

# PLAT NO. 2 COBBLESTONE, P.U.D.

LYING IN SECTIONS 1 & 12, TOWNSHIP 38 SOUTH, RANGE 39 EAST  
MARTIN COUNTY, FLORIDA

MARCH, 1989

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 18, PAGE 23, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 15 DAY OF AUGUST, 1989.

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.

BY: \_\_\_\_\_  
DEPUTY CLERK

FILE NO. \_\_\_\_\_

(CIRCUIT COURT SEAL)

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN S.S.

THE CORNERSTONE GROUP, A FLORIDA GENERAL PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED MANAGING PARTNER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DECLARED TO BE PRIVATE STREETS AND, ARE HEREBY DEDICATED TO THE COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY AND LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.

2. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

3. THE UTILITY EASEMENT, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

4. THE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., FOR MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

5. THE WATER MANAGEMENT TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE COBBLESTONE COUNTRY CLUB HOMEOWNER'S ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS.

6. THE UPLAND PRESERVATION AREAS AND BUFFER AREAS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION WITHIN SAID AREAS EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID AREAS.

7. THE EMERGENCY ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR EMERGENCY ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO FENCES, TREES, SHRUBS OR ANY OTHER PERMANENT STRUCTURES PLACED UPON SAID EASEMENTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

8. THE COMMON AREAS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID COMMON AREAS MAY BE USED FOR DRAINAGE OR FOR ANY UTILITIES, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREAS.

SIGNED AND SEALED THIS 30 DAY OF Aug, 1989, ON BEHALF OF SAID GENERAL PARTNERSHIP, BY ITS MANAGING PARTNER.

THE CORNERSTONE GROUP  
A FLORIDA GENERAL PARTNERSHIP

*John R. Tompson*  
JOHN R. TOMPSON  
MANAGING PARTNER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*Dorcas C. Hayman*  
DORCAS C. HAYMAN  
WITNESS

*Sara A. Edbo*  
SARA A. EDBO  
WITNESS

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN R. TOMPSON, TO ME WELL KNOWN TO BE THE MANAGING PARTNER OF THE CORNERSTONE GROUP, A FLORIDA GENERAL PARTNERSHIP, AND ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGING PARTNER OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF Aug, 1989.

MY COMMISSION EXPIRES: \_\_\_\_\_

*Dorcas C. Hayman*  
DORCAS C. HAYMAN  
NOTARY PUBLIC  
STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF MARTIN S.S.

CROSSLAND SAVINGS, F.S.B., HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS HEREON, BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 796, PAGE 1295, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SIGNED AND SEALED THIS 23 DAY OF August, A.D., 1989.

ATTEST: *Paul J. ...* ASST. SECRETARY BY: *Eric A. Simon* CROSSSLAND SAVINGS, F.S.B.

### ACKNOWLEDGEMENT

STATE OF ~~Florida~~ <sup>New York</sup>  
COUNTY OF ~~Martin~~ <sup>Madison</sup> S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Eric A. Simon* AND *Paul J. ...* TO ME WELL KNOWN TO BE *Vice President* AND *Asst. Secretary* OF CROSSSLAND SAVINGS, F.S.B. AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT ON BEHALF OF SAID CROSSSLAND SAVINGS, F.S.B.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF August, 1989.

MY COMMISSION EXPIRES: \_\_\_\_\_

*Margaret M. Ryan*  
MARGARET M. RYAN  
Notary Public, State of New York  
No. 24-4921530  
Qualified in Kings County  
Commission Expires Feb. 29, 1990  
NOTARY PUBLIC  
STATE OF FLORIDA

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN COUNTY

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT NO. 2, COBBLESTONE P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

*Thomas C. Vokoun*  
THOMAS C. VOKOUN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4382

### TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN S.S.

WE, BORKSON, SIMON & MOSKOWITZ, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 15, 1989 AT 5:00 PM;

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
- ALL MORTGAGES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
  - MORTGAGE FROM THE CORNERSTONE GROUP, A FLORIDA GENERAL PARTNERSHIP, TO CROSSSLAND SAVINGS, F.S.B., DATED JANUARY 18, 1989 AND RECORDED JANUARY 20, 1989, IN OFFICIAL RECORDS BOOK 796, PAGE 1295, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 15 DAY OF August, 1989.

*Eric A. Simon*  
BORKSON, SIMON & MOSKOWITZ, P.A.  
ERIC A. SIMON (FOR THE FIRM)  
1500 N.W. 49TH STREET, SUITE 401  
FT. LAUDERDALE, FLORIDA 33309

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN S.S.

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

- 10-4-89 DATE *Ernest E. Hellstrom* COUNTY ENGINEER
- August 8, 1989 DATE *Paul J. ...* COUNTY ATTORNEY
- August 8, 1989 DATE *Joseph B. ...* CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL
- August 8, 1989 DATE *Frank ...* CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL

ATTEST: *Marsha Stiller*  
By: *Kathy ... D.C.*

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

P.O. BOX 727 JUPITER, FLORIDA 33468	10 CENTRAL PARKWAY SUITE 420 STUART, FLORIDA 34994
1905 SOUTH 25TH STREET SUITE 205 FORT PIERCE, FLORIDA 34947	2065 15TH AVENUE VENO BEACH, FLORIDA 32960

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