

A PLAT OF  
**LA MARIPOSA**

(PARCEL 35)  
 BEING PLAT NO. 23 OF MARTIN DOWNS, A P.U.D.  
 BEING A REPLAT OF TRACTS 18 & 31 OF  
 PALM CITY FARMS AS RECORDED IN  
 PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF  
 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA  
 LYING IN SECTION 13, TWP 38S., RGE. 40E.

AUGUST, 1986

SHEET 1 OF 2

*Marsha Stiller*  
 I, Marsha Stiller,  
 Clerk of the Circuit  
 Court of Martin County,  
 Florida, hereby certify  
 that this plat was filed  
 for record in Plat Book  
 10, Page 55, Martin  
 County, Florida, Public  
 Records, this 25th day  
 of November, 1986.  
*Marsha Stiller*  
 Clerk  
 Circuit Court  
 Martin County, Florida  
 By: *Gracy Chase*  
 Deputy Clerk  
 File No.  
 629327  
 (Circuit Court Seal)

**DESCRIPTION**

S.S.  
 A PARCEL OF LAND BEING TRACTS 18 AND 31 OF THE PLAT OF PALM CITY FARMS  
 AS RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM  
 BEACH (NOW MARTIN) COUNTY, FLORIDA.  
 CONTAINING 19.846 ACRES

**DEDICATION & CERTIFICATE OF OWNERSHIP**

COUNTY OF MARTIN  
 STATE OF FLORIDA

S.S.  
 MONARCH POINTE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, BY AND THROUGH  
 ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PRO-  
 PERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS  
 SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT OF LA MARIPOSA, ARE HEREBY  
 DEDICATED TO LA MARIPOSA HOMEOWNERS' ASSOCIATION, INC., FOR ACCESS,  
 UTILITY AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLI-  
 GATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN  
 COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH  
 STREETS AND RIGHTS-OF-WAY.
- AN EASEMENT FOR INGRESS AND EGRESS, IS HEREBY GRANTED TO MARTIN DOWNS PRO-  
 PERTY OWNERS' ASSOCIATION, INC., OVER AND ACROSS THE STREETS AND RIGHTS-OF-  
 WAY, SHOWN ON THIS PLAT OF LA MARIPOSA.
- THE LIMITED ACCESS EASEMENTS SHOWN ON THIS PLAT OF LA MARIPOSA, ARE HEREBY  
 DEDICATED TO MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC., FOR THE PUR-  
 POSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. THE BOARD OF COUNTY  
 COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LI-  
 ABILITY REGARDING SUCH LIMITED ACCESS EASEMENTS.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF LA MARIPOSA MAY BE USED FOR  
 UTILITY PURPOSES, BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., 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 AS APPROVED BY LA  
 MARIPOSA HOMEOWNER'S ASSOCIATION, INC.
- THE COMMON AREAS (TRACTS B AND C), SHOWN ON THIS PLAT OF LA MARIPOSA, ARE  
 HEREBY DEDICATED TO LA MARIPOSA HOMEOWNERS' ASSOCIATION, INC. FOR RECRE-  
 ATION 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.
- THE COMMON AREA (TRACT A), SHOWN ON THIS PLAT OF LA MARIPOSA, IS HEREBY  
 DEDICATED TO LA MARIPOSA HOMEOWNERS' ASSOCIATION, INC., FOR LANDSCAPE PUR-  
 POSSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCI-  
 ATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO  
 RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREA.
- THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF LA MARIPOSA, ARE HEREBY DEDI-  
 CATED TO MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE CONSTRU-  
 CTION AND MAINTENANCE OF DRAINAGE, 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 DRAINAGE EASEMENTS.
- THE WATER MANAGEMENT TRACT "A" AND 20' MAINTENANCE EASEMENT, AS SHOWN ON  
 THIS PLAT OF LA MARIPOSA, ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY  
 OWNERS' ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES, AND SHALL BE THE  
 PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY  
 COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OF LI-  
 ABILITY REGARDING SAID WATER MANAGEMENT TRACT AND 20' MAINTENANCE EASEMENT.
- THE 15.00 FOOT EASEMENT ADJACENT TO SUNSET TRAIL IS HEREBY DEDICATED TO THE  
 BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA FOR ROADWAY,  
 UTILITY AND DRAINAGE PURPOSES.

SIGNED AND SEALED THIS 6 DAY OF OCTOBER, 1986, ON BEHALF  
 OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO, BY ITS SECRETARY.

ATTEST: MONARCH POINTE DEVELOPMENT CORPORATION

By: *John Fix*  
 JOHN FIX  
 PRESIDENT

By: *J. Stockton Bryan*  
 J. STOCKTON BRYAN  
 SECRETARY

**ACKNOWLEDGEMENT**

COUNTY OF MARTIN  
 STATE OF FLORIDA

S.S.  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN FIX  
 AND J. STOCKTON BRYAN, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRE-  
 TARY, RESPECTIVELY OF MONARCH POINTE DEVELOPMENT CORPORATION, A  
 FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH IN-  
 STRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF October,  
 1986.

MY COMMISSION EXPIRES:

*Annita R. Lipp*  
 NOTARY PUBLIC  
 STATE OF FLORIDA

**MORTGAGEE'S CONSENT**

COUNTY OF MARTIN  
 STATE OF FLORIDA

S.S.  
*Barnett Bank of Martin County, N.A.* A CORPORATION EXISTING  
 UNDER THE LAWS OF THE UNITED STATES OF AMERICA, HEREBY CERTIFIES THAT  
 IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON  
 AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS  
 MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 6th DAY OF OCTOBER, 1986.

BY: *Harvey J. Harmon*  
 ATTEST: *Harvey J. Harmon*

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

*John E. Thomas* *Elizabeth Campbell*  
 WITNESS WITNESS

**ACKNOWLEDGEMENT**

COUNTY OF MARTIN  
 STATE OF FLORIDA

S.S.  
 BEFORE ME PERSONALLY APPEARED *Dancy T. Harmon* AND  
*David C. Vaugeois* TO ME WELL KNOWN, AND KNOWN TO ME  
 TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING  
 INSTRUMENT AS *Asst. Vice President* AND *Vice President*  
 OF *Barnett Bank of Martin County, N.A.* A CORPORATION  
 EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND SEVERALLY  
 ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS  
 SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE  
 FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND  
 THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE  
 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID  
 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY October,  
 1986.

MY COMMISSION EXPIRES:

*Russell Chadwick*  
 NOTARY PUBLIC  
 STATE OF FLORIDA

**TITLE CERTIFICATION**

STATE OF FLORIDA S.S.

I, J. STOCKTON BRYAN, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT  
 AS OF September 8, 1986, AT 9:14 A.M.:

- 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, EN-  
 CUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. MORTGAGE FROM MONARCH POINT DEVELOPMENT CORPORATION, A  
 FLORIDA CORPORATION, TO BARNETT BANK, N.A. DATED SEPT 5, 1986  
 AND RECORDED SEPT 8, 1986, IN OFFICIAL RECORDS BOOK 688, PAGE 152,  
 PUBLIC RECORDS OF MARTIN COUNTY, FLA.

DATED THIS 6 DAY OF October, 1986.

By: *J. Stockton Bryan*  
 J. STOCKTON BRYAN  
 900 EAST OCEAN BOULEVARD  
 STUART, FLORIDA 33494

**COUNTY APPROVAL**

COUNTY OF MARTIN  
 STATE OF FLORIDA

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

10/30/86 *[Signature]* COUNTY ENGINEER  
11/21/86 *[Signature]* COUNTY ATTORNEY  
11/21/86 *[Signature]* CHAIRMAN - PLANNING AND ZONING COMMISSION OF  
 MARTIN COUNTY, FLORIDA  
21 NOV 86 *[Signature]* CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF  
 MARTIN COUNTY, FLORIDA

ATTEST: *Marsha Stiller by Gracy Chase, Clerk*  
 CLERK

**SURVEYOR'S CERTIFICATION**

STATE OF FLORIDA S.S.

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF LA MARIPOSA IS  
 A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONS-  
 IBLE 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 COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1,  
 FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

*S. Dale Monroe*  
 S. DALE MONROE  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 3956

LINDAHL, BROWNING FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors		1	2
P.O. BOX 727 JUPITER, FLORIDA 33458	40 CENTRAL PARKWAY SUITE 400 STUART, FLORIDA 33497		

Subdivision Plat Control # 13-38-40-007-000-0000.0-0