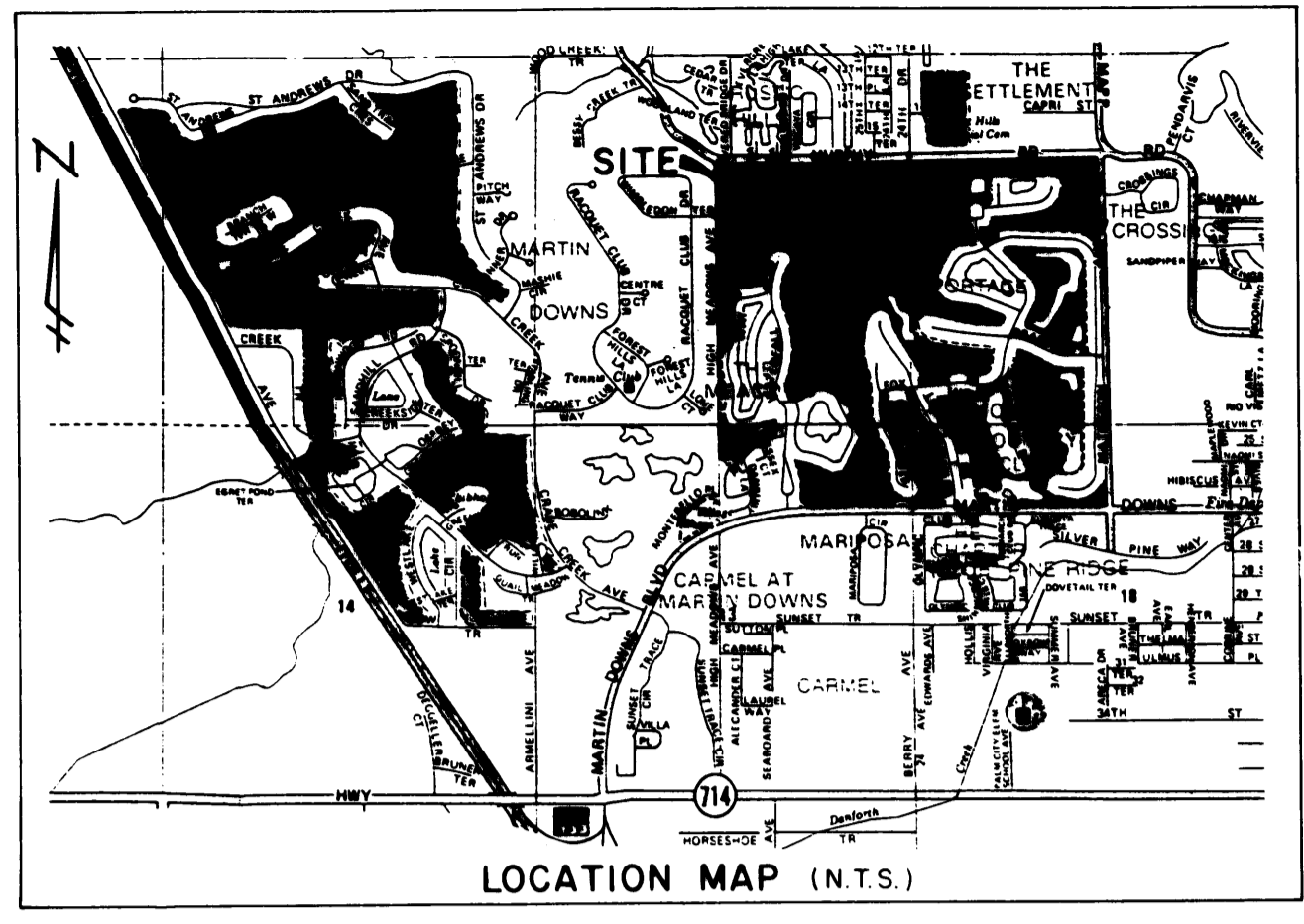
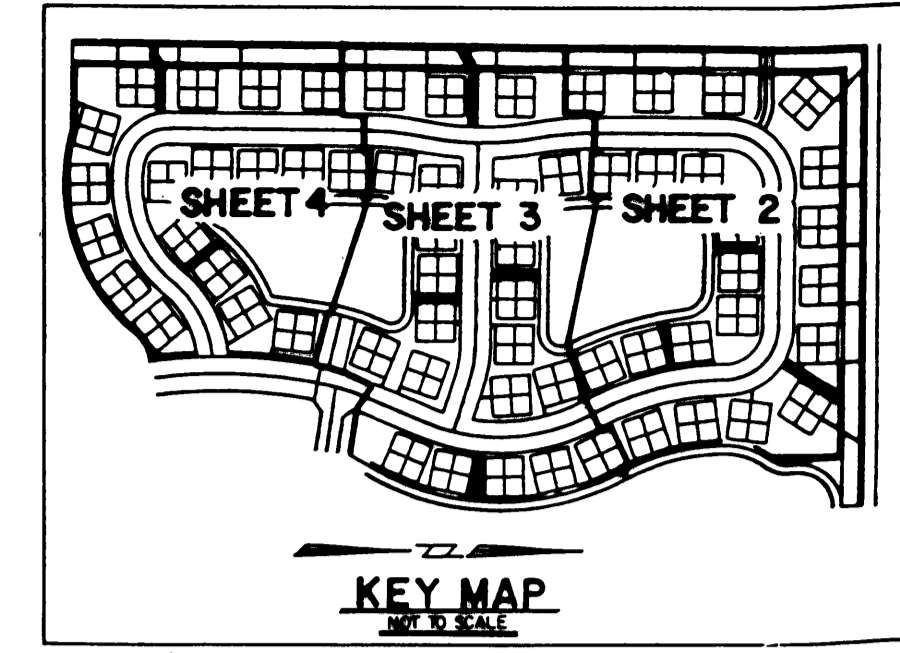


FILED FOR RECORD  
MARTIN CO., FLA.  
91 FEB -4 AM 11:58  
MARSHA STILLER  
CLERK OF CIRCUIT COURT

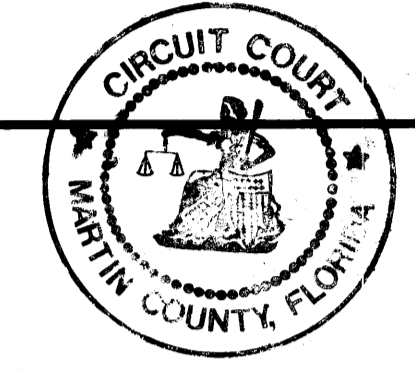


# A PLAT OF PARCEL 62-A AT THE MEADOWS

BEING PLAT NO. 57 OF MARTIN DOWNS A P.U.D. ALSO BEING A REPLAT OF  
PARCEL 62 AT THE MEADOWS BEING PLAT NO. 54 OF MARTIN DOWNS A P.U.D.  
AS RECORDED IN P.B. 12, PG. 17, PUBLIC RECORDS OF MARTIN COUNTY, LYING IN  
SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.  
SHEET 1 OF 4  
OCTOBER, 1990



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 78, MARTIN COUNTY,  
FLORIDA, PUBLIC RECORDS, THIS  
4 DAY OF February,  
A.D. 1991.  
MARSHA STILLER, CLERK OF  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By: Kathy Webster D.C.  
DEPUTY CLERK  
FILE NO.  
866B72



### LEGAL 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:  
BEING PLAT NO. 57 OF MARTIN DOWNS A P.U.D. ALSO BEING A REPLAT OF PARCEL 62 AT THE MEADOWS BEING PLAT NO. 54 OF MARTIN DOWNS P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 17, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA  
CONTAINING 37.8576 ACRES MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN  
DIVOSTA AND COMPANY, INC., 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. EASEMENTS:

**The Utility Easements**, as shown on this plat of Parcel 62-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 62-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 62-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 62-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 30' emergency access easement**, as shown on this plat of Parcel 62-A at the Meadows, is hereby declared as a private easement and is dedicated to the Martin Downs Property Owners Association, Inc., its successors and/or assigns for the purpose of emergency access from S.W. High Meadows Avenue (O.R.B. 663, Pg. 1395) to Southwest Waterfall Boulevard (Tract "D").

**The bike path easement**, as shown on this plat of Parcel 62-A at the Meadows, is hereby dedicated to Martin County, Florida.

#### 2. TRACTS:

**The Water Management Tracts "A" and "B"**, as shown on this plat of Parcel 62-A at the Meadows, are hereby declared to be private tracts and are hereby 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 "C" and "D"**, as shown on this plat of Parcel 62-A at the Meadows, are hereby declared to be private tracts and are dedicated to the Meadows at Martin Downs Homeowners Association, Inc., its successors and/or assigns for ingress, egress, utility and drainage purposes and shall be the perpetual maintenance obligation of said association.

#### 3. COMMON AREAS:

SUBJECT TO THE FOREGOING DEDICATIONS, THE COMMON AREAS, AS SHOWN ON THIS PLAT OF PARCEL 62-A AT THE MEADOWS AS TRACTS "O-1" THROUGH "O-3" 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.

#### 4. 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, EASEMENTS AND TRACTS, NOT DEDICATED TO MARTIN COUNTY, FLORIDA, AS SHOWN ON THIS PLAT OF PARCEL 62-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 29th DAY OF November, 1990.

ATTEST:  
Betty J. Divosta Sec.  
BETTY J. DIVOSTA  
SECRETARY  
DIVOSTA AND COMPANY, INC., A CORPORATION OF THE STATE OF FLORIDA  
By: William E. Shannon V.P.  
WILLIAM E. SHANNON  
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 DIVOSTA AND COMPANY, INC., 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 29th DAY OF NOVEMBER 1990.

MY COMMISSION EXPIRES: 10-28-92  
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 HEREOF 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 29th DAY OF November, 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, 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 29th DAY OF November, 1990.

MY COMMISSION EXPIRES: 1-28-93  
Louise Susan Polston  
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 DIVOSTA AND COMPANY, INC.
- 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 30 DAY OF November, 1990.

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

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.

12-18, 1990 Donald E. Shellman  
COUNTY ENGINEER  
October 9, 1990 Robert Murray  
COUNTY ATTORNEY  
October 9, 1990 Jeanne Weedne  
CHAIRMAN  
PLANNING & ZONING COMMISSION  
MARTIN COUNTY, FLORIDA  
October 9, 1990 Katherine H. Thomas  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

ATTEST:  
Marsha Stiller  
By Kathy Webster 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 RIGHT-OF-WAY LINE OF MURPHY ROAD BEARING SOUTH 89°34'04" EAST.
- 4. U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
W.M.M.E. DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT.  
D.E. & A.E. DENOTES DRAINAGE EASEMENT AND ACCESS EASEMENT  
⊕ 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

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'s) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Richard P. Breitenbach  
RICHARD P. BREITENBACH  
REGISTERED SURVEYOR NO. 3978  
STATE OF FLORIDA

DEDICATION

DEDICATION NOTARY

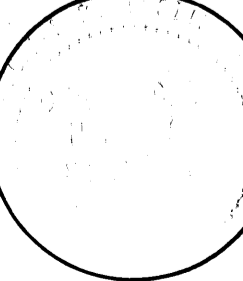
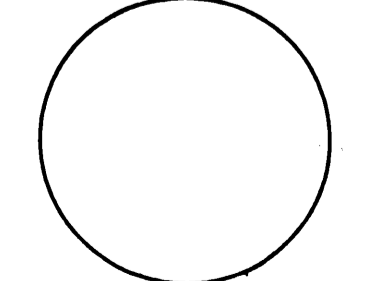
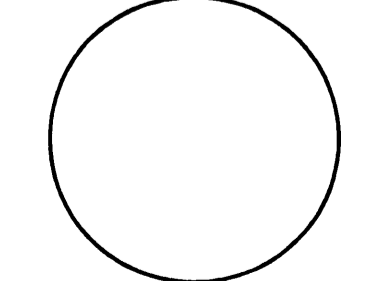
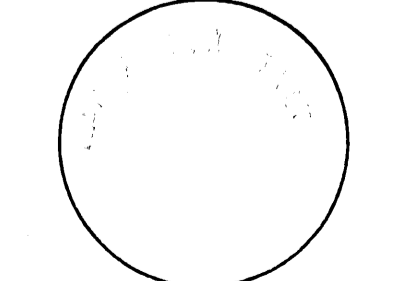
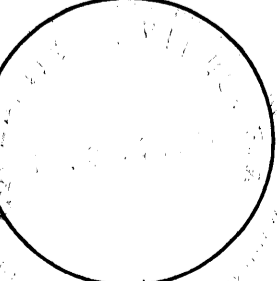
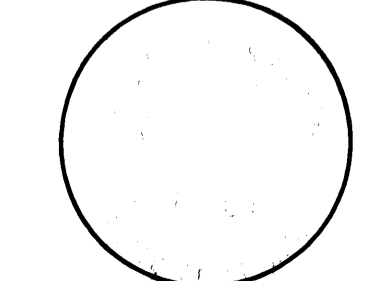
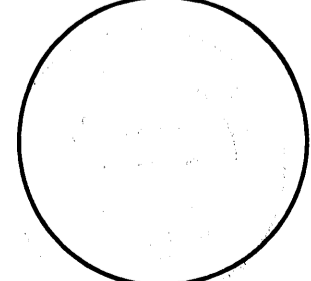
MORTGAGEE

MORTGAGEE NOTARY

COUNTY ENGINEER

BOARD OF COUNTY COMMISSION

SURVEYOR



**Landmark Surveying & Mapping Inc.**  
1850 FOREST HILL BOULEVARD  
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA  
**PARCEL 62-A AT THE MEADOWS**