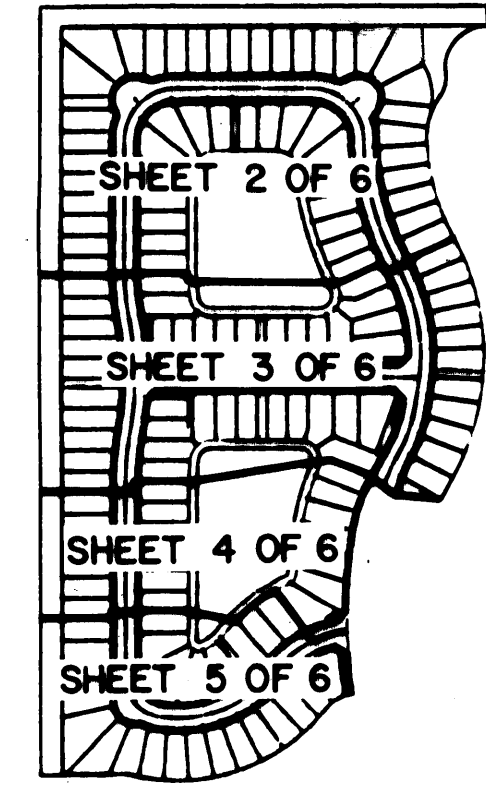


# A PLAT OF PARCEL 62 AT THE MEADOWS

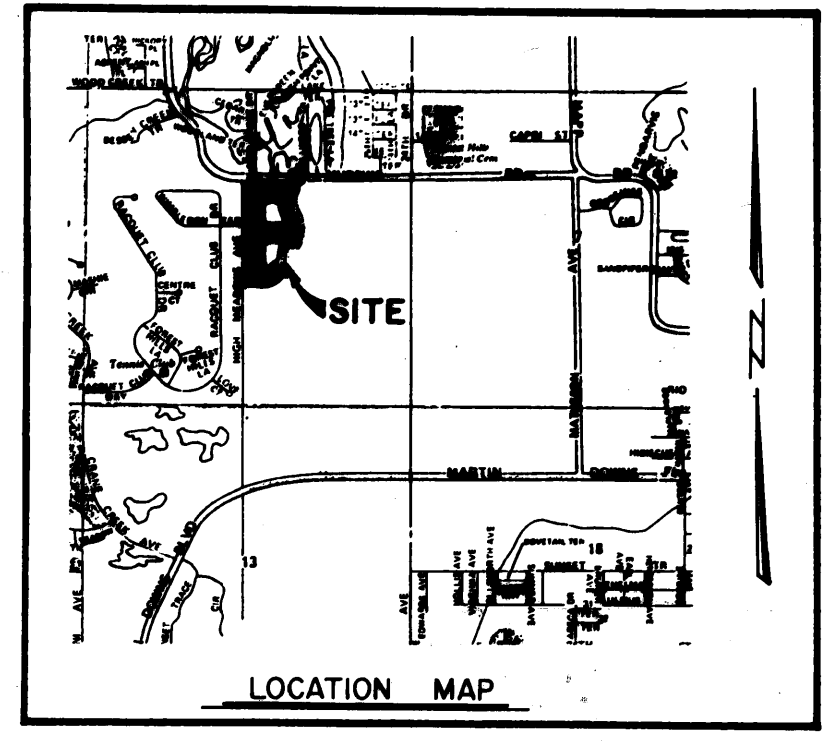
BEING PLAT NO. 54 OF MARTIN DOWNS A P.U.D.  
LYING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST,  
MARTIN COUNTY, FLORIDA.

SHEET 1 OF 6 AUGUST, 1989.



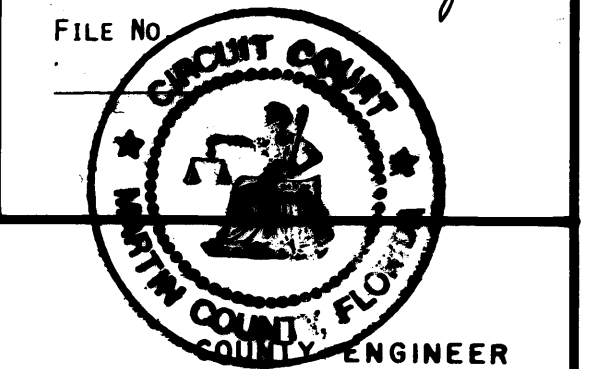
KEY MAP  
N.T.S.

FILED FOR RECORD  
MARTIN CO., FLA.  
89 NOV -8 PM 2:18  
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 17, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 8 DAY OF November, A.D. 1989.

MARSHA STILLER, CLERK OF CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By: Deborah Langston  
DEPUTY CLERK



### 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:

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; THENCE NORTH 00°34'00" EAST, A DISTANCE OF 2073.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 00°34'00" EAST, A DISTANCE OF 1854.91 FEET; THENCE SOUTH 89°34'04" EAST, A DISTANCE OF 1061.70 FEET; THENCE SOUTH 00°25'57" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND WHOSE CHORD BEARS SOUTH 40°50'05" WEST; THENCE SOUTHWESTERLY 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 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 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 EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 38°13'32" AND A RADIUS OF 175.00 FEET, A DISTANCE OF 116.75 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY 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 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 57°40'00" AND A RADIUS OF 615.00 FEET, A DISTANCE OF 618.98 FEET; THENCE SOUTH 30°00'00" WEST, A DISTANCE OF 52.30 FEET; THENCE NORTH 81°50'48" WEST, A DISTANCE OF 108.80 FEET; THENCE NORTH 54°59'20" WEST, A DISTANCE OF 64.26 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND WHOSE CHORD BEARS SOUTH 20°14'12" WEST; THENCE SOUTHERLY 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 TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°30'00" AND A RADIUS OF 1280.00 FEET, A DISTANCE OF 390.95 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 00°40'29" AND A RADIUS OF 810.00 FEET, A DISTANCE OF 9.54 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND WHOSE CHORD BEARS SOUTH 60°43'51" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 48°14'15" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 77.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 67°22'17" AND A RADIUS OF 445.00 FEET, A DISTANCE OF 523.25 FEET; THENCE NORTH 89°26'00" WEST, A DISTANCE OF 205.00 FEET TO THE AFORE-DESCRIBED POINT OF BEGINNING.

CONTAINING 37.8576 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 62 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, STREET RIGHT-OF-WAY, AND 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 STREETS SHALL BE THE MAINTENANCE OBLIGATION OF THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC.

#### 2. EASEMENTS:

THE DRAINAGE EASEMENTS AND ACCESS EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 62 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 DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 62 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 WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 62 AT THE MEADOWS, ARE 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 TRACTS.

THE WALL EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 62 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 OVERFLOW YARD DRAINAGE.

THE BIKE PATH EASEMENT, AS SHOWN ON THIS PLAT OF PARCEL 62 AT THE MEADOWS, IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA.

THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 62 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 EMERGENCY INGRESS/EGRESS AND UTILITY EASEMENT, AS SHOWN ON THIS PLAT OF PARCEL 62 AT THE MEADOWS, IS HEREBY DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR EMERGENCY ACCESS PURPOSES AND UTILITY PURPOSES, AND 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.

#### 3. TRACTS:

THE WATER MANAGEMENT TRACTS "A" AND "B", AS SHOWN ON THIS PLAT OF PARCEL 62 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.

#### 4. COMMON AREAS:

SUBJECT TO THE FOREGOING DEDICATIONS, THE COMMON AREAS, AS SHOWN ON THIS PLAT OF PARCEL 62 AT THE MEADOWS AS TRACTS "0-1" THROUGH "0-9" AND LANDSCAPE BUFFER, 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 62 AT THE MEADOWS, EXCEPTING THOSE SPECIFICALLY DEDICATED TO MARTIN COUNTY, FLORIDA.

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 16 DAY OF August, 1989.

#### ATTEST:

William E. Shannon Assistant Secretary  
Clifford F. Burg President  
WILLIAM E. SHANNON ASSISTANT SECRETARY  
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 16 DAY OF AUGUST, 1989.

MY COMMISSION EXPIRES: 10-28-92

Randee Seigel  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

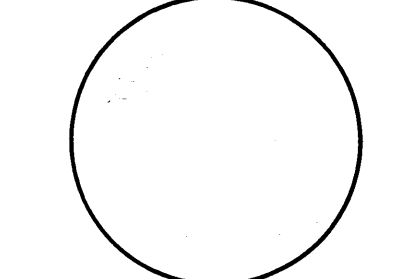
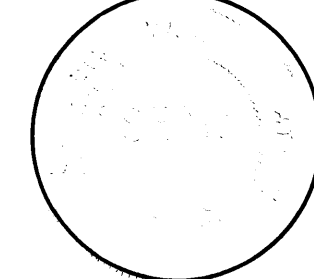
- 1. RECORD TITLE OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF PARCEL 62 AT THE MEADOWS IS IN THE NAME OF BURG & DIVOSTA CORPORATION.
- 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 18th DAY OF August, 1989.

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

DEDICATION

DEDICATION NOTARY



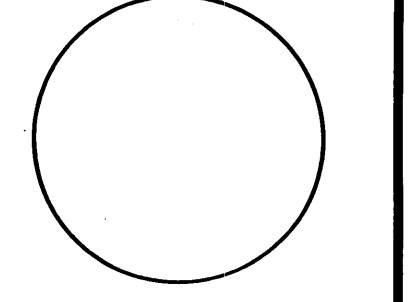
SUBDIVISION PARCEL CONTROL NUMBER:

12-38-40-012-000-0000-0

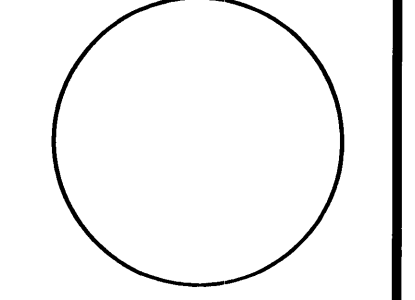
### COUNTY APPROVAL

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

- 10-3, 1989 Donald E. Hollman  
COUNTY ENGINEER
- June 27, 1989 James S. Dwyer  
COUNTY ATTORNEY
- June 27, 1989 Joseph Blum  
CHAIRMAN  
PLANNING & ZONING COMMISSION  
MARTIN COUNTY, FLORIDA
- June 27, 1989 Frank M. ...  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA



BOARD OF COUNTY COMMISSION



#### ATTEST:

Marsha Stiller  
CLERK  
By: Deborah Langston D.C.

#### NOTES:

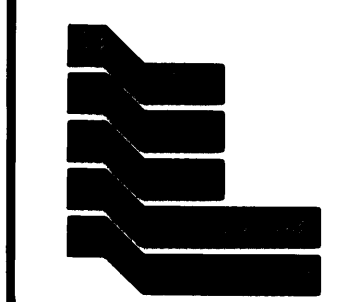
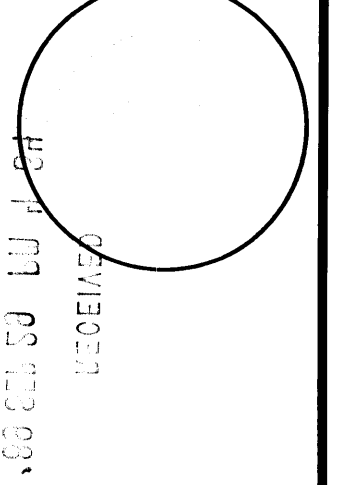
- 1. THERE SHALL BE NO TREES, SHRUBS, BUILDINGS OR OTHER STRUCTURES PLACED IN UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- 2. THERE SHALL BE NO BUILDINGS, ANY KIND OF CONSTRUCTION, TREES OR SHRUBS PLACED IN DRAINAGE EASEMENT AND ACCESS EASEMENTS.
- 3. BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF MURPHY ROAD BEARING SOUTH 89°34'04" EAST.
- 4. 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.  
W.E. - DENOTES WALL EASEMENT.  
C/A - 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 62 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY LAW.

DATE: 8-14-1989 By: Richard P. Breitenbach  
RICHARD P. BREITENBACH, P.L.S.  
FLORIDA CERTIFICATE NO. 3978

SURVEYOR



Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (305)433-5405 SUITE 200 W.P.B. FLORIDA

PARCEL 62 AT THE MEADOWS