

# OAKBROOKE ESTATES AT THE GARDENS

PHASE No. 1 OF THE GARDENS P.U.D.  
BEING A REPLAT OF TRACTS 42, 43, AND 55 OF "PALM CITY FARMS"  
PLAT BOOK 6, PAGE 42, PALM BEACH NOW MARTIN COUNTY, FLORIDA  
AND BEING A PORTION OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA.

SHEET 1 OF 3

### CLERK'S RECORDING CERTIFICATE

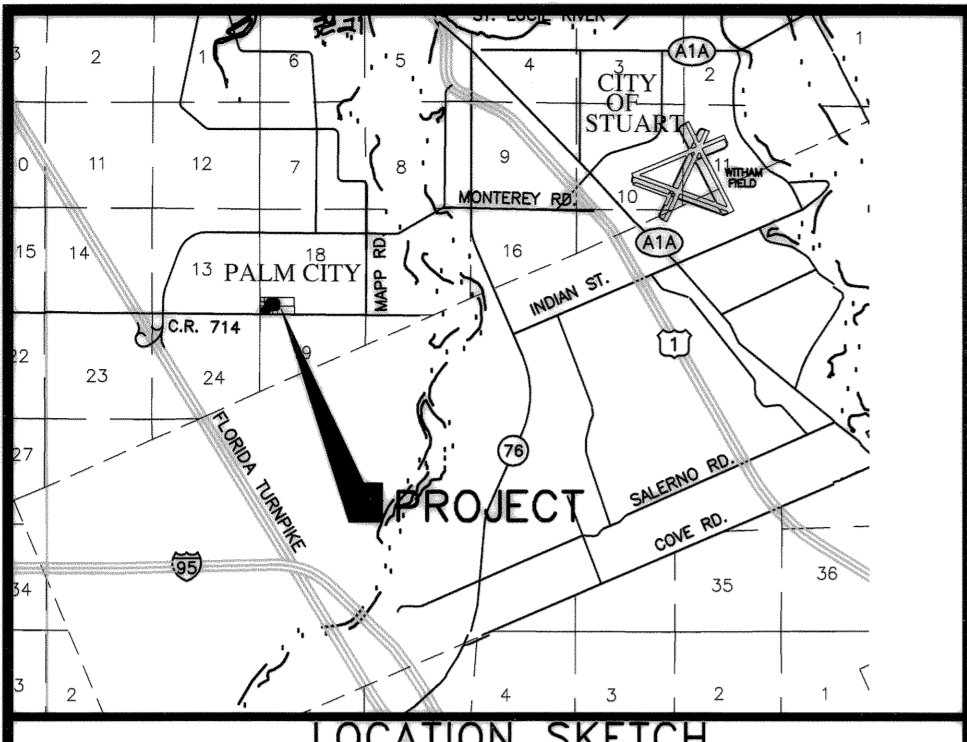
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 18-38-41-026-000-0000-0-10, PAGE 10, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 21st DAY OF August, 2003.

MARSHA EWING, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER 18-38-41-026-000-0000-0-10  
BY *[Signature]* DEPUTY CLERK



18-38-41-026-000-0000-0-10  
PARCEL CONTROL NO.



### LEGAL DESCRIPTION

PARCEL 1. COMMENCE AT THE NORTHEAST CORNER OF TRACT 43, SECTION 18, "PALM CITY FARMS", ACCORDING TO THE PLAT THEREOF AS FILED IN THE OFFICE OF THE CLERK OF PALM BEACH, NOW MARTIN COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 42, MARTIN COUNTY, FLORIDA PUBLIC RECORDS. PROCEED SOUTH 89°43'28" WEST 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°23'40" EAST 578.15 FEET; THENCE SOUTH 30°36'10" WEST 97.09 FEET; THENCE SOUTH 89°43'58" WEST 516.33 FEET; THENCE SOUTH 00°20'58" EAST 661.40 FEET; THENCE SOUTH 89°44'29" WEST 366.84 FEET, MORE OR LESS, TO THE CENTERLINE OF DANFORTH CREEK AT ITS INTERSECTION WITH THE SOUTH LINE OF TRACT 55, ACCORDING TO THE ABOVE REFERENCED PLAT OF "PALM CITY FARMS"; THENCE IN A NORTHEASTERLY DIRECTION, ALONG SAID CREEK CENTERLINE 715.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF TRACT 42, ACCORDING TO THE AFORESAID PLAT; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION, ALONG THE CENTERLINE OF DANFORTH CREEK 703.4 FEET, MORE OR LESS, TO THE NORTH LINE OF TRACT 43, ACCORDING TO THE AFORESAID PLAT; THENCE NORTH 89°43'28" EAST, ALONG SAID NORTH LINE OF TRACT 43 A DISTANCE OF 522.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY 13.80 ACRES.

PARCEL 2. BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SOUTH 00°26'16" EAST, ALONG THE WEST LINE OF PALM LAKE ESTATES 661.00 FEET; THENCE CONTINUE ALONG THE WEST LINE OF PALM LAKE ESTATES, SOUTH 02°08'00" EAST 225.26 FEET; THENCE SOUTH 89°35'45" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF 34TH STREET (60 FEET WIDE) 666.50 FEET; THENCE NORTH 00°23'34" WEST 226.85 FEET; THENCE SOUTH 89°43'58" WEST 150.00 FEET; THENCE NORTH 30°36'10" EAST 97.09 FEET; THENCE SOUTH 00°23'40" EAST 578.15 FEET; THENCE NORTH 89°43'28" EAST 100.00 FEET; THENCE NORTH 89°43'28" EAST 665.83 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 15.54 ACRES MORE OR LESS.

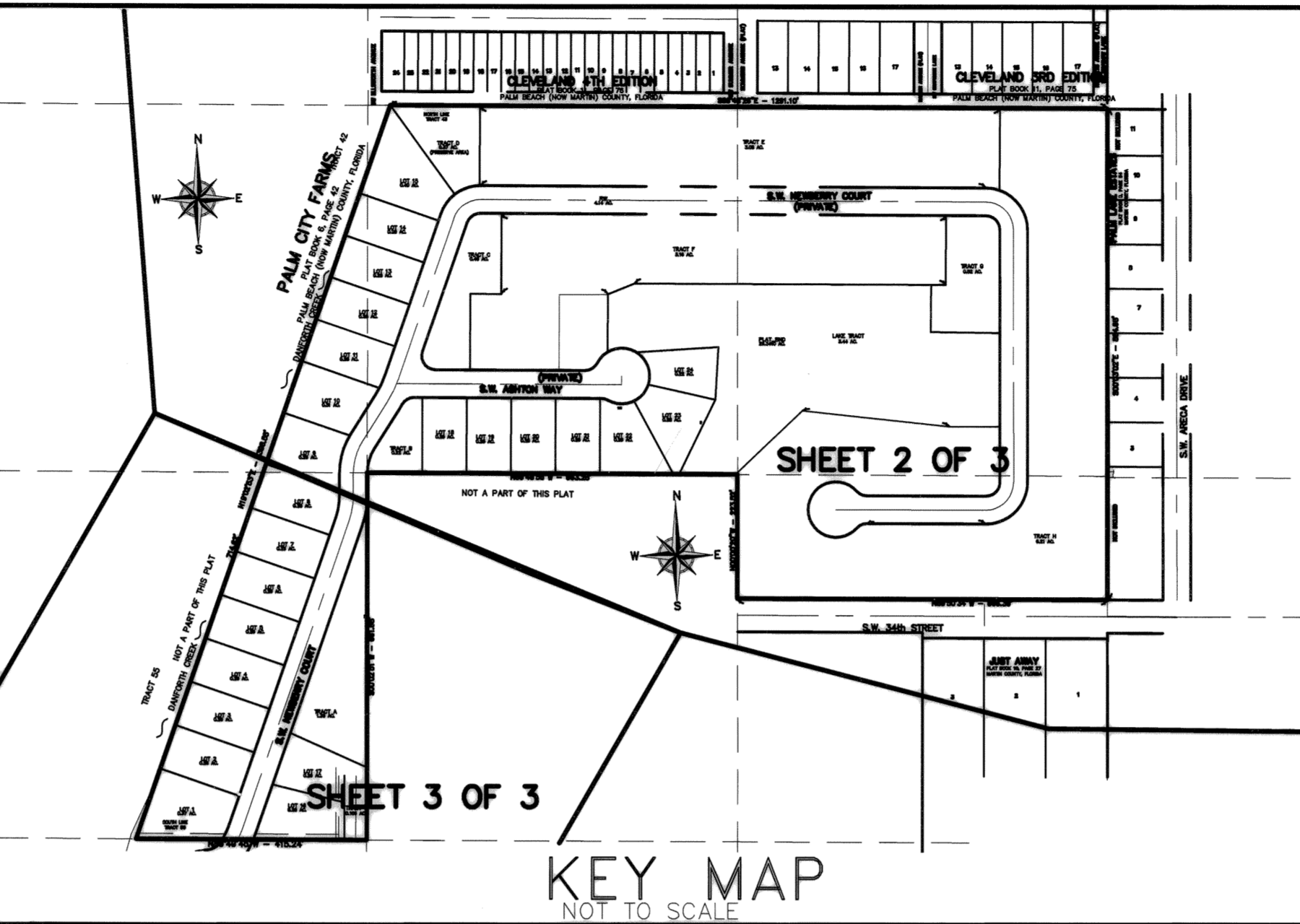
### TITLE CERTIFICATION

I, LAURIE L. GILDAN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 31, 2003, AT 8:00 a.m.  
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.  
2. THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON.  
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.  
DATED THIS 11th DAY OF August, 2003  
*[Signature]*  
LAURIE L. GILDAN  
ATTORNEY AT LAW, FLORIDA BAR NO. 510505  
777 SOUTH FLAGLER DR. SUITE 310, WEST PALM BEACH, FL. 33401

### CERTIFICATE OF OWNERSHIP AND DEDICATION

TOUSA HOMES, INC., DBA, ENGLE HOMES, SOUTH FLORIDA, A FLORIDA CORPORATION, BY AND THROUGH THE UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D." AND HEREBY DEDICATES AS FOLLOWS:

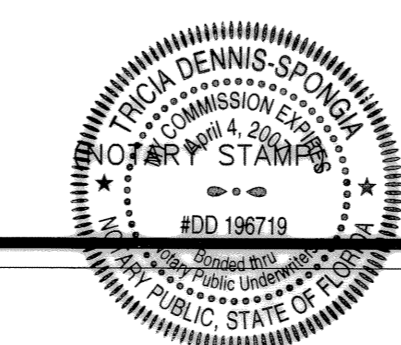
- STREETS  
THE COURT AND WAY AS SHOWN ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. ARE DESIGNATED AS PRIVATE STREETS AND ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE 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. MARTIN COUNTY HAS A 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 SHOWN ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE LAKE  
THE LAKE TRACT AS SHOWN HEREON ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. IS HEREBY DECLARED TO BE PROPERTY OF THE OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND IS FURTHER DECLARED TO BE A PRIVATE LAKE TRACT, WHICH SHALL BE MAINTAINED BY THE ASSOCIATION AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR LAKE AREA DESIGNATED ON THIS PLAT.
- TRACT A  
TRACT "A" AS SHOWN HEREON ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF THE OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND IS FURTHER DECLARED TO BE A DRAINAGE AND DETENTION AREA, WHICH SHALL BE MAINTAINED BY THE ASSOCIATION AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR DRAINAGE AND DETENTION AREAS DESIGNATED ON THIS PLAT.
- TRACTS B AND C  
TRACTS "B" AND "C" AS SHOWN HEREON ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND IS FURTHER DECLARED TO BE OPEN SPACE, UTILITIES, AND OTHER USES DEEMED APPROPRIATE BY THE ASSOCIATION WHICH SHALL BE MAINTAINED BY THE ASSOCIATION AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR SAID TRACTS DESIGNATED AS "B" AND "C" ON THIS PLAT.
- TRACT D  
THE PRESERVATION AREA SHOWN ON THIS PLAT OF "OAKBROOKE ESTATES AT THE GARDENS - PHASE No. 1 OF THE GARDENS P.U.D." AS TRACT "D" IS HEREBY DECLARED TO BE PROPERTY OF THE "OAKBROOKE PROPERTY OWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE A PRIVATE PRESERVATION AREA, 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 IN, OR ALTERATION OR DESTRUCTION OF THE PARCEL SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.
- TRACTS E, F, G AND H  
TRACTS "E", "F", "G" AND "H" AS SHOWN HEREON ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. SHALL BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT.
- TRACT I  
TRACT "I" AS SHOWN HEREON ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE BENEFIT OF THE PUBLIC.



- DRAINAGE EASEMENTS  
THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. AND DESIGNATED AS SUCH ON PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- MAINTENANCE EASEMENTS  
THE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. AND DESIGNATED AS SUCH ON THE PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR MAINTENANCE OF THE WALL, AND THE WALL LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR AND PRIVATE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- PUBLIC FLOW-THROUGH DRAINAGE EASEMENT  
NOT WITHSTANDING THE OBLIGATION OF THE OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT: **ALL DRAINAGE EASEMENTS**  
IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS INTERRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE DESCRIBED EASEMENT AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.
- EMERGENCY ACCESS EASEMENT  
THE EMERGENCY ACCESS EASEMENT SHOWN ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. MAY BE USED FOR EMERGENCY ACCESS PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY EMERGENCY ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- UTILITY EASEMENTS  
THE SIDEWALK EASEMENTS SHOWN ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D. MAY BE USED FOR SIDEWALK PURPOSES BY THE PUBLIC IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY SIDEWALK EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.  
IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS ON THE 20th DAY OF August, 2003  
TOUSA HOMES, INC. DBA ENGLE HOMES, SOUTH FLORIDA  
A FLORIDA CORPORATION  
BY *[Signature]* ARMANDO A. CAMEJO VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 2003 BY ARMANDO A. CAMEJO, AS VICE PRESIDENT OF TOUSA HOMES, INC. DBA ENGLE HOMES, SOUTH FLORIDA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION.  
WITNESS MY HAND AND OFFICIAL STAMP, THIS 20th DAY OF August, 2003.



NOTARY PUBLIC  
PRINTED NAME: Terica Dennis-Sangia  
MY COMMISSION EXPIRES: April 4, 2007

### LEGEND

- INDICATES SET NO. 5 IRON ROD AND CAP "BL LB 6852"
- INDICATES NAIL AND DISK (PCP)
- INDICATES SET 4x4 CONCRETE MONUMENT WITH ALUMINUM DISC "BETSY LINDSAY, INC. PRM LB 6852" (PRM)
- M.E. INDICATES MAINTENANCE EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- D.B. INDICATES DEED BOOK
- REF INDICATES REFERENCE
- D INDICATES CENTRAL ANGLE
- L INDICATES ARC LENGTH
- AC INDICATES ACRES
- ORB INDICATES OFFICIAL RECORD BOOK
- PG INDICATES PAGE

### ACCEPTANCE OF DEDICATIONS

THE OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), BY ITS SIGNATURE BELOW HEREBY ACCEPTS THE AFOREMENTIONED DEDICATIONS.  
OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
PRESIDENT

BY: *[Signature]*  
GREG PILLEN  
PRESIDENT

WITNESS: *[Signature]*  
NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGE BEFORE ME THIS 18th DAY OF August, 2003. BY GREG PILLEN, AS PRESIDENT PROPERTY OWNERS ASSOCIATION WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION.

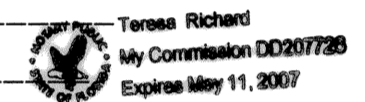
WITNESS MY HAND AND OFFICIAL STAMP, THIS 18th DAY OF August, 2003.

(NOTARY STAMP)

NOTARY PUBLIC

PRINTED NAME: Teresa Richard

MY COMMISSION EXPIRES: \_\_\_\_\_



### APPROVAL BY MARTIN COUNTY

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

9-17-03  
DATE

*[Signature]*  
COUNTY SURVEYOR AND MAPPER

9-18-03  
DATE

*[Signature]*  
COUNTY ENGINEER

9-30-03  
DATE

*[Signature]*  
COUNTY ATTORNEY

9-30-03  
DATE

*[Signature]*  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY,  
FLORIDA.

BCC: 7-22-03

ATTEST:

*[Signature]*  
CLERK

### GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, AS DERIVED FROM MARTIN COUNTY G.P.S. POINTS "OWEN" AND "G534", REFERENCE A BEARING OF S89°50'34"E ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 34TH STREET IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.
- 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 SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY OR ANY PERSON(S) DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT P.C.P.'S (PERMANENT CONTROL POINTS) AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: *[Signature]*  
ELIZABETH A. LINDSAY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4724  
LICENSED BUSINESS NO. 6852

DATE: August 21, 2003

METROPOLITAN SEAL

SEAL

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
208 NORTH U.S. HWY NO. 1 - UNIT 8 - TEQUESTA, FLORIDA 33469  
(561)575-5275 (561)575-4324 FAX  
LICENSED BUSINESS NO. 6852  
OAKBROOKE ESTATES AT THE GARDENS, PHASE No.1  
SHEET 1 OF 3