

PARKSIDE AT MARTIN DOWNS PLAT No. 70

BEING PARCEL 31A at MARTIN DOWNS

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST

MARTIN COUNTY, FLORIDA

SHEET 1 OF 3

FEBRUARY, 1995

STATE OF FLORIDA
 COUNTY OF MARTIN SS:
 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 73
 PAGE 74
 MARTIN COUNTY, FLORIDA
 PUBLIC RECORDS, THIS 2 DAY
 OF February 1995
 MARSHA STILLER, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY: Deborah Langston
 DEPUTY CLERK
 FILE NO.
1115420
 (Circuit Court Seal)



DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 18, PROCEED SOUTH 00°11'38" WEST, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 18, ALSO BEING THE WEST LINE OF PLAT NO. 37, MARTIN DOWNS P.U.D. AS RECORDED IN THE PLAT BOOK 11, PAGE 40, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF S.W. MATHESON AVENUE, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT NO. 37; THENCE CONTINUE SOUTH 00°11'38" WEST, ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 824.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD (A 200.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°31'29" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 635.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 00°11'38" EAST, A DISTANCE OF 824.40 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF AFORESAID PLAT NO. 37, MARTIN DOWNS P.U.D.; THENCE NORTH 89°31'29" WEST, ALONG SAID SOUTHERLY EXTENSION AND SOUTH LINE OF SAID PLAT NO. 37, A DISTANCE OF 50.86 FEET TO THE EAST LINE OF SAID PLAT 37; THENCE NORTH 00°11'38" EAST, ALONG SAID EAST LINE, A DISTANCE OF 296.44 FEET TO THE NORTH LINE OF SAID SECTION 18; THENCE SOUTH 89°11'15" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 740.74 FEET; THENCE SOUTH 00°16'27" WEST, A DISTANCE OF 1116.47 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD; THENCE NORTH 89°31'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 688.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 18.04 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW BY ALL MEN BY THESE PRESENTS THAT PARKSIDE DEVELOPMENT COMPANY, INC., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS PARKSIDE AT MARTIN DOWNS PLAT No. 70, SITUATED IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- ROADWAYS:**
TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PARKSIDE AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ROADWAY, DRAINAGE, UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS.
- UTILITY EASEMENTS:**
THE UTILITY EASEMENTS AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- WATER MANAGEMENT AREA:**
TRACT "W-1" AND THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH AREA.
- DRAINAGE EASEMENTS:**
THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENTS.
- COMMON AREAS:**
THE COMMON AREA TRACTS OS-1, OS-2 AND OS-3, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PARKSIDE AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- LANDSCAPE BUFFER:**
THE LANDSCAPE BUFFER AS SHOWN HEREON IS HEREBY DEDICATED TO THE PARKSIDE AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH BUFFER.

CERTIFICATE OF OWNERSHIP & DEDICATION

- CONSERVATION TRACT:**
THE CONSERVATION TRACT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR THE PRESERVATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THIS WETLAND PRESERVATION AREA SHOWN ON THIS PLAT SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PRESERVE AREA MANAGEMENT PLAN AS APPROVED 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 TRACT.
- BUFFER EASEMENT:**
THE BUFFER EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR THE PROTECTION, PRESERVATION, MAINTENANCE AND RESTORATION OF THESE AREAS. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF ANY OF THESE AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PRESERVE AREA MANAGEMENT PLAN AS APPROVED 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 EASEMENT.
- LIFT STATION EASEMENT**
THE LIFT STATION EASEMENT AS SHOWN SHOWN HEREON IS HEREBY DEDICATED TO MARTIN COUNTY UTILITIES FOR LIFT STATION PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- LIMITED ACCESS EASEMENTS:**
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO MARTIN COUNTY FOR CONTROL OF INGRESS AND EGRESS TO MARTIN DOWNS BOULEVARD.

IN WITNESS WHEREOF, PARKSIDE DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 2nd DAY OF FEBRUARY, 1995
 ATTEST: William E. Shannon VP BY: Robert S. Karalla P
 WILLIAM E. SHANNON, V.P. ROBERT S. KARALLA, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, 1995, BY Robert S. Karalla and William E. Shannon, THE PRESIDENT AND VICE PRESIDENT RESPECTIVELY, OF PARKSIDE DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. Robert S. Karalla IS (✓) PERSONALLY KNOWN TO ME, OR () HAS PRODUCED IDENTIFICATION AND DID TAKE AN OATH, AND William E. Shannon (✓) PERSONALLY KNOWN TO ME, OR () HAS PRODUCED IDENTIFICATION AND DID TAKE AN OATH.

Christine Scalomandre
CC404467 August 31, 1998
 COMMISSION NO. & EXPIRATION DATE OF FLORIDA
 NOTARY PUBLIC, STATE
 PRINT NAME: Christine Scalomandre

SUBDIVISION PARCEL CONTROL NUMBER: 18-38-41-024-000-0000.0

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, HARVEY SCHOLL, PRESIDENT OF FIRST SOUTHERN TITLE COMPANY, INC. FOR AMERICAN TITLE OF THE PALM BEACHES, LTD., ITS GENERAL PARTNER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE RECORD TITLE TO THE PROPERTY IS VESTED TO PARKSIDE DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

DATE: February 2, 1995 BY: [Signature]
 HARVEY SCHOLL, PRESIDENT
 FIRST SOUTHERN TITLE COMPANY, INC.
 2000 GLADES ROAD
 SUITE 206
 BOCA RATON, FL. 33431

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY COMPLIES WITH CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSTED WITH THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS 3rd DAY OF February, 1995.
[Signature]
 MICHAEL T. KOLODZIECZYK
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3864

NOTES

- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS.
- BEARING BASE - THE NORTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD IS TAKEN AS BEING NORTH 89°31'29" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.

LEGEND

- - PERMANENT REFERENCE MONUMENT, PLS #3864
- - PERMANENT CONTROL POINT, PLS #3864
- Δ - DELTA ANGLE
- R - RADIUS
- A - ARC LENGTH
- T - TANGENT LENGTH
- C.B. - CHORD BEARING
- C.D. - CHORD DISTANCE
- D.E. - DRAINAGE EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.B. - LANDSCAPE BUFFER
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. - NOT RADIAL
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- P.R.M. - PERMANENT REFERENCE MONUMENT
- S.T. - SURVEY TIE
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT

APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.

DATE: 2-26-95 [Signature]
 COUNTY ENGINEER

DATE: 1-24-95 [Signature]
 COUNTY ATTORNEY

DATE: 1-24-95 [Signature]
 PLANNING AND ZONING COMMISSION
 MARTIN COUNTY, FLORIDA
 CHAIRMAN

DATE: 1-24-95 [Signature]
 BOARD OF COUNTY COMMISSIONERS
 MARTIN COUNTY, FLORIDA
 CHAIRMAN

DATE: 1-24-95 [Signature]
 BY: [Signature]
 CHAIRMAN

DATE: 1-24-95 [Signature]
 BY: [Signature]
 ATTEST: [Signature]
 CLERK

CLERK

SURVEYOR

CORPORATE

