

PLAT NO. 22

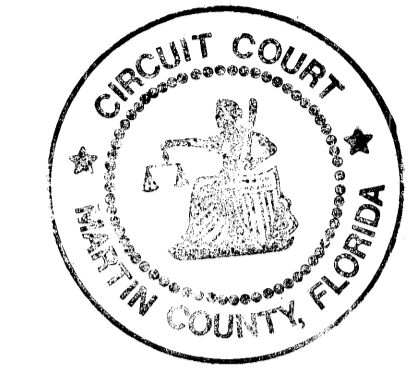
BEING PARCEL NO. 13

MARTIN DOWNS P. U. D.

AUGUST, 1986
SHEET 1 OF 2

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

RECORDED
MARTIN COUNTY, FLA.
86 NOV 20 P2: 47
LOUISE V. ISSACS
CLERK OF THE COURT
BY _____



I, Louise V. Issacs,
Clerk of the Circuit
Court of Martin County,
Florida, hereby certify
that this plat was filed
for record in Plat Book
10, Page 52, Martin
County, Florida, Public
Records, this 20th day
of November, 1986.
Marsha Stiller, Clerk
Circuit Court
Martin County, Florida
By: Maury E. Chase
Deputy Clerk
File No. 628732
(Circuit Court Seal)

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°28'16"W, along the West line of said Section 18, a distance of 1148.84 feet to a point on the North right-of-way line of Martin Downs Boulevard, as recorded in Official Record Book 461, Page 399, Martin County, Florida; thence S 89°31'29"W, along said North right-of-way line, a distance of 1876.83 feet; thence N 89°28'31"E, a distance of 93.27 feet to the point of curvature of a curve concave to the Southwest, having a radius of 798.88 feet; thence Northwesterly along the arc of said curve through a central angle of 13°03'29", a distance of 188.85 feet to the point of tangency; thence N 12°34'58"W, a distance of 65.88 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue N 12°34'58"W, a distance of 448.77 feet to the point of curvature of a curve concave to the Southwest, having a radius of 1588.48 feet; thence Northwesterly, along the arc of said curve through a central angle of 19°09'58", a distance of 584.58 feet to a point of reverse curvature of a curve concave to the Northeast, having a radius of 1381.87 feet; thence North-easterly, along the arc of said curve through a central angle of 28°56'51", a distance of 475.67 feet to the point of tangency; thence N 18°48'06"W, a distance of 77.67 feet to the point of curvature of a curve concave to the Southeast, having a radius of 25.88 feet; thence Northeasterly along the arc of said curve through a central angle of 84°07'82", a distance of 36.78 feet to the point of tangency; thence N 73°18'56"E, a distance of 68.81 feet to the point of curvature of a curve concave to the Southeast, having a radius of 1875.88 feet; thence Northeasterly along the arc of said curve through a central angle of 85°49'34", a distance of 189.31 feet; thence S 18°48'06"E, a distance of 115.26 feet to the point of curvature of a curve concave to the Northeast, having a radius of 1181.87 feet; thence Southeasterly along the arc of said curve through a central angle of 28°56'51", a distance of 482.55 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius of 1788.48 feet; thence Southeasterly along the arc of said curve through a central angle of 19°09'58", a distance of 571.48 feet to the point of tangency; thence S 12°34'58"E, a distance of 448.77 feet; thence S 77°25'82"W, a distance of 288.88 feet to the POINT OF BEGINNING of the herein described parcel of land.

Said parcel containing 7.847 acres.

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA
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 AN INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF October, 1986.

MY COMMISSION EXPIRES:
Notary Public, State of Florida At Large
My Commission Expires May 2, 1988
Sharon L. Gabe
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT

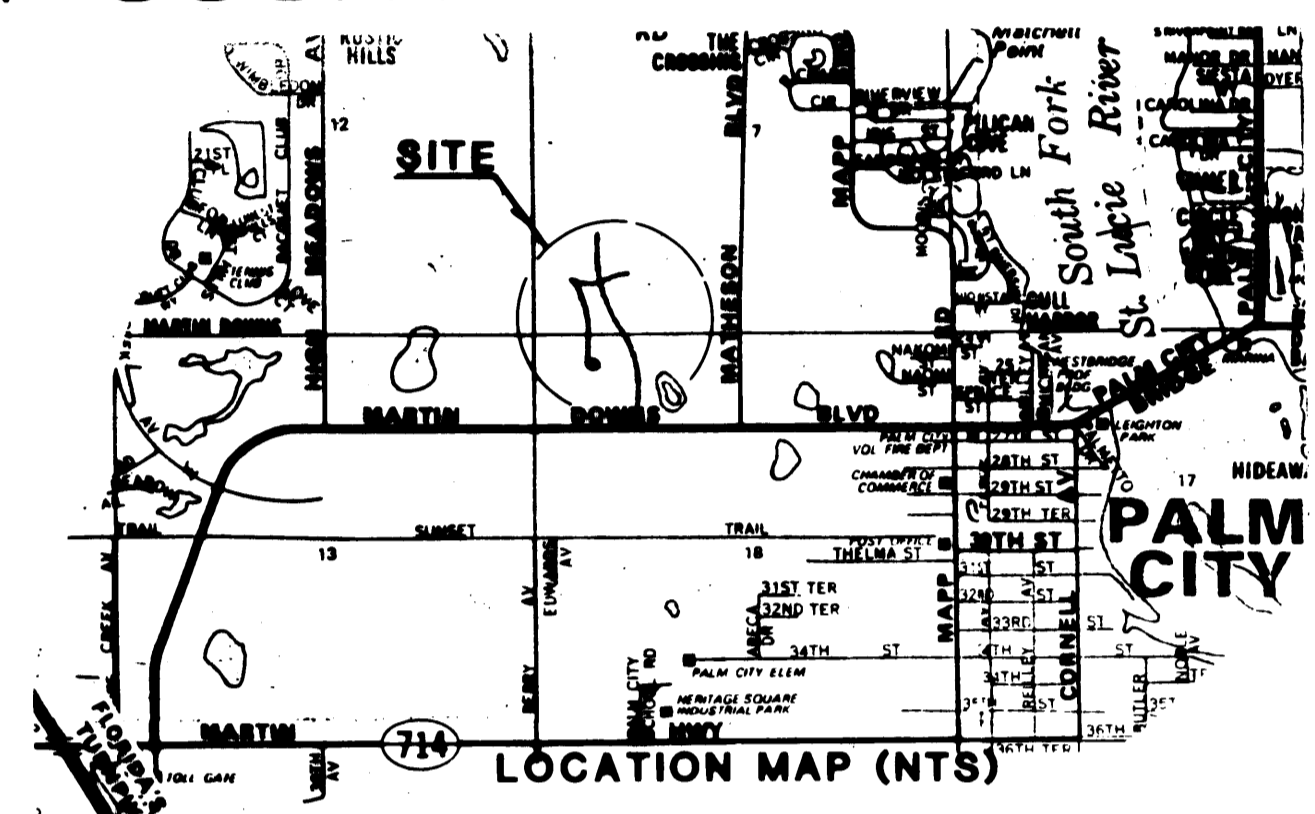
COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION SHALL EXECUTE A SEPARATE MORTGAGEE'S HOLDERS CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TITLE CERTIFICATION

STATE OF FLORIDA
S.S.
WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 12th, 1986, AT 8 PM.

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - 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.
 - 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.
 - 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 8th DAY OF October, 1986.
BY: Richard D. Holt
RICHARD D. HOLT, ATTY. FOR THE FIRM
PHILLIPS POINT, SUITE 500
777 SOUTH FLAGLER DRIVE
WEST PALM BEACH, FLORIDA 33401-6194



SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
S.S.
I, VINCENT J. NOEL, DO HEREBY CERTIFY THAT THIS PLAT NO. 22 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 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.
Vincent J. Noel
VINCENT J. NOEL
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4169

CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF MARTIN
STATE OF FLORIDA
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:

- PARCEL "A", AS SHOWN ON THIS PLAT NO. 22, IS 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 SAID PARCEL.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE UTILITY AND ACCESS EASEMENTS, AS SHOWN HEREON, 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 AND APPROVED BY THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE COMMON AREAS, AS SHOWN ON THIS PLAT NO. 22, 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 10th DAY OF October, 1986, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST:
Betty English
BETTY ENGLISH
SECRETARY
BY: Peter D. Cummings
PETER D. CUMMINGS
PRESIDENT

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE, OR DATES INDICATED.
10/14/86 DATE
[Signature] COUNTY ENGINEER
August 12, 1986 DATE
[Signature] COUNTY ATTORNEY
August 12, 1986 DATE
[Signature] CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
August 12, 1986 DATE
[Signature] CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA
ATTEST: Marsha Stiller by Maury Chase, Jr.
CLERK

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors	
PO. BOX 727 JUPITER, FLORIDA 33458	9 CENTRAL PARKWAY SUITE 408 STUART, FLORIDA 33497
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