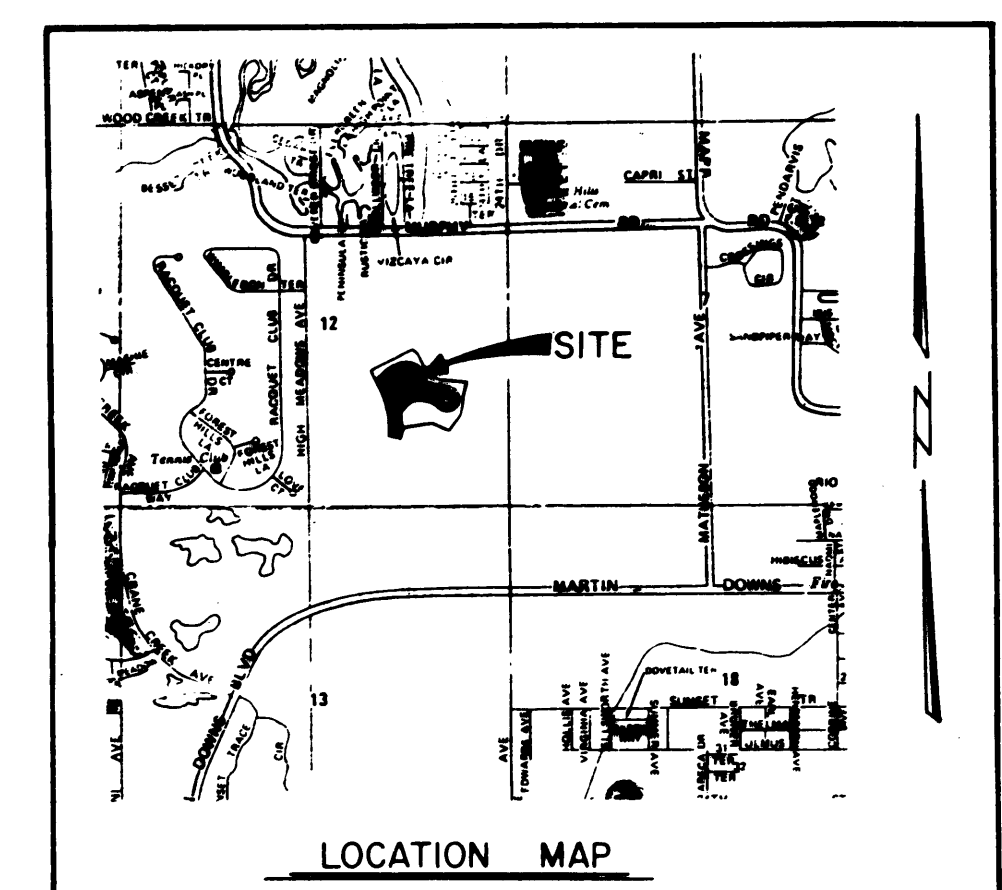
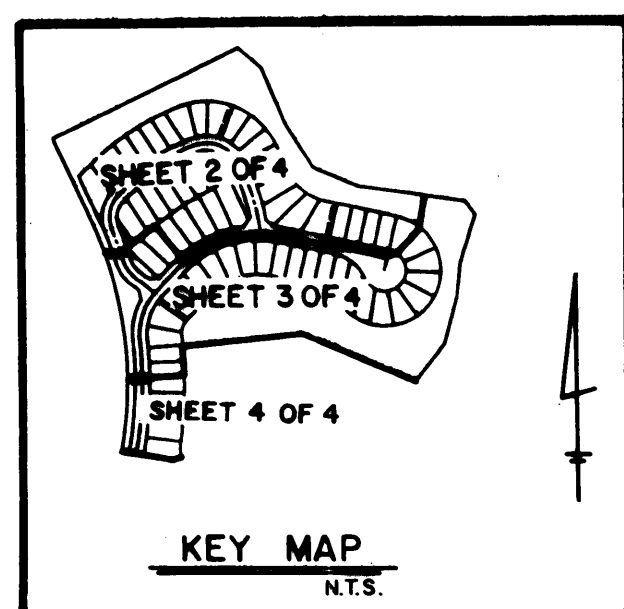


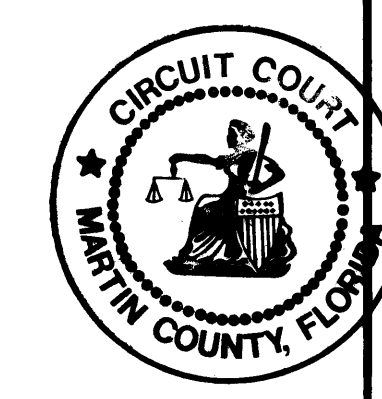
A PLAT OF

PARCEL 61-A AT THE MEADOWS

BEING PLAT NO. 59 OF MARTIN DOWNS A P.U.D. ALSO BEING A REPLAT OF A PORTION OF PARCEL 61 AT THE MEADOWS BEING PLAT NO. 49 OF MARTIN DOWNS A P.U.D. AS RECORDED IN P.B. 11, PG. 95 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 COUNTY, FLORIDA 90 JUL 25 AM 9:11



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 57, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 25 DAY OF July, A.D. 1990. MARSHA STILLER, CLERK OF CIRCUIT COURT MARTIN COUNTY, FLORIDA. By: Deborah L. Hampton DEPUTY CLERK FILE NO. 8-39305

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING A REPLAT OF A PORTION OF THE PLAT OF PARCEL 61 AT THE MEADOWS BEING PLAT 49 OF MARTIN DOWNS A P.U.D. AS RECORDED IN PLAT BOOK 11, PAGE 95, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL 61 AT THE MEADOWS AND THE EAST RIGHT OF WAY LINE OF SOUTHWEST WATER FALL BOULEVARD AT THE MEADOWS.

THENCE S25°16'36"E, A DISTANCE OF 285.00 FEET; ALONG SAID EAST RIGHT OF WAY LINE OF SOUTHWEST WATER FALL BOULEVARD 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 055°51'21" AND A RADIUS OF 1300.00 FEET, A DISTANCE OF 813.55 FEET; THENCE SOUTH 79°56'58" EAST, A DISTANCE OF 173.85 FEET; THENCE NORTH 69°59'12" EAST, A DISTANCE OF 55.28 FEET; THENCE NORTH 61°04'57" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 29°39'07" EAST, A DISTANCE OF 398.79 FEET; THENCE SOUTH 76°44'15" EAST, A DISTANCE OF 538.56 FEET; THENCE NORTH 36°37'41" EAST, A DISTANCE OF 151.63 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 1°07'41" EAST, A DISTANCE OF 165.42 FEET; THENCE NORTH 35°27'11" 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; TO THE POINT OF BEGINNING.

CONTAINING 23.76 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 61-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.

2. EASEMENTS:

THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 61-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 61-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 61-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 61-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.

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

3. TRACTS:

TRACT "B" AS SHOWN ON THIS PLAT OF PARCEL 61-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.

4. COMMON AREAS:

THE COMMON AREAS, AS SHOWN ON THIS PLAT OF PARCEL 61-A AT THE MEADOWS AS TRACTS "C" AND "D" 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-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 THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF MAY, 1990.

BURG & DIVOSTA CORPORATION, A CORPORATION OF THE STATE OF FLORIDA. ATTEST: Betty J. McVicker, Sec. SECRETARY. By: William E. Shannon VP VICE-PRESIDENT

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: 10-28-92 NOTARY PUBLIC Randal S. Seigel

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 HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF MAY 1990.

COMMUNITY SAVINGS F.A. By: 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, FA, 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: 2-23-94 NOTARY PUBLIC Judy L. Beatty

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, Esq. CROMMELL, 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:

6/18, 1990

April 24, 1990

April 24, 1990

April 24, 1990

Donald E. Hollman COUNTY ENGINEER. Thomas Brown COUNTY ATTORNEY

PLANNING & ZONING COMMISSION MARTIN COUNTY, FLORIDA

By: Janice Weidman VICE CHAIRMAN

BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

By: Steven H. Thomp. CHAIRMAN

ATTEST: Marsha Stiller CLERK. By: Deborah L. Hampton 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. DENOTES DRAINAGE EASEMENT. D.E. & A.E. DENOTES DRAINAGE EASEMENT AND ACCESS EASEMENT. W.M.M.E. DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT. WE DENOTES WALL EASEMENT.
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 61-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, P.L.S. FLORIDA CERTIFICATE NO. 3978

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

Official seals for County Engineer, Board of County Commission, Surveyor, Mortgagee, Mortgagee Notary, Dedication, and Dedication Notary.

Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA PARCEL 61-A AT THE MEADOWS