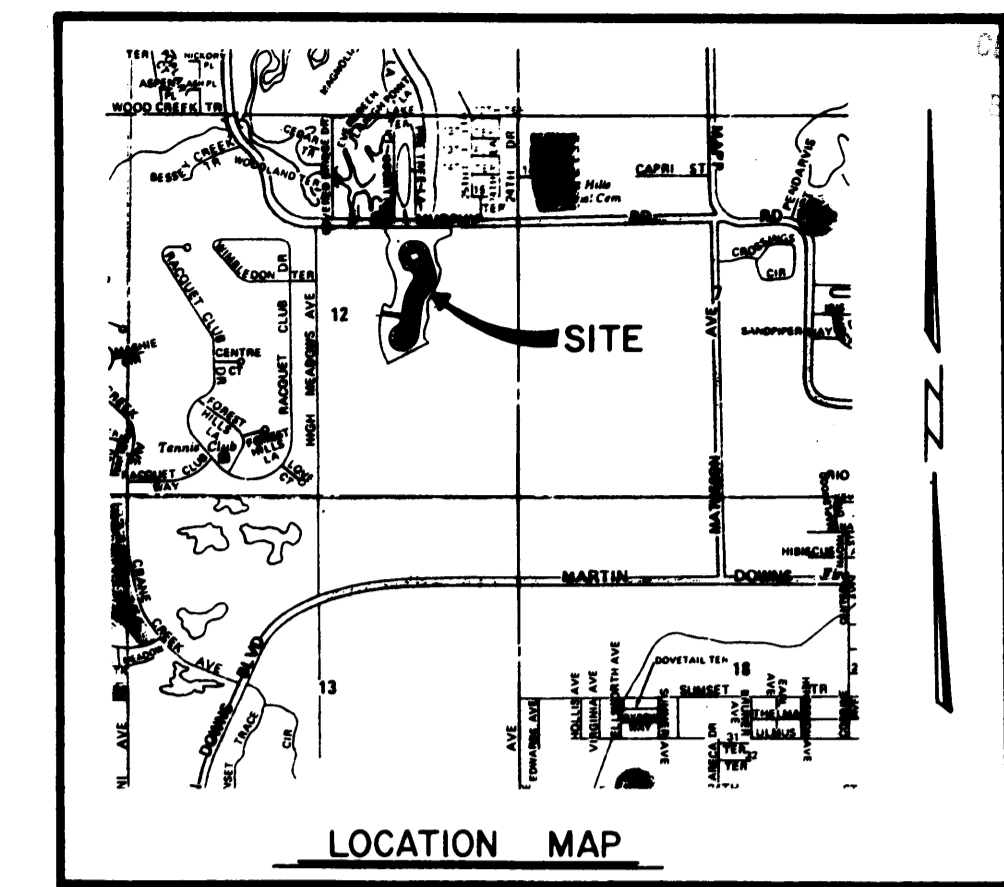
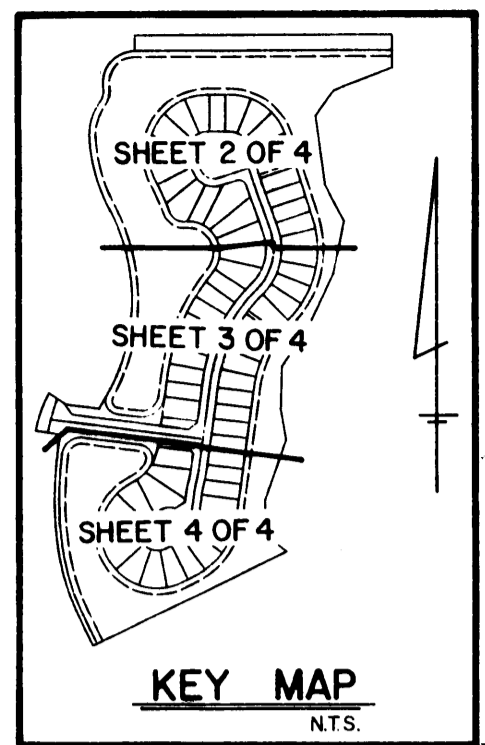


# A PLAT OF PARCEL 60-A AT THE MEADOWS

BEING PLAT NO. 58 OF MARTIN DOWNS A P.U.D. ALSO  
BEING A REPLAT OF ALL OF PARCEL 60 AT THE MEADOWS  
BEING PLAT NO. 50 OF MARTIN DOWNS A P.U.D. AS RECORDED  
IN P.B. 11, PG. 94 PUBLIC RECORD OF MARTIN COUNTY, LYING  
IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA  
SHEET 1 OF 4 1990.



FILED FOR RECORD  
MARTIN CO. FLA.  
30 JUL 25 AM 9:05  
DEPT. 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 12,  
PAGE 56, MARTIN COUNTY,  
FLORIDA, PUBLIC RECORDS, THIS  
25 DAY OF July,  
A.D. 1990.  
MARSHA STILLER, CLERK OF  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By: *Deborah Langston*  
DEPUTY CLERK  
FILE NO.  
839304  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING A MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
PARCEL 60 AT THE MEADOWS BEING PLAT 50 OF MARTIN DOWNS A P.U.D. AS RECORDED IN PLAT BOOK 11, PAGE 94, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.  
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:

- STREETS:**  
THE STREETS, AS SHOWN ON THIS PLAT OF PARCEL 60-A 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.
- EASEMENTS:**  
THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 60-A 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-A 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-A 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-A 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.
- TRACTS:**  
TRACTS "B", "C", AND "G", AS SHOWN ON THIS PLAT OF PARCEL 60-A 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-A 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-A 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.

- COMMON AREAS:**  
THE COMMON AREAS, AS SHOWN ON THIS PLAT OF PARCEL 60-A AT THE MEADOWS AS TRACTS "B", "C", 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.
- 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-A AT THE MEADOWS.  
IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF MAY, 1990.

ATTEST:  
*William E. Shannon*  
By: *William E. Shannon* VP  
VICE PRESIDENT  
SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED WILLIAM E. SHANNON, V.P. AND BETTY J. DIVOSTA, SEC., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY OF THE BURG AND 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 30th DAY OF MAY, 1990.  
MY COMMISSION EXPIRES: *Randee S. Seigel*  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 735 PAGE 1439 AND MODIFIED IN OFFICIAL RECORD BOOK 829 PAGE 937, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE SAID 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 30th DAY OF MAY, 1990.  
COMMUNITY SAVINGS, F.A.  
By: *Frederick A. Teed*  
FREDERICK A. TEED, PRESIDENT

ATTEST:  
*Deborah M. Rousseau*  
DEBORAH M. ROUSSEAU,  
ASSISTANT SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED FREDERICK A. TEED AND DEBORAH M. ROUSSEAU, 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 COMMUNITY SAVINGS, F.A. AND 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 30th DAY OF MAY, 1990.  
MY COMMISSION EXPIRES: *Judy L. Berry*  
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 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: MORTGAGE TO COMMUNITY SAVINGS F.A. RECORDED IN O.R. BOOK 735 PAGE 1439 AND MODIFIED IN O.R. BOOK 829 PAGE 937, MARTIN COUNTY PUBLIC RECORDS.  
DATED THIS 20 DAY OF MAY, 1990.  
*Lawrence C. Griffin*  
LAWRENCE C. GRIFFIN, ESQ.  
CROMWELL, RENSEN, 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:  
*6/18/90*, 1990  
*April 24*, 1990  
*April 24*, 1990  
*April 24*, 1990  
COUNTY ENGINEER: *Donald E. Hellman*  
COUNTY ATTORNEY: *Thomas Brown*  
PLANNING & ZONING COMMISSION MARTIN COUNTY, FLORIDA  
By: *James Weidman*  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA  
By: *Walter W. Thom*  
CHAIRMAN

ATTEST:  
*Marsha Stiller*  
CLERK  
By: *Deborah Langston*  
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. & A.E. DENOTES DRAINAGE EASEMENT AND ACCESS EASEMENT.  
W.M.M.E. DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT.  
⊕ DENOTES CONTROL ACCESS.
  - 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 60-A 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 5-24-1990 By: *Richard P. Breitenbach*  
RICHARD P. BREITENBACH, P.L.S.  
FLORIDA CERTIFICATE NO. 3978

PARCEL CONTROL NO. 12-38-40-009-000-0000.0

COUNTY ENGINEER	BOARD OF COUNTY COMMISSION	SURVEYOR	MORTGAGE	MORTGAGEE NOTARY	DEDICATION	DEDICATION NOTARY

**Landmark Surveying & Mapping Inc.**  
1850 FOREST HILL BOULEVARD  
PH. (305)433-5405 SUITE 100 W.P.B. FLORIDA  
**PARCEL 60-A AT THE MEADOWS**