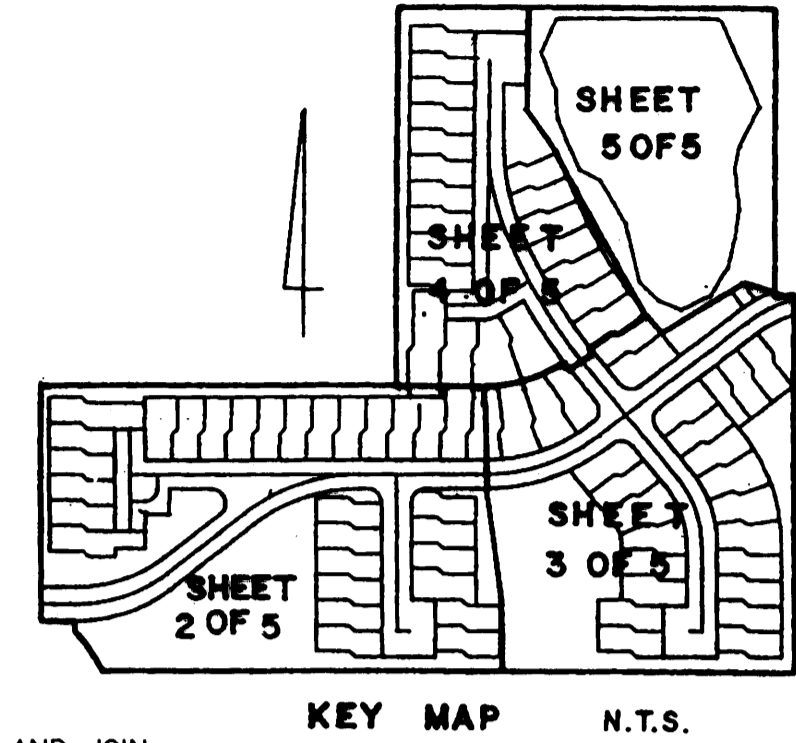


# PALM POINTE AT MARTIN DOWNS

A PLAT OF

BEING PLAT NO. 56 OF MARTIN DOWNS P.U.D. LYING IN SECTION 13, TOWNSHIP 38 S., RANGE 40 E., BEING A REPLAT OF A PORTION OF TRACTS 46, 51 AND 52, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

JUNE, 1996



5 DEC 2 1996  
MARSHA STILLER  
CLERK OF CIRCUIT COURT  
BY  
DC

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 56, PAGE 22, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28 DAY OF December, 1996

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
BY: Deborah Langston  
DEPUTY CLERK

FILE NO. 1210436  
(CIRCUIT COURT SEAL)

LOCATION MAP-N.T.S.

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; SAID PARCEL BEING A PORTION OF TRACTS 46, 51, AND 52, 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 NORTHEAST CORNER OF SAID TRACT 51, PROCEED SOUTH 00°47'12" WEST, ALONG THE EAST LINE OF SAID TRACT 51, A DISTANCE OF 500.50 FEET; THENCE NORTH 89°23'29" WEST, A DISTANCE OF 1165.24 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 373.97 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 63°36'14" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°22'04", AN ARC DISTANCE OF 80.72 FEET; THENCE NORTH 00°37'17" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°22'43" WEST, A DISTANCE OF 58.34 FEET TO THE SOUTHWEST CORNER OF PLAT NO. 39 MARTIN DOWNS P.U.D. AS RECORDED IN PLAT BOOK 11, PAGE 45 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00°37'17" EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT NO. 39, A DISTANCE OF 413.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 52; THENCE SOUTH 89°23'14" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 52, A DISTANCE OF 594.83 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 46; THENCE NORTH 00°56'38" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 46, A DISTANCE OF 663.78 FEET TO THE NORTHWEST CORNER OF SAID TRACT 46; THENCE SOUTH 89°33'08" EAST, ALONG THE NORTH LINE OF SAID TRACT 46, A DISTANCE OF 638.70 FEET; THENCE SOUTH 00°47'12" WEST, A DISTANCE OF 505.51 FEET; THENCE SOUTH 89°12'48" EAST, A DISTANCE OF 33.80 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 46; THENCE SOUTH 00°47'12" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ALL RIGHTS-OF-WAY AS SHOWN ON SAID PLAT; TOGETHER WITH THOSE CERTAIN RIGHTS-OF-WAY ABANDONED PER MARTIN COUNTY RESOLUTIONS 87-12.27 AND 87-3.11. SAID PARCEL CONTAINING 24.305 ACRES IN ALL.

### CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF BROWARD  
STATE OF FLORIDA  
S.S.  
KNOW ALL MEN BY THESE PRESENTS THAT REGENCY AT PALM POINTE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA SHOWN HEREON AS PALM POINTE AT MARTIN DOWNS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREIN, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY, AS SHOWN ON THIS PLAT OF PALM POINTE AT MARTIN DOWNS, ARE PRIVATE STREETS AND ARE HEREBY DEDICATED TO THE PALM POINTE HOMEOWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS AND RIGHTS-OF-WAY.

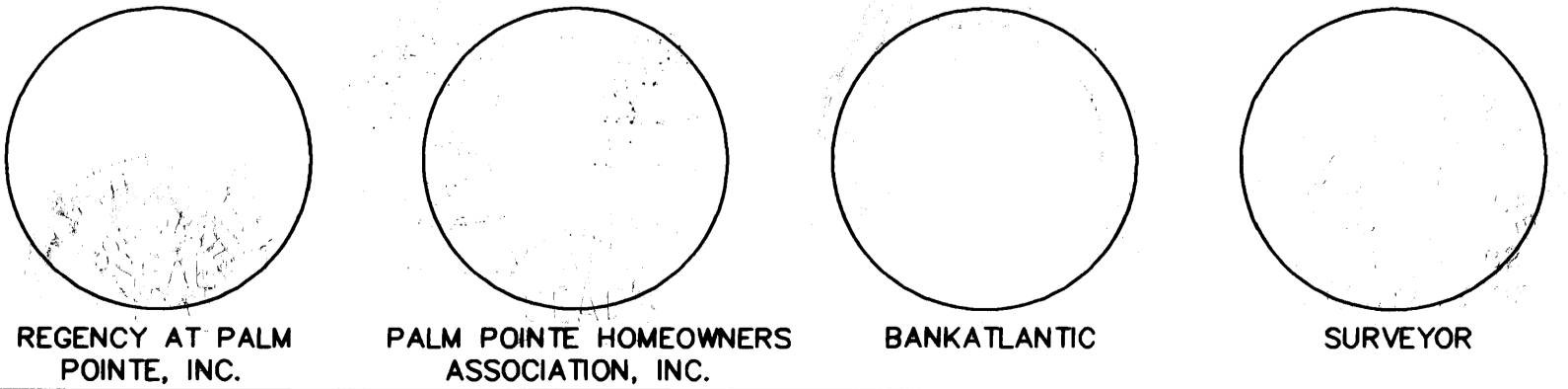
2. THE COMMON AREAS, SHOWN ON THIS PLAT OF PALM POINTE AT MARTIN DOWNS, ARE HEREBY DEDICATED TO THE PALM POINTE HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPING, DRAINAGE AND UTILITY PURPOSES, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREAS.

3. THE WATER MANAGEMENT TRACT AND 20 FOOT MAINTENANCE EASEMENT, SHOWN ON THIS PLAT OF PALM POINTE AT MARTIN DOWNS, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC. FOR WATER MANAGEMENT AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACT, AND MAINTENANCE EASEMENT.

4. THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF PALM POINTE AT MARTIN DOWNS, 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 UTILITY EASEMENTS.

(CONTINUED)

THIS PLAT PREPARED BY:  
THOMAS C. VOKOUN, P.L.S.  
FOR  
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



(CONTINUED)

5. THE PRESERVE AREA, AS SHOWN ON THIS PLAT OF PALM POINTE AT MARTIN DOWNS, IS HEREBY DEDICATED TO THE PALM POINTE HOMEOWNERS ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATIONS OF SAID AREA EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THIS AREA.

6. THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF PALM POINTE AT MARTIN DOWNS, ARE HEREBY DEDICATED TO THE PALM POINTE HOMEOWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID DRAINAGE EASEMENTS.

7. TRACT "L" AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY UTILITIES, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF A SANITARY LIFT STATION, FOR ALL PROPER UTILITY PURPOSES, 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. THE BOARD OF COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT "L".

8. THE RECREATION AREA AS SHOWN ON THIS PLAT OF PALM POINTE AT MARTIN DOWNS, IS HEREBY DEDICATED TO THE PALM POINTE HOMEOWNERS ASSOCIATION, INC. FOR RECREATIONAL AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID RECREATION AREA.

9. THE LANDSCAPE BUFFERS, AS SHOWN ON THIS PLAT OF PALM POINTE AT MARTIN DOWNS, ARE HEREBY DEDICATED TO THE PALM POINTE HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPING AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID LANDSCAPE BUFFERS.

IN WITNESS WHEREOF, THE ABOVE NAMED REGENCY AT PALM POINTE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 20 DAY OF JUNE 1996.

REGENCY AT PALM POINTE, INC.  
A FLORIDA CORPORATION

WITNESS  
PRINT NAME: DONNA MASON  
Thomas E. Price

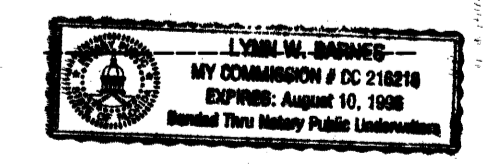
BY: E.C. JENSEN  
ITS: PRESIDENT

### ACKNOWLEDGEMENT

COUNTY OF BROWARD  
STATE OF FLORIDA  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED E.C. JENSEN, TO ME WELL KNOWN TO BE THE PRESIDENT OF REGENCY AT PALM POINTE, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THIS CERTIFICATE OF OWNERSHIP AND DEDICATION AS PRESIDENT OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF June 1996.

MY COMMISSION EXPIRES:  
NOTARY PUBLIC LYNN W. BARNES  
STATE OF FLORIDA Commission # 216218



### ACCEPTANCE, JOINDER AND CONSENT

COUNTY OF BROWARD  
STATE OF FLORIDA

PALM POINTE HOMEOWNERS ASSOCIATION, INC. DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 20 DAY OF JUNE 1996.

BY: E.C. JENSEN  
ITS: PRESIDENT  
DAVID LEVINE  
ITS: SECRETARY

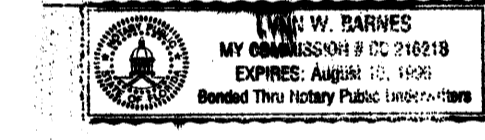
### ACKNOWLEDGEMENT

COUNTY OF BROWARD  
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED E.C. JENSEN AND DAVID LEVINE TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY OF PALM POINTE HOMEOWNERS ASSOCIATION, INC., AND ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT AS OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF JUNE 1996.

MY COMMISSION EXPIRES:  
NOTARY PUBLIC  
PRINT NAME: LYNN W. BARNES  
STATE OF FLORIDA Commission # 216218



### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BANKATLANTIC, A FEDERAL SAVINGS BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF; AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1183, PAGE 1248, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

SIGNED AND SEALED THIS 20th DAY OF June 1996.

BANKATLANTIC, A FEDERAL SAVINGS BANK

WITNESS: BY: Christopher C. Hynes  
CHRISTOPHER C. HYNES  
ITS: VICE PRESIDENT

Jeffrey H. Mandel  
PRINTED NAME: Jeffrey H. Mandel  
Shawn Byrd  
PRINTED NAME: SHAWN BYRD

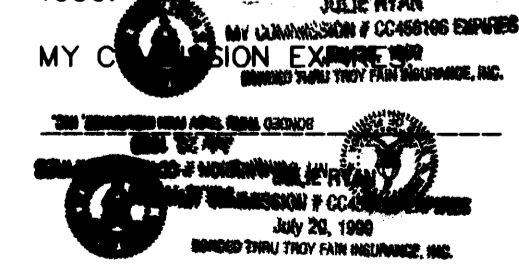
### ACKNOWLEDGEMENT

COUNTY OF BROWARD  
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER C. HYNES, TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF BANKATLANTIC, A FEDERAL SAVINGS BANK, AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF June 1996.

MY COMMISSION EXPIRES:  
NOTARY PUBLIC JULIE RYAN  
STATE OF FLORIDA Commission # 456196



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

13-38-40-033-000-00000  
SUBDIVISION PARCEL CONTROL NUMBER

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF PALM POINTE AT MARTIN DOWNS, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY WAS MADE UNDER BY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Thomas C. Vokoun  
THOMAS C. VOKOUN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4382

### TITLE CERTIFICATION

COUNTY OF PALM BEACH  
STATE OF FLORIDA

S.S.

I, R. BOWEN GILLESPIE, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JUNE 11 11:00 PM 1996 AT

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF PALM POINTE AT MARTIN DOWNS, IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP & DEDICATION HEREOF.
- 2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 17.192, FLORIDA STATUTES, HAVE BEEN PAID.
- 3. ALL MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
A. MORTGAGE TO BANKATLANTIC, MORTGAGEE, DATED JUNE 14, 1996, RECORDED IN OFFICIAL RECORDS BOOK 1183, PAGE 1248 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 21st DAY OF JUNE 1996.

BY: R. Bowen Gillespie  
R. BOWEN GILLESPIE  
ATTORNEY AT LAW  
FLORIDA BAR NO. 199206

GILLESPIE & ALLISON, P.A.  
1515 S. FEDERAL HIGHWAY, SUITE 300  
BOCA RATON, FLORIDA 33432

### COUNTY APPROVAL

COUNTY OF MARTIN  
STATE OF FLORIDA

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

7-12-96  
DATE  
9-19-96  
DATE  
11-7-95  
DATE  
11-7-95  
DATE

Donald E. Hallman  
COUNTY ENGINEER  
Chairman - Planning and Zoning Commission of Martin County, FL  
Chairman - Board of County Commissioners of Martin County, FL

ATTEST: Marsha Stiller  
CLERK  
By: Deborah Langston



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
210 JUPITER LAKES BLVD. SUITE 304 JUPITER, FL 33468 407-746-9248  
2400 S.E. WINTERLY ROAD SUITE 300 STUART, FL 34996 407-296-3862  
2000 PALM BEACH LAKES BLVD. SUITE 201 FT. PIERCE, FL 34950 407-461-5450  
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409 407-684-5272