

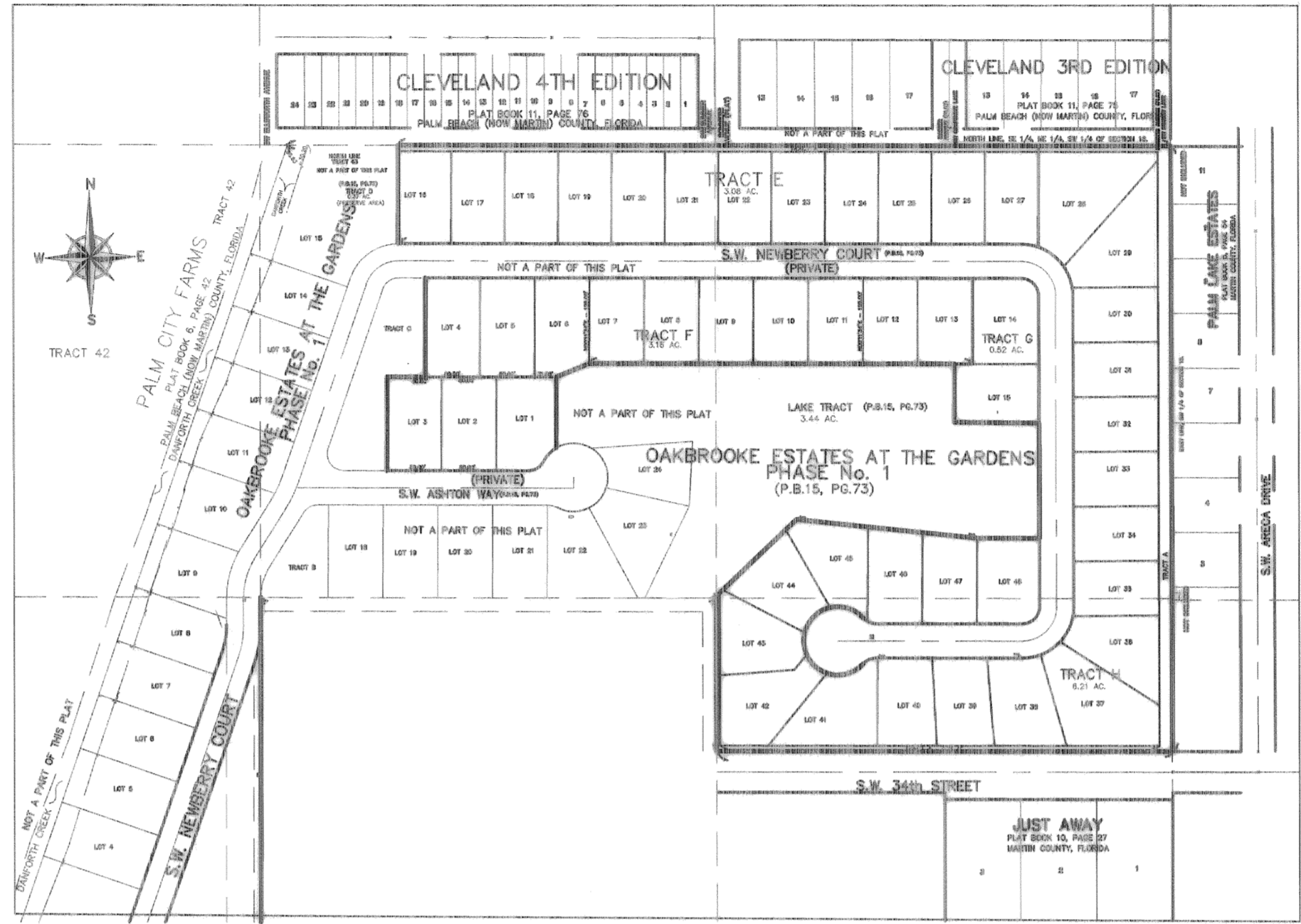
# OAKBROOKE ESTATES AT THE GARDENS

## PHASE No. 2 OF THE GARDENS P.U.D.

BEING A REPLAT OF TRACTS "E","F","G" AND "H" OF "OAKBROOKE ESTATES AT THE GARDENS PHASE No. 1"  
 PLAT BOOK 15, PAGE 73, MARTIN COUNTY, FLORIDA  
 AND BEING A PORTION OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA.

SHEET 1 OF 2

NOTE: IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY MECHANICAL, OR MANUALLY REMOVE, DAMAGE OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTION LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NONNATIVE PLANT SPECIES FROM THESE AREAS.



### 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)
- INDICATES FOUND 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
- R. INDICATES RADIUS LENGTH
- AC. INDICATES ACRES
- ORB. INDICATES OFFICIAL RECORD BOOK
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- C. INDICATES CHORD LENGTH
- CB. INDICATES CHORD BEARING

### ACCEPTANCE OF DEDICATIONS

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

BY: Greg Pillein  
 GREG PILLEIN  
 PRESIDENT

18-38-41-027-000-0000.0  
 PARCEL CONTROL NO.

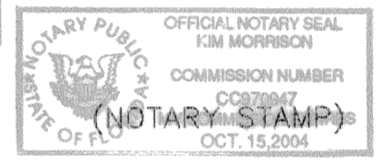
WITNESS: Scott Bennewitz  
 NAME **SCOTT BENNEWITZ**

WITNESS: Steve Robbins  
 NAME **STEVE ROBBINS**

### ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF MARTIN  
 THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGE BEFORE ME THIS 13 DAY OF July, 2004.  
 BY GREG PILLEIN, AS PRESIDENT OF OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 13 DAY OF July, 2004.



NOTARY PUBLIC  
 PRINTED NAME: Kim Morrison  
 MY COMMISSION EXPIRES: 10/15/04

### LEGAL DESCRIPTION

TRACTS "E", "F", "G", AND "H" OF THE PLAT OF "OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 1 OF THE GARDENS P.U.D." AS RECORDED IN PLAT BOOK 15 AT PAGE 73 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.  
 SAID PARCEL CONTAINING 12.97 ACRES MORE OR LESS  
 SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS.

### TITLE CERTIFICATION

I, **DAVID M. LAYMAN**, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 13, 2004, AT Stikam  
 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 15th DAY OF July, 2004

David M. Layman  
**DAVID M. LAYMAN**  
 ATTORNEY AT LAW, FLORIDA BAR NO. 0294470  
 777 SOUTH FLAGLER DR. SUITE 310, WEST PALM BEACH, FL. 33401

### CERTIFICATE OF OWNERSHIP AND DEDICATIONS

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. 2 OF THE GARDENS P.U.D." AND HEREBY DEDICATES AS FOLLOWS:

1. UTILITY EASEMENTS  
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS, PHASE NO. 2 OF THE GARDENS P.U.D. 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
2. DRAINAGE EASEMENTS  
 THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 2 OF THE GARDENS P.U.D. AND DESIGNATED AS SUCH ON THIS 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.
3. MAINTENANCE EASEMENTS  
 THE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 2 OF THE GARDENS P.U.D. AND DESIGNATED AS SUCH ON THIS 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.
4. TRACT A  
 TRACT "A" AS SHOWN HEREON ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 2 OF THE GARDENS P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF THE OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND MAY BE USED FOR OPEN SPACE, DRAINAGE, ACCESS AND OTHER USES DEEMED APPROPRIATE BY THE ASSOCIATION. TRACT "A" 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 TRACT DESIGNATED AS "A" ON THIS PLAT.
5. 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 ALL PRIVATE 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.

6. TRACT "B"  
 TRACT "B" AS SHOWN HEREON ON THIS PLAT OF OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 2 OF THE GARDENS P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF THE OAKBROOKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND MAY BE USED FOR PEDESTRIAN AND EMERGENCY ACCESS AND OTHER USES DEEMED APPROPRIATE BY THE ASSOCIATION. TRACT "B" 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 TRACT DESIGNATED AS "B" ON THIS PLAT.
7. THE PRESERVATION AREA SHOWN ON THE PLAT OF "OAKBROOKE ESTATES AT THE GARDENS - PHASE NO. 1 OF THE GARDENS P.U.D." IN PLAT BOOK 15 AT PAGE 73 AS TRACT "D" WAS DECLARED TO BE PROPERTY OF THE "OAKBROOKE PROPERTY OWNERS ASSOCIATION, INC." (HEREINAFTER ASSOCIATION), AND WERE FURTHER DECLARED TO BE A PRIVATE PRESERVATION AREA, 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.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS ON THE 14th DAY OF July, 2004  
 TOUSA HOMES, INC. DBA ENGLE HOMES, SOUTH FLORIDA  
 A FLORIDA CORPORATION  
 BY: Armando A. Camejo  
 ARMANDO A. CAMEJO  
 VICE PRESIDENT

WITNESS: Scott Bennewitz  
 NAME **SCOTT BENNEWITZ**

WITNESS: Charles Black  
 NAME **CHARLES BLACK**

### ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF MARTIN  
 THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF July, 2004, 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 \_\_\_\_\_ OFFICIAL STAMP, THIS 14th DAY OF July, 2004.

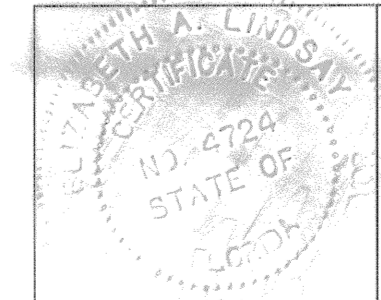


Tricia Dennis-Spongia  
 NOTARY PUBLIC  
 PRINTED NAME: Tricia Dennis-Spongia  
 MY COMMISSION EXPIRES: April 4, 2007

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "OAKBROOKE ESTATES AT THE GARDENS-PHASE No. 2 OF THE GARDENS P.U.D." 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: Elizabeth A. Lindsay  
 ELIZABETH A. LINDSAY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4724  
 LICENSED BUSINESS NO. 6852  
 DATE: July 12, 2004



**B BETSY LINDSAY, INC.**  
 SURVEYING AND MAPPING  
 208 NORTH U.S. HWY No. 2 - UNIT 8 - TEQUESTA, FLORIDA 33469  
 (561)575-5275 (561)575-4324 FAX  
 LICENSED BUSINESS NO. 6852  
**OAKBROOKE ESTATES, PHASE No.2 SHEET 1 OF 2**

### APPROVAL BY MARTIN COUNTY

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

- 07-30-04 DATE [Signature] COUNTY SURVEYOR AND MAPPER
- 08-03-04 DATE [Signature] COUNTY ENGINEER
- 08-04-04 DATE [Signature] COUNTY ATTORNEY
- 09-04-04 DATE [Signature] CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

### GENERAL NOTES

- A. 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.
- B. 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.
- C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- D. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

ATTEST: Marsha Ewing  
 CLERK  
 By Charlotte Buskey, D.C.

APPROVED - 5 PM 8-28  
 MARTIN COUNTY  
 CLERK