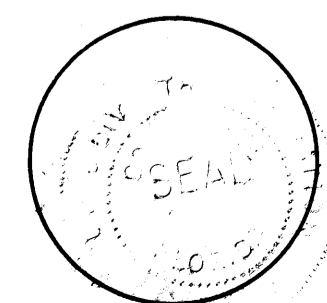
I, RICHARD P. BREITENBACH, DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS PARCEL 61 AT THE MEADOWS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE 5-02-1989

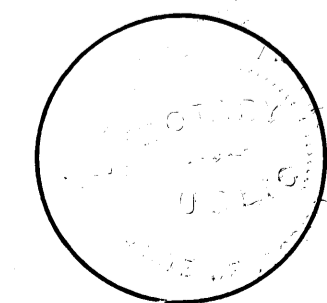
By: [Signature]  
RICHARD P. BREITENBACH, P.L.S.  
FLORIDA CERTIFICATE NO. 3978

PARCEL CONTROL NO. 12-38-40-010-000-0000.0

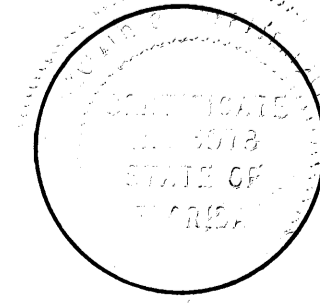
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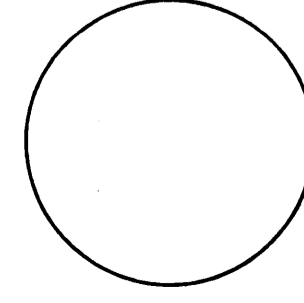
DEDICATION NOTARY



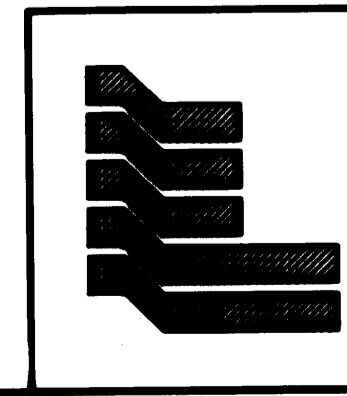
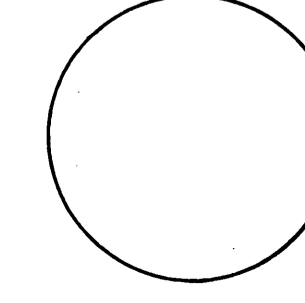
SURVEYOR



BOARD OF COUNTY COMMISSION



COUNTY ENGINEER



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

PARCEL 61 AT THE MEADOWS

*Marsha Stiller  
Clerk of Circuit Court  
By Charlotte Bueky*