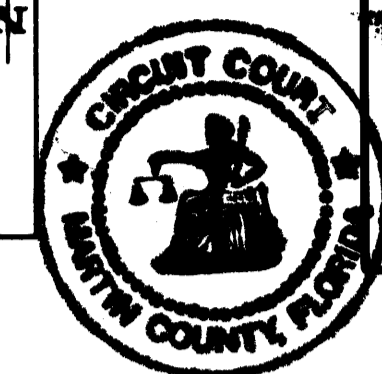
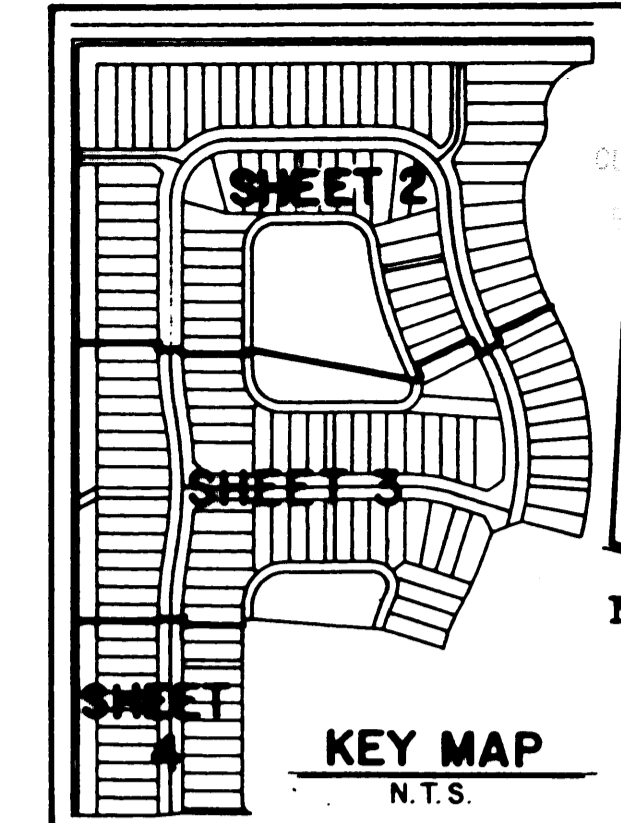


A PLAT OF PARCEL 62-B AT THE MEADOWS BEING PLAT NO. 61 OF MARTIN DOWNS A P.U.D. ALSO BEING A REPLAT OF A PORTION OF PARCEL 62-A AT THE MEADOWS BEING PLAT NO. 57 OF MARTIN DOWNS A P.U.D. AS RECORDED IN P.B. 12, PG. 78, PUBLIC RECORDS OF MARTIN COUNTY, LYING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA. SHEET 1 OF 4 JANUARY, 1992



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 98, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 19th DAY OF February, A.D. 1992. MARSHA STILLER, CLERK OF CIRCUIT COURT MARTIN COUNTY, FLORIDA By: Charlotte Surley DEPUTY CLERK FILE NO. 927140

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF PARCEL 62-A AT THE MEADOWS BEING PLAT NO. 57 OF MARTIN DOWNS P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 78, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 62-A AT THE MEADOWS, THENCE SOUTH 08°34'00" WEST ALONG THE WEST LINE OF SAID PARCEL 62-A AT THE MEADOWS, A DISTANCE OF 1615.09 FEET; THENCE SOUTH 89°26'00" EAST, A DISTANCE OF 175.05 FEET; THENCE NORTH 57°02'24" EAST, A DISTANCE OF 59.98 FEET; THENCE NORTH 80°58'30" EAST, A DISTANCE OF 144.19 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND WHOSE CHORD BEARS NORTH 35°18'52" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 71°45'44" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 31.31 FEET; THENCE NORTH 00°34'00" EAST, A DISTANCE OF 368.65 FEET; THENCE SOUTH 89°26'00" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°47'46" EAST, A DISTANCE OF 264.43 FEET; THENCE SOUTH 71°50'02" EAST, A DISTANCE OF 126.79 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND WHOSE CHORD BEARS NORTH 23°14'01" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 13°31'57" AND A RADIUS OF 379.19 FEET, A DISTANCE OF 89.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 07°49'16" AND A RADIUS OF 650.24 FEET, A DISTANCE OF 88.76 FEET; THENCE NORTH 22°10'44" EAST, A DISTANCE OF 59.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 02°07'58" AND A RADIUS OF 440.00 FEET, A DISTANCE OF 16.38 FEET; THENCE NORTH 30°52'10" EAST, A DISTANCE OF 56.58 FEET; THENCE SOUTH 73°10'10" EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS NORTH 05°25'05" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 44°29'50" AND A RADIUS OF 615.00 FEET; A DISTANCE OF 477.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 35°00'35" AND A RADIUS OF 535.00 FEET, A DISTANCE OF 239.75 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY 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 SOUTHWEST; THENCE NORTHEASTERLY 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; THENCE NORTH 00°25'57" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. MURPHY ROAD; THENCE NORTH 89°34'04" WEST, A DISTANCE OF 1061.69 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 29.59 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. STREETS: THE STREETS (S.W. WATERFALL BOULEVARD, S.W. WATERFALL COURT, S.W. WATERFALL TRACE AND S.W. RIDGEWOOD PLACE) AS SHOWN ON THIS PLAT OF PARCEL 62-B AT THE MEADOWS, IS HEREBY DECLARED PRIVATE AND IS 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 OTHER PROPER PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION. 2. EASEMENTS: THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 62-B 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-B 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-B 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-B 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 BIKE PATH EASEMENT, AS SHOWN ON THIS PLAT OF PARCEL 62-B AT THE MEADOWS, IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA.

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

4. COMMON AREAS: SUBJECT TO THE FOREGOING DEDICATIONS, THE COMMON AREAS, AS SHOWN ON THIS PLAT OF PARCEL 62-B AT THE MEADOWS AS TRACTS "A" AND "B" AND THE 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 AND TRACTS, NOT DEDICATED TO MARTIN COUNTY, FLORIDA, AS SHOWN ON THIS PLAT OF PARCEL 62-B AT THE MEADOWS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 10th DAY OF JANUARY, 1992.

ATTEST: Betty J. Divosta, Sec. BETTY J. DIVOSTA, SECRETARY OTTO B. DIVOSTA, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED OTTO B. DIVOSTA, AND BETTY J. DIVOSTA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF 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. OTTO B. DIVOSTA AND BETTY J. DIVOSTA ARE PERSONALLY KNOWN TO ME AND ARE NOT RELATED TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF JANUARY, 1992. MY COMMISSION EXPIRES: 10-28-92 NOTARY PUBLIC RANDY S. SEIGEL COMMISSION # AA612109

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 17th DAY OF JANUARY, 1992.

COMMUNITY SAVINGS, F.A. Frederick A. Teed, PRESIDENT

ATTEST: 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. FREDERICK A. TEED AND DEBORAH M. ROUSSEAU ARE PERSONALLY KNOWN TO ME AND ARE NOT RELATED TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JANUARY, 1992. MY COMMISSION EXPIRES: 4-15-93 NOTARY PUBLIC CHARLES J. GIFFORD COMMISSION # AA667241

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 BY 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 12th DAY OF JANUARY, 1992. LAWRENCE C. GRIFFIN, ESQ., CROMWELL, PFAFFENBERGER, DAHLMEIER, BARNER & GRIFFIN 831 U.S. HWY. 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.

3-7, 1992 Donald E. Hillman, COUNTY ENGINEER 12-17, 1991 Steven S. Dreyer, COUNTY ATTORNEY 12-17, 1991 James Woodman, CHAIRMAN BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA 12-17, 1991 Mary Dawson, CHAIRMAN

ATTEST: Marsha Stiller, CLERK By Charlotte Surley, etc.

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 BEARINGS SOUTH 89°34'04" EAST. 4. C.B. DENOTES CHORD BEARING 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 & ACCESS 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 MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS. 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 THE LANDS SURVEYED 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.

DATED: 1-23-1992 RICHARD P. BREITENBACH REGISTERED LAND SURVEYOR NO. 3978 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. WITH LANDMARK SURVEYING & MAPPING, INC.

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-B AT THE MEADOWS