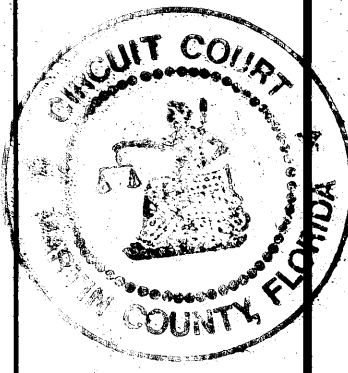
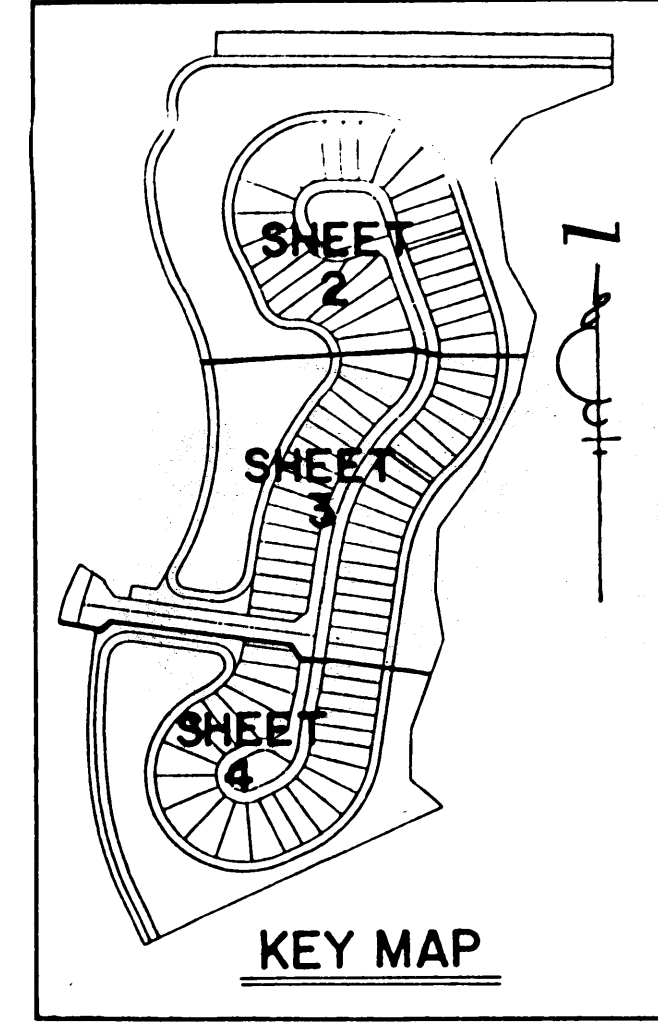


A PLAT OF PARCEL 60-B AT THE MEADOWS

BEING PLAT NO. 63 OF MARTIN DOWNS A P.U.D. ALSO
BEING A REPLAT OF A PORTION OF PARCEL 60-A AT THE MEADOWS
BEING PLAT NO. 58 OF MARTIN DOWNS A P.U.D. AS RECORDED
IN PLAT BOOK 12, PAGE 56 PUBLIC RECORDS OF MARTIN COUNTY,
LYING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA
SHEET 1 OF 4 1992

FILED FOR RECORD
12 DEC -2 AM 9:45
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 12, PAGE 2, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 2nd DAY OF December, A.D. 1992.
MARSHA STILLER, CLERK OF CIRCUIT COURT MARTIN COUNTY, FLORIDA
By: Charlotte Buckley
DEPUTY CLERK
FILE NO. 972890

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 60-A AT THE MEADOWS BEING PLAT NO. 58 OF MARTIN DOWNS A P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 56 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE NORTH 89°46'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1661.55 FEET; THENCE NORTH 0°13'51" EAST, A DISTANCE OF 1963.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 2°16'36" WEST, A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 18°15'00" AND A RADIUS OF 730.00, A DISTANCE OF 232.52 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°30'00" AND A RADIUS OF 1200.00 FEET, A DISTANCE OF 366.52 FEET; THENCE NORTH 79°31'36" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND WHOSE CHORD BEARS NORTH 20°14'12" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 19°31'36" AND A RADIUS OF 379.19 FEET, A DISTANCE OF 129.23 FEET; THENCE SOUTH 54°59'20" EAST, A DISTANCE OF 64.26 FEET; THENCE SOUTH 81°50'48" EAST, A DISTANCE OF 24.69 FEET; THENCE SOUTH 08°12'12" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 81°50'48" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 81°50'48" EAST, A DISTANCE OF 54.11 FEET; THENCE NORTH 30°00'00" EAST, A DISTANCE OF 52.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 57°40'00" AND A RADIUS OF 615.00 FEET, A DISTANCE OF 61.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 25°40'34" AND A RADIUS OF 535.00 FEET, A DISTANCE OF 239.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 38°13'31" 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 WEST; THENCE NORTHERLY 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 SOUTHEAST; 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°25'56" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°34'04" EAST, A DISTANCE OF 826.56 FEET; THENCE SOUTH 00°25'56" WEST, A DISTANCE OF 107.31 FEET; THENCE SOUTH 69°09'27" WEST, A DISTANCE OF 199.10 FEET; THENCE SOUTH 37°00'13" WEST, A DISTANCE OF 102.09 FEET; THENCE SOUTH 07°15'46" EAST, A DISTANCE OF 225.82 FEET; THENCE SOUTH 28°04'57" EAST, A DISTANCE OF 130.32 FEET; THENCE SOUTH 12°20'41" WEST, A DISTANCE OF 172.87 FEET; THENCE SOUTH 26°05'58" WEST, A DISTANCE OF 193.63 FEET; THENCE SOUTH 34°59'38" WEST, A DISTANCE OF 145.72 FEET; THENCE SOUTH 02°12'42" WEST, A DISTANCE OF 135.88 FEET; THENCE SOUTH 09°05'38" EAST, A DISTANCE OF 103.31 FEET; THENCE SOUTH 19°27'39" WEST, A DISTANCE OF 205.59 FEET; THENCE SOUTH 00°39'02" WEST, A DISTANCE OF 108.60 FEET; THENCE SOUTH 49°22'23" EAST, A DISTANCE OF 89.65 FEET; THENCE SOUTH 64°43'24" WEST, A DISTANCE OF 689.46 FEET TO THE AFORE DESCRIBED POINT OF BEGINNING.

02
CONTAINING 29.00 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN
MODULPLEX CORPORATION, f/k/a 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, AS SHOWN ON THIS PLAT OF PARCEL 60-B AT THE MEADOWS, ARE HEREBY DECLARED PRIVATE AND ARE DEDICATED TO THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE ROAD PURPOSES, UTILITIES INCLUDING CABLE TELEVISION, DRAINAGE, WATER AND SEWER FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2. EASEMENTS:
THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF PARCEL 60-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 60-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 60-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 60-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.

3. TRACTS:
TRACTS "B" AND "G", AS SHOWN ON THIS PLAT OF PARCEL 60-B 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-B 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.

4. COMMON AREAS:
THE COMMON AREAS, AS SHOWN ON THIS PLAT OF PARCEL 60-B AT THE MEADOWS AS TRACTS "C", "D", "E" 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.

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 60-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 THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF OCTOBER, 1992.

MODULPLEX CORPORATION, f/k/a
DIVOSTA AND COMPANY, INC. A
CORPORATION OF THE STATE OF
FLORIDA
ATTEST:
William E. Shannon Sec.
WILLIAM E. SHANNON
SECRETARY
OTTO B. DIVOSTA
OTTO B. DIVOSTA
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF OCTOBER, 1992, BY OTTO B. DIVOSTA, PRESIDENT AND WILLIAM E. SHANNON, SECRETARY OF MODULPLEX CORPORATION, f/k/a DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES:
10-28-92
Randee S. Seibel
RANDEE S. SEIBEL
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 2nd DAY OF OCTOBER, 1992.

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

THE FOREGOING MORTGAGEE'S CONSENT ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 1992, BY FREDERICK A. TEED, PRESIDENT AND DEBORAH M. ROUSSEAU, ASSISTANT SECRETARY OF COMMUNITY SAVINGS, F.A., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES:
11-28-92
Lawrence C. Griffin
NOTARY PUBLIC
LAWRENCE C. GRIFFIN

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAWRENCE C. GRIFFIN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- RECORD TITLE OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF DIVOSTA AND COMPANY, INC. n/k/a MODULPLEX CORPORATION.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREIN ARE AS FOLLOWS: MORTGAGE DATED AUGUST 26, 1987 FROM BURG & DIVOSTA CORPORATION, AS MORTGAGOR, TO COMMUNITY SAVINGS, F.A., AS MORTGAGEE, RECORDED IN OFFICIAL RECORD BOOK 735, PAGE 1439 AND MODIFIED IN OFFICIAL RECORD BOOK 829, PAGE 937, MARTIN COUNTY PUBLIC RECORDS. SAID MORTGAGE WAS ASSUMED BY DIVOSTA AND COMPANY, INC., n/k/a MODULPLEX CORPORATION BY AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 884, PAGE 1122, MARTIN COUNTY PUBLIC RECORDS.

DATED THIS 23 DAY OF SEPTEMBER, 1992.
Lawrence C. Griffin
LAWRENCE C. GRIFFIN, ESQ.,
CROWMELL, PFAFFENBERGER,
DAHLMEIER, BARNER & GRIFFIN
631 U.S. HIGHWAY 1
NORTH PALM BEACH, FLORIDA 33408

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

SUBDIVISION PARCEL CONTROL NUMBER:
12-38-40-009-000-0000.0

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

- 10-25, 1992 Donald E. Hollman COUNTY ENGINEER
- July 28, 1992 Theresa Crup COUNTY ATTORNEY
- July 28, 1992 Rachel Scott CHAIRMAN PLANNING & ZONING COMMISSION MARTIN COUNTY, FLORIDA
- July 28, 1992 Maggie Kuschalla CHAIRMAN BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA (Immediate Past)

ATTEST:
Marsha Stiller
CLERK
By Charlotte Buckley, P.C.

- 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 RIGHT-OF-WAY LINE OF MURPHY ROAD BEARINGS SOUTH 89°34'04" EAST.
 - 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
 - PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THUS: ■
PERMANENT CONTROL POINTS (P.C.P.'S) ARE SHOWN THUS: ●
 - 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.

Craig S. Pusey 9-30-92
CRAIG S. PUSEY
REGISTERED LAND SURVEYOR, No. 5019
STATE OF FLORIDA

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

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA
PARCEL 60-B AT THE MEADOWS