



# A PLAT OF SPRINGTREE

BEING A REPLAT OF A PORTION OF LOTS 18, 19 AND 20 OF HANSON GRANT  
MARTIN COUNTY FLORIDA  
FILED IN DADE COUNTY IN BOOK B, PAGE 59, AND REFILED IN PALM BEACH COUNTY IN BOOK 1, PAGE 11.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDER-SIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "SPRINGTREE", AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS**  
THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF SPRINGTREE AND DESIGNATED AS PRIVATE ARE HEREBY DECLARED TO BE THE PROPERTY OF SPRINGTREE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT (HEREINAFTER "ASSOCIATION") AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.
- UTILITY EASEMENTS**  
THE UTILITY EASEMENTS INCLUDING (CATV) SHOWN ON THIS PLAT OF SPRINGTREE MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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, HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- BUFFER AREA**  
TRACT "A" TO BE USED AS A BUFFER AREA WITH A 6 FOOT HIGH WOODEN FENCE FOR PRIVACY, IS HEREBY DECLARED TO BE THE PROPERTY OF THE "ASSOCIATION", AND SHALL BE CONVEYED BY DEED TO THE "ASSOCIATION" FOR THE USE OF THE OWNERS OF LOTS IN SPRINGTREE AND SHALL BE MAINTAINED BY THE ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, HAS REGULATORY AUTHORITY OVER, BUT SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH BUFFER AREAS DESIGNATED AS SUCH ON THIS PLAT.
- THE WETLAND PRESERVE AND UPLAND PRESERVE AREAS**  
THE WETLAND PRESERVE AND UPLAND PRESERVE AREAS SHOWN ON THIS PLAT OF SPRINGTREE AS TRACTS "B, C, E, F, G, H AND N" ARE HEREBY DECLARED TO BE THE PROPERTY OF THE "ASSOCIATION" AND ARE HEREBY DECLARED TO BE PRIVATE PRESERVE AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN, (PAMP), APPROVED BY MARTIN COUNTY. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THESE PARCELS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY WETLAND AND UPLAND PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.
- DRAINAGE EASEMENTS**  
THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF SPRINGTREE, AND DESIGNATED AS SUCH ON THE PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE "ASSOCIATION" AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES. ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE 25 FOOT UPLAND TRANSITION ZONE**  
THE 25 FOOT UPLAND TRANSITION ZONE SHOWN ON THIS PLAT OF SPRINGTREE IS HEREBY DECLARED TO BE THE PROPERTY OF THE "ASSOCIATION" AND SHALL BE CONVEYED BY DEED TO THE "ASSOCIATION" FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE "ASSOCIATION" IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN, (PAMP), APPROVED BY MARTIN COUNTY. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THESE PARCELS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH UPLAND TRANSITION ZONE DESIGNATED AS SUCH ON THIS PLAT.
- LAKE**  
TRACT "D" TO BE USED AS A LAKE IS HEREBY DECLARED TO BE THE PROPERTY OF THE "ASSOCIATION" AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF A LAKE AND SHALL BE MAINTAINED AND REPAIRED BY THE ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR SAID LAKE DESIGNATED AS SUCH ON THIS PLAT.
- COMMON AREA**  
TRACTS "K, L AND M" TO BE USED AS COMMON AREAS ARE HEREBY DECLARED TO BE THE PROPERTY OF THE "ASSOCIATION" AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE USE OF OWNERS OF LOTS IN SPRINGTREE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, HAS REGULATORY AUTHORITY OVER, BUT SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREAS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 30<sup>TH</sup> DAY OF MARCH 1999, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND SECRETARY:

BY: [Signature] HARRY ENGELSTEIN PRESIDENT  
BY: [Signature] DAVID SHAPIRO SECRETARY

WITNESS [Signature] Lonna Sordillo

PRINT NAME DENNA SORDILLO

[Signature] Kathleen DeLence  
PRINT NAME KATHLEEN DeLENCE

**ACKNOWLEDGMENT**  
STATE OF FLORIDA:  
COUNTY OF PALM BEACH  
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED HARRY ENGELSTEIN AND DAVID SHAPIRO, PRESIDENT AND SECRETARY, RESPECTIVELY, OF ENGLE HOMES/PALM BEACH, INC., TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID ENGLE HOMES/PALM BEACH, INC.

WITNESS MY HAND AND OFFICIAL SEAL AT BOCA RATON, PALM BEACH COUNTY, FLORIDA, THIS 30<sup>TH</sup> DAY OF MARCH 1999.

[Signature] Lonna Marie Sordillo  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: JUNE 16, 2001  
PERSONALLY KNOWN: X  
IDENTIFICATION: \_\_\_\_\_

### 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 177 PAGE 166 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 1<sup>ST</sup> DAY OF June 1999  
MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.  
FILE NUMBER \_\_\_\_\_  
BY: [Signature] Deputy Clerk

52-38-41-303-000-0000.0  
PARCEL CONTROL NO.

### APPROVAL BY MARTIN COUNTY

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

5/4/99 DATE  
5/4/99 DATE  
5-11-99 DATE  
05/14/99 DATE  
BCC: 2-9-99 DATE

[Signature] COUNTY SURVEYOR AND MAPPER  
[Signature] COUNTY ENGINEER  
[Signature] COUNTY ATTORNEY  
[Signature] CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: [Signature] Marsha Stiller By: [Signature] Deputy Clerk

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN  
I, THOMAS A. FOGT, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF MARCH 31, 1999 AT 11:00 A.M.  
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION, EXECUTING THE CERTIFICATE OWNERSHIP AND DEDICATION HEREON.  
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: NONE  
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.  
DATED THIS 31<sup>st</sup> DAY OF MARCH 1999

PRINTED NAME: THOMAS A. FOGT  
ATTORNEY-AT-LAW, FLORIDA BAR NO. 237426  
ADDRESS: 700 COLORADO AVE  
STUART, FLORIDA

### LEGAL DESCRIPTION

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #1, VIZ: THE SOUTH 3/15 OF THE NORTH 9/15 OF THE SUBDIVISION OF LOTS 18, 19 AND 20 OF HANSON GRANT ACCORDING TO THE PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901, IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND REFILED IN PALM BEACH COUNTY, FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY REDIVISION OF COUNTIES, CONTAINING 27.57+/- ACRES MORE OR LESS, LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

LEGAL DESCRIPTION: ALL THAT PORTION OF THE SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19 AND 20 OF THE HANSON GRANT, ACCORDING TO THE PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901, IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND REFILED IN PALM BEACH COUNTY, FLORIDA ON MARCH 25, 1910 IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY REDIVISION OF COUNTIES, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID RIGHT-OF-WAY BEING 200 FEET IN WIDTH, AND THE SOUTH LINE OF THE NORTH 9/15THS OF SAID LOTS 18, 19 AND 20; THENCE NORTHERLY TURNING 84° 17'09" FROM WEST TO NORTH, FROM SAID SOUTH LINE OF THE NORTH 9/15THS OF LOTS 18, 19 AND 20, A DISTANCE OF 781.49 FEET TO THE NORTH LINE OF THE SOUTH 3/15THS OF THE NORTH 9/15THS OF SAID LOTS 18, 19 AND 20; THENCE WESTERLY TURNING 95° 42'28" FROM SOUTH TO WEST, FROM SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, ALONG SAID NORTH LINE OF THE SOUTH 3/15THS OF THE NORTH 9/15THS OF SAID LOTS 18, 19 AND 20, A DISTANCE OF 727.88 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 782.47 FEET, TO SAID SOUTH LINE OF THE NORTH 9/15THS OF SAID LOTS 18, 19 AND 20; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTH 9/15THS OF SAID LOTS 18, 19 AND 20 A DISTANCE OF 727.78 FEET TO THE POINT OF BEGINNING, CONTAINING 13.00 ACRES MORE OR LESS.

### GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT REFERENCE A BEARING OF NORTH 66°21'10" EAST ALONG THE NORTH LINE OF THE PROPERTY AS SHOWN HEREON.
- 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 PLACED ON UTILITY EASEMENTS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.

### LEGEND

- PERMANENT CONTROL POINT (PCP)
- PERMANENT REFERENCE MONUMENT (PRM)
- FOUND CONCRETE MONUMENT
- △ CENTRAL ANGLE OR DELTA
- L ARC LENGTH
- R RADIUS
- T TANGENT LENGTH
- C CHORD LENGTH
- CB CHORD BEARING
- C1 CURVE TABLE DESIGNATION FOR CURVE
- C2 CURVE TABLE DESIGNATION FOR CURVE
- C3 CURVE TABLE DESIGNATION FOR CURVE

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "SPRINGTREE" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 19 DAY OF MARCH 1999

BY: [Signature] ELIZABETH A. LINDSAY PROFESSIONAL LAND SURVEYOR, FLORIDA REGISTRATION NO. 4724  
1/05/98 REVISED CHANGE: OWNER / ADD ATTORNEYS NAME  
12/01/98 REVISED  
10/08/98 REVISED  
5/12/98 REVISE TITLE CERTIFICATION

|              |            |                                      |   |
|--------------|------------|--------------------------------------|---|
| <br>SURVEYOR | <br>NOTARY | <br>ENGLE HOMES/<br>PALM BEACH, INC. | <br>KEITH & SCHNARS, INC.<br>ENGINEERS - PLANNERS - SURVEYORS<br>101 S.W. FLAGLER AVENUE<br>STUART, FLORIDA 34994<br>(407) 287-2828<br>SHEET 1 OF 3<br>PLAT OF<br>SPRINGTREE<br>STUART DIVISION |
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