

FILED FOR RECORD
12 FEB 26 AM 11:23
MARSHA STILLER
CLERK OF CIRCUIT COURT

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

MEADOWWOOD

A REPLAT OF THE EAST HALF (E 1/2) OF THE
WEST HALF (W 1/2) OF LOT 2, SECTION 7,
TOWNSHIP 39 SOUTH, RANGE 41 EAST,
ACCORDING TO THE PLAT OF "TROPICAL FRUIT
FARMS", RECORDED 18 AUGUST 1913, IN PLAT
BOOK 3, PAGE 6, PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA PUBLIC RECORDS.

Containing 10.1097 Acres

MARTIN COUNTY, FLORIDA.

WOODMERE MEADOWS
PB. 8, PG. 7
MARTIN CO., FL.



0 50 100
SCALE IN FEET
1" = 50'

- LEGEND:
- ⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.)
 - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
 - D.E. DENOTES DRAINAGE EASEMENT
 - (N.R.) DENOTES NON-RADIAL LINE
 - U.P.E. DENOTES UPLAND PRESERVE EASEMENT (PER THIS PLAT)
 - DENOTES RIGHT-OF-WAY LINE CHANGE IN DIRECTION
 - DENOTES CONTROL ACCESS LINE

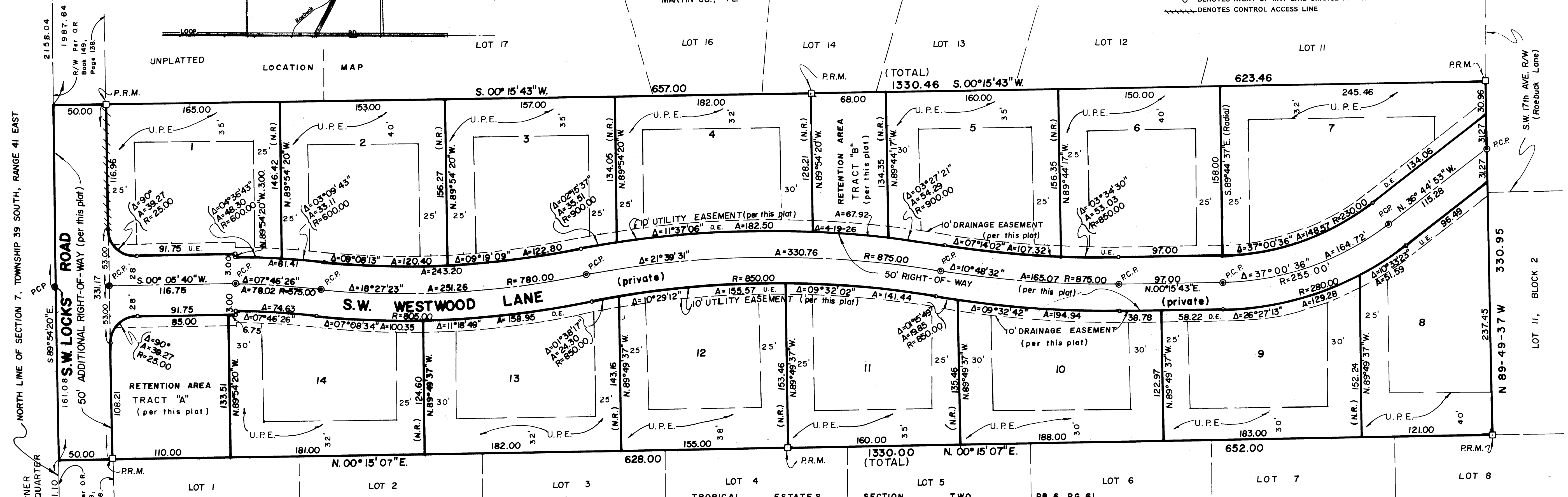
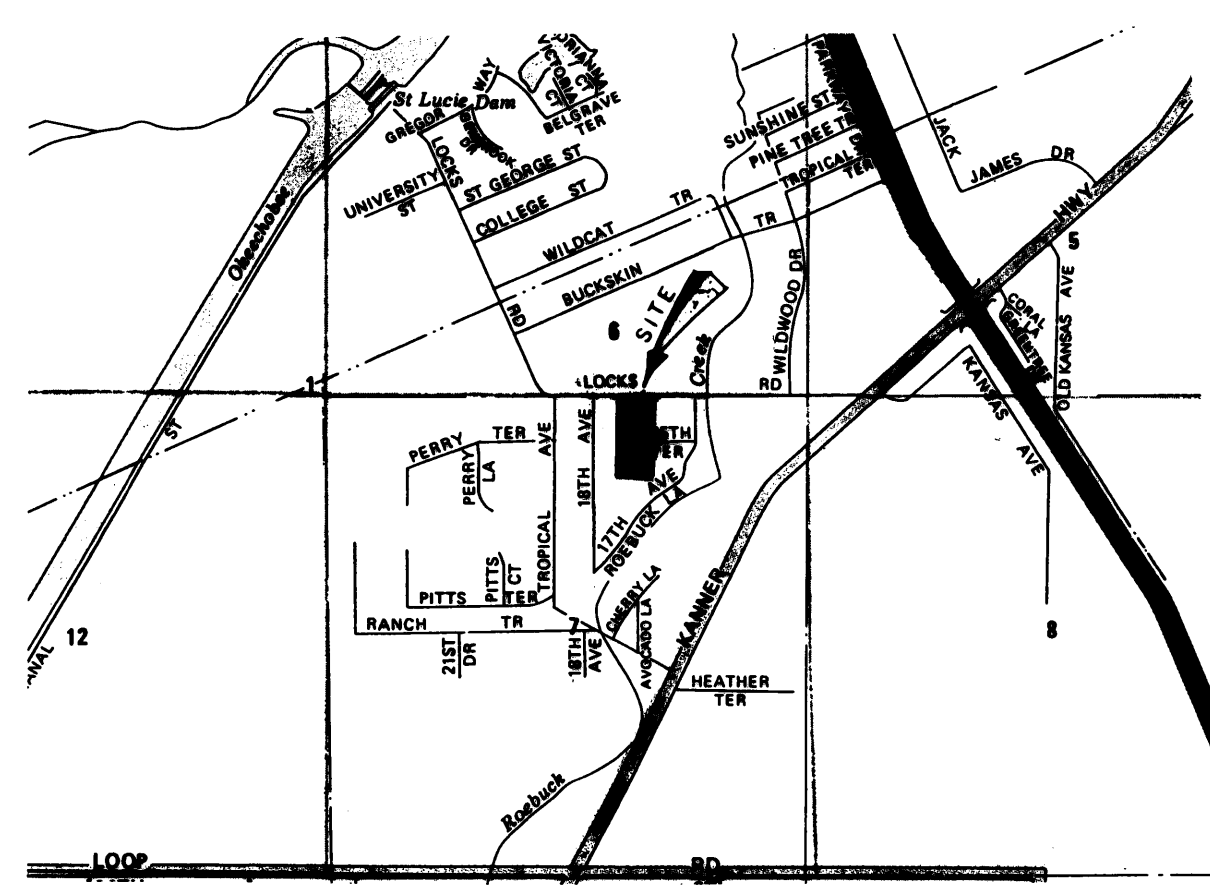
CLERK'S RECORDING CERTIFICATE

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 100, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 26 DAY OF FEB., 1992.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 928338 BY *Deborah Langston* DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NO. 7-39-41-013-000-0000



CERTIFICATE OF OWNERSHIP AND DEDICATION ACKNOWLEDGEMENT TITLE CERTIFICATION APPROVAL OF COUNTY

BEATTY ENTERPRISES OF MARTIN COUNTY, INC., a Florida Corporation by and through its undersigned officers, does hereby certify that it is the owner of the property described hereon and that it does hereby dedicate as follows:

1. STREETS:
The additional right-of-way for Southwest Locks Road is hereby dedicated to the use of the public. Southwest Westwood Lane is hereby declared a private street and is dedicated to the Meadowwood Property Owners Association, Inc. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty, or liability regarding Southwest Westwood Lane.

2. UTILITY EASEMENTS:
The utility easements as shown on this PLAT OF MEADOWWOOD may be used for utility purposes by any utility, including cable television, in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County, Florida. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty, or liability regarding such easements.

3. DRAINAGE EASEMENTS:
The drainage easements as shown on the PLAT OF MEADOWWOOD are hereby declared to be private easements and are dedicated to the Meadowwood Property Owners Association, Inc. for the purpose of construction and maintenance of drainage facilities. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty, or liability regarding such drainage easements.

4. RETENTION AREA TRACTS "A" AND "B":
Retention area Tracts "A" and "B" as shown on this PLAT OF MEADOWWOOD are hereby declared to be private and are dedicated to the Meadowwood Property Owners Association, Inc. for the purpose of construction and maintenance of drainage retention facilities. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty, or liability regarding Tracts "A" and "B".

5. UPLAND PRESERVE EASEMENTS:
The upland preserve easements as shown on this PLAT OF MEADOWWOOD are hereby dedicated to the Meadowwood Property Owners Association, Inc. No alteration within the upland preserve easements shall be allowed except in compliance with the Upland Preserve Easement Management Plan approved by Martin County and recorded within the Declaration of Covenants, Conditions, and Restrictions of said Property Owners Association. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty, or liability regarding such easements.

Dated this 3rd day of JANUARY, 1992

BEATTY ENTERPRISES OF MARTIN COUNTY, INC.
A FLORIDA CORPORATION

ATTEST:
BY: *Teresa G. Beatty*, President
BY: *Teresa G. Beatty*

CORPORATE SEAL

State of Florida
County of Martin

Before me, the undersigned notary public, personally appeared Teresa G. Beatty, to me well known to be the President and Secretary of BEATTY ENTERPRISES OF MARTIN COUNTY, FLORIDA, INC., a Florida Corporation, and she acknowledged that she executed the certificate of ownership and dedication as such officers of said corporation.

Witness my hand and official seal this 3rd day of JANUARY, 1992

Notarial seal: *Frederick G. Sundheim, Jr.*
Notary Public
My Commission Expires: July 19, 1993

SURVEYORS CERTIFICATION

I, Clinton A. Mitchell, certify that the plat shown is a true and correct representation of the lands surveyed under my responsible direction and supervision and that (PRM'S), permanent reference monuments have been set and that (C.P.S), permanent control points will be 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 this 10/4/91

Clinton A. Mitchell
Clinton A. Mitchell, P.L.S.
Registered Surveyor No. 3541
State of Florida

I, Frederick G. Sundheim, Jr. of Oughterson, Oughterson, Prewitt and Sundheim, P.A., a member of the Florida Bar, certify that:

1. Record title to the land described and shown on this plat is in the name of the person, persons, corporation or other entity executing the certificate of ownership and dedication hereon.

2. All mortgages not satisfied or released of record encumbering the land described hereon are listed as follows: NONE

Dated this 3rd day of January, 1992.

BY: *Frederick G. Sundheim, Jr.*
Frederick G. Sundheim, Jr.
Attorney At Law
Oughterson, Oughterson,
Prewitt and Sundheim, P.A.
301 West 1st Street
Stuart, Florida 34994

SURVEYORS NOTES:

1. THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.

2. THE BASE OF BEARINGS FOR THE PLAT OF "MEADOWWOOD" IS THE EAST LINE OF "TROPICAL ESTATES SECTION TWO" WHICH BEARS NORTH 00°19'07" EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO.

3. THERE SHALL BE NO BUILDING OR OTHER CONSTRUCTION ALLOWED IN THE 10.00 FEET DRAINAGE AND UTILITY EASEMENT EXCEPT THAT REQUIRED TO COMPLETE AND MAINTAIN THE DRAINAGE AND UTILITY FACILITIES.

4. THERE SHALL BE NO BUILDING OR OTHER CONSTRUCTION ALLOWED IN RETENTION AREA TRACTS "A" AND "B" EXCEPT THAT REQUIRED TO COMPLETE AND MAINTAIN THE FACILITIES.

5. NO VEHICULAR ACCESS IS PERMITTED ACROSS CONTROL ACCESS LINES. NO ALTERATION OF THIS RESTRICTION WILL BE PERMITTED WITHOUT APPROVAL OF THE MARTIN COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS.

This plat is hereby approved by the undersigned on the date or dates indicated.

1-14-92 *Donald E. Holloman*
Donald E. Holloman, County Engineer

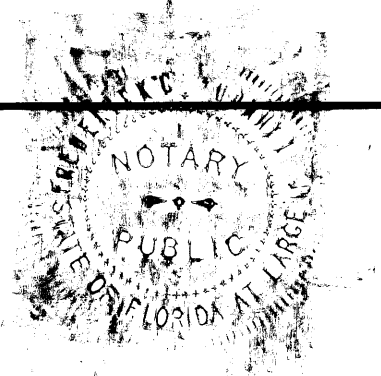
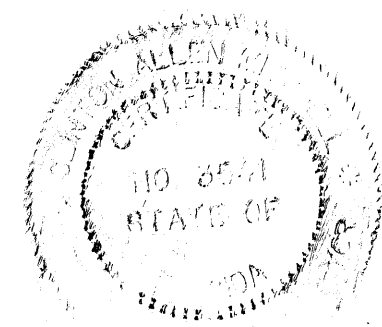
11-5-91 *Noreen S. Dreyer*
Noreen S. Dreyer, County Attorney

11-5-91 *Joanne Weidman*
Joanne Weidman, Chairman
Planning and Zoning Commission
Martin County, Florida

11-5-91 *Maggie Buchalla*
Maggie Buchalla, Chairman
Board of County Commissioners
Martin County, Florida

Attest:
Marsha Stiller (Board Seal)
Marsha Stiller, Clerk

By: *Deborah Langston* D.C.



TROPICAL ESTATES
section two
(P.B. 6, Pg. 61)