

JULY, 1986

PLAT NO. 20 MARTIN DOWNS P.U.D.

SHEET 1 OF 3

LYING IN SECTIONS 7 & 18
TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLA.

CERTIFICATE OF OWNERSHIP & DEDICATION

DESCRIPTION

A parcel of land lying in Sections 7 and 18, Township 38 South, Range 41 East, Martin County, Florida. Said parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 18; thence S 89°10'12" E, along the North line of said Section 18, a distance of 99.10 feet to the POINT OF BEGINNING of the herein described parcel of land, said point lying in a curve concave to the Northeast, having a radius of 2438.34 feet; thence Northeasterly along the arc of said curve through a central angle of 08°40'17", a distance of 369.03 feet to the point of tangency; thence N 05°26'56" W, a distance of 221.56 feet; thence N 81°15'40" E, a distance of 3.00 feet; thence S 87°17'17" E, a distance of 79.35 feet to the point of curvature of a curve concave to the Southwest, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve through a central angle of 81°50'21", a distance of 35.71 feet to the point of tangency; thence N 05°26'56" W, a distance of 72.18 feet; thence S 87°17'17" E, a distance of 137.99 feet; thence radially S 02°42'43" W, a distance of 50.00 feet to a point on a curve concave to the Northeast, having a radius of 605.00 feet; thence Northeasterly along the arc of said curve through a central angle of 02°14'36", a distance of 23.69 feet; thence S 05°26'56" E, a distance of 185.92 feet to the point of curvature of a curve concave to the Northeast, having a radius of 2182.34 feet; thence Southeasterly along the arc of said curve through a central angle of 08°49'01", a distance of 335.83 feet to the point of tangency; thence S 14°15'57" E, a distance of 275.73 feet to the point of curvature of a curve concave to the Southwest, having a radius of 1030.90 feet; thence Southwesterly, along the arc of said curve through a central angle of 16°49'06", a distance of 302.60 feet to the point of reverse curvature of a curve concave to the Northeast, having a radius of 50.00 feet; thence Southeasterly, along the arc of said curve through a central angle of 90°00'00", a distance of 334.58 feet to a distance of 78.54 feet to the point of reverse curvature of a curve concave to the Southwest, having a radius of 153.00 feet; thence Southwesterly along the arc of said curve through a central angle of 180°00'00", a distance of 480.66 feet to the point of tangency; thence N 87°26'51" W, a distance of 93.00 feet to the point of curvature of a curve concave to the Northeast, having a radius of 213.00 feet; thence Northwesterly along the arc of said curve through a central angle of 90°00'00", a distance of 334.58 feet to the point of tangency; thence N 02°33'09" E, a distance of 143.00 feet to the point of curvature of a curve concave to the Northwest, having a radius of 774.90 feet; thence Northwesterly, along the arc of said curve through a central angle of 16°49'06", a distance of 227.46 feet to the point of tangency; thence N 14°15'57" W, a distance of 275.73 feet to the point of curvature of a curve concave to the Northeast having a radius of 2438.34 feet; thence Northeasterly along the arc of said curve through a central angle of 00°08'44", a distance of 6.19 feet to the POINT OF BEGINNING of the herein described parcel of land.

Said parcel containing 9.464 acres.

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

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

10/27/86
DATE
COUNTY ENGINEER
July 22, 1986
DATE
COUNTY ATTORNEY
July 22, 1986
DATE
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
July 22, 1986
DATE
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA
ATTEST: *Marsha Stiller*
CLERK
Lucy Cracy & Chase, PC

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.
SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHT-OF-WAYS, SHOWN ON THIS PLAT NO. 20 ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY 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 SUCH STREETS AND RIGHT-OF-WAYS.
2. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
3. THE UTILITY EASEMENTS SHOWN ON THIS PLAT NO. 20 MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, IN COMPLIANCE WITH SUCH ORDINANCE AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
4. THE COMMON AREAS, AS SHOWN ON THIS PLAT NO. 20, ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR UTILITY, DRAINAGE AND LANDSCAPE 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 COMMON AREAS.

SIGNED AND SEALED THIS 11th DAY OF September, 1986, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION
Betty M. English
BETTY M. ENGLISH, SECRETARY
Peter D. Cummings
PETER D. CUMMINGS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS AND BETTY ENGLISH, TO ME WELL KNOWN TO BE THE PRESIDENT, AND SECRETARY, RESPECTIVELY OF SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH AS INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF September, 1986.

MY COMMISSION EXPIRES:

May 2, 1989
Sharon H. Cox
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION SHALL EXECUTE A SEPARATE MORTGAGEE'S HOLDERS CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LOCATION MAP (N.T.S.)



SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

I, VINCENT J. NOEL, DO HEREBY CERTIFY THAT THIS PLAT NO. 20 IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS 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.

V. J. Noel
VINCENT J. NOEL
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4169

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

ME, GUNSTER, TOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 12th, 1986, AT 8:00 P.M.

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.

2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. MORTGAGE FROM SOUTHERN LAND GROUP, INC. AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC. BOTH FLORIDA CORPORATIONS, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED SEPTEMBER 30, 1985 AND RECORDED OCTOBER 2, 1985, IN OFFICIAL RECORDS BOOK 658, PAGE 2148, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

B. MORTGAGE FROM SOUTHERN LAND GROUP, INC. AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC. BOTH FLORIDA CORPORATIONS, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED SEPTEMBER 30, 1985 AND RECORDED OCTOBER 2, 1985, IN OFFICIAL RECORDS BOOK 658, PAGE 2151, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

C. MORTGAGE FROM SOUTHERN LAND GROUP, INC. AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC. BOTH FLORIDA CORPORATIONS, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED SEPTEMBER 30, 1985 AND RECORDED OCTOBER 2, 1985, IN OFFICIAL RECORDS BOOK 658, PAGE 2162, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 12th DAY OF September, 1986.

BY: *Richard D. Holt*
RICHARD D. HOLT (FOR THE FIRM)
PHILLIPS POINT, SUITE 500
777 SOUTH FLAGLER DRIVE
WEST PALM BEACH, FLORIDA 33481-6194

Submission Parcel Control #: 07-38-41-007-000-000-0-0

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
PO BOX 727 10 CENTRAL PARKWAY
JUPITER, FLORIDA 33458 SUITE 400
STUART, FLORIDA 33957

1 3