

MARTIN DOWNS P.U.D. PARCEL 44 - PLAT No. 68 - ISLESWORTH

LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA
AND BEING A REPLAT OF TRACTS 33, 47, 48 AND 50 AND PART OF TRACTS 46 AND 63 PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY)

SHEET 1 OF 7 APRIL, 1995

STATE OF FLORIDA
COUNTY OF MARTIN

I, MARSHA STILLER, CLERK OF THE
CIRCUIT COURT OF MARTIN COUNTY,
FLORIDA HEREBY CERTIFY THAT
THIS PLAT WAS FILED FOR RECORD
IN PLAT BOOK 13
PAGE(S) 84
MARTIN COUNTY, FLORIDA, PUBLIC
RECORDS, THIS 21ST
DAY OF July, 1995.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Burkey
DEPUTY CLERK

FILE NO. 1181 1009

CIRCUIT COURT SEAL

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; SAID PARCEL BEING ALL OF TRACTS 33, 47 AND 48, TOGETHER WITH A PORTION OF TRACT 46, PLAT OF PALM CITY FARMS AS RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 47, PROCEED SOUTH 00°48'03" WEST, ALONG THE WEST LINE OF SAID TRACT 47, A DISTANCE OF 505.71 FEET; THENCE NORTH 89°12'48" WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 00°47'12" EAST, A DISTANCE OF 505.51 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 46, THENCE SOUTH 89°33'08" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 46, A DISTANCE OF 33.93 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE WEST 30 FEET OF THE EAST 45 FEET OF SAID TRACTS 33 AND 48;

LESS AND EXCEPTING THEREFROM THE RIGHTS-OF-WAY FOR SUNSET TRAIL AND S.W. BERRY AVENUE, BEING THE NORTHERLY 15 FEET OF TRACTS 33 AND THE EASTERLY 15 FEET OF TRACTS 33 AND 48, RESPECTIVELY AS SHOWN ON SAID PLAT OF PALM CITY FARMS AS A RIGHT-OF-WAY.

SAID TRACTS 47 AND 48 INCLUDE THAT CERTAIN PORTION OF THE ABANDONED PLATTED RIGHTS-OF-WAY, BEING THE SOUTHERLY 15 FEET OF SAID TRACTS AS ABANDONED PER MARTIN COUNTY RESOLUTION 87-12.27.

LESS AND EXCEPTING THE ABOVE MENTIONED SOUTHERLY 15.00' OF SAID TRACT 48.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; SAID PARCEL BEING ALL OF TRACTS 50 AND 63, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA;

LESS AND EXCEPTING THEREFROM THE SOUTH 50.00 FEET OF SAID TRACT 63.

CONTAINING 49.00 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

KNOW BY ALL MEN BY THESE PRESENTS THAT PULTE HOME CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND SHOWN HERON AS MARTIN DOWNS P.U.D. PARCEL 44 - PLAT No. 68 - ISLESWORTH, SITUATED IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HERON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. ROADWAYS:

TRACT "R-1" AS SHOWN HERON IS HEREBY DEDICATED TO ISLESWORTH 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 TRACT.

2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HERON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V., (1) 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.

3. WATER MANAGEMENT AREA:

WATER MANAGEMENT TRACTS "1 AND 2" AND THE LAKE MAINTENANCE EASEMENTS AS SHOWN HERON, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATIONS OF SAID TRACT EXCEPT AS SPECIFIED BY THE APPROVED PRESERVATION AREA MANAGEMENT PLAN. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS AND EASEMENTS.

4. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HERON, 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.

5. COMMON AREAS:

THE COMMON AREA TRACTS OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 AND OS-7, AS SHOWN HERON ARE HEREBY DEDICATED TO ISLESWORTH AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPE AND 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 AREAS.

6. ACCESS EASEMENTS:

THE ACCESS EASEMENTS SHOWN HERON ARE DEDICATED TO THE LOT SPECIFIED FOR INGRESS AND EGRESS TO SAID LOT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.

CERTIFICATE OF OWNERSHIP & DEDICATION CONTINUED

6. RIGHT-OF-WAY:

THE ADDITIONAL RIGHT-OF-WAY ALONG SUNSET TRAIL AND S.W. MARTIN HIGHWAY (COUNTY ROAD 714) AS SHOWN HERON IS HEREBY DEDICATED TO MARTIN COUNTY, FOR ROAD RIGHT-OF-WAY PURPOSES.

7. LIFT STATION EASEMENT:

THE LIFT STATION EASEMENT AS SHOWN HERON 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.

IN WITNESS WHEREOF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 5TH DAY OF APRIL, 1995.

ATTEST: [Signature] BY: [Signature]
MICHAEL FURLOW, PRESIDENT

WITNESS: [Signature]

WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, 1995, BY Michael Furlow THE PRESIDENT OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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. He IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED He AS IDENTIFICATION AND DID TAKE AN OATH.

OFFICIAL NOTARY SEAL
SHIRLEY LYDERS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC019132
MY COMMISSION EXPIRES MAR. 31, 1996

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Shirley Lyders

NOTES

- 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 ON UTILITY EASEMENTS.
- BEARING BASE - THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13-38-40 IS TAKEN AS BEING SOUTH 89°23'29" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.

LEGEND:

- - PERMANENT REFERENCE MONUMENT, PLS #3864
- - PERMANENT REFERENCE MONUMENT, LB #959
- - PERMANENT CONTROL POINT, PLS #3864
- Δ - DELTA ANGLE
- R - RADIUS
- A - ARC LENGTH
- T - TANGENT LENGTH
- P.T. - POINT OF TANGENCY
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVE
- P.C.C. - POINT OF COMPOUND CURVE
- C.B. - CHORD BEARING
- CH.D. - CHORD LENGTH
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.B. - LANDSCAPE BUFFER
- W.M.E. - WATER MANAGEMENT EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. - NOT RADIAL
- N.T.S. - NOT TO SCALE
- OR.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
- COR. - CORNER
- N.R. - NON RADIAL
- OS - OPEN SPACE
- ℄ - CENTERLINE

THIS INSTRUMENT PREPARED BY
MICHAEL T. KOLODZIEJCZYK P.L.S. 3864 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
PORT ST. LUCIE, FLORIDA

SUBDIVISION PARCEL CONTROL NUMBER: 13-38-40-030-000-0000.0

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THE PLAT SHOWN HERON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 61617 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 4th DAY OF April, 1995.

[Signature]
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3864

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, GEORGE B. HOUGH, JR., A MEMBER OF THE FLORIDA BAR, ATTORNEY FOR THE FIRM OF KEANE, MURPHY & HOUGH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE RECORD TITLE TO THE PROPERTY IS VESTED TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

DATE: April 20, 1995 BY: [Signature]
GEORGE B. HOUGH, JR.
KEANE, MURPHY & HOUGH
900 EAST OCEAN BOULEVARD
SUITE 244
STUART, FLORIDA 34994

APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

DATE: 5/9/95 BY: [Signature]
COUNTY ENGINEER

DATE: 3/14/95 BY: [Signature]
COUNTY ATTORNEY

DATE: 3/14/95 BY: [Signature]
CHAIRMAN

DATE: 3/14/95 BY: [Signature]
CHAIRMAN

ATTEST
By: [Signature]
CLERK
By Charlotte Burkey P.C.