

FEBRUARY, 1987

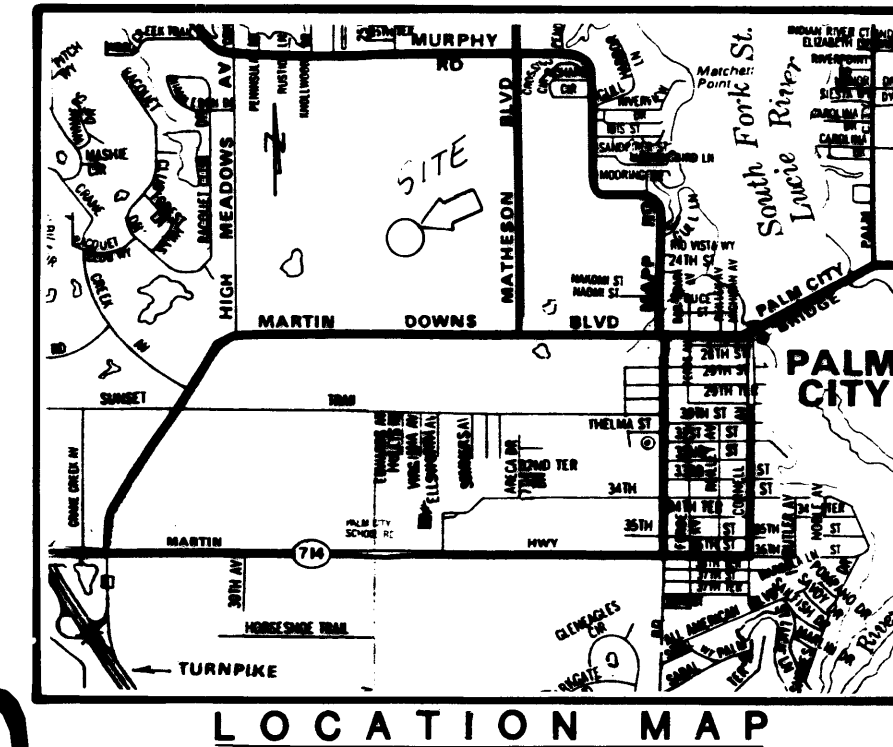
SHEET 1 OF 2

PLAT NO. 28

BEING PARCEL NO. 15

MARTIN DOWNS P.U.D.

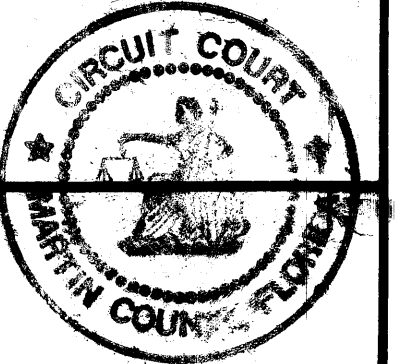
LYING IN SECTION 7,
TOWNSHIP 38 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA.



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 73, Martin County, Florida, Public Records, this 14th day of May, 1987.

Marsha Stiller, Clerk
Circuit Court
Martin County, Florida
By: *Charlotte Buckley*
Deputy Clerk

File No.
694262
(Circuit Court Seal)



DESCRIPTION

A parcel of land lying in Section 7, Township 38 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Southwest corner of said Section 7; thence N 88°22'35"E, along the West line of said Section, a distance of 1253.26 feet; thence S 89°37'25"E, a distance of 223.88 feet to the POINT OF BEGINNING of the herein described parcel of land said point being also a point on the Easterly right-of-way line of S.W. Monarch Club Drive and a point on a curve, concave to the East, having a radius of 1129.69 feet the radius point of which bears N 68°47'52"E, thence N 52°19'46"E, leaving said curve, a distance of 138.92 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 1888.88 feet the radius point of which bears N 52°19'46"E; thence Southeasterly, along the arc of said curve, through a central angle of 27°07'18", a distance of 473.32 feet; thence S 76°37'28"E, a distance of 68.89 feet; thence N 88°05'41"E, a distance of 57.54 feet; thence S 86°35'51"E, a distance of 67.14 feet; thence S 88°58'05"E, a distance of 63.85 feet; thence S 68°01'39"E, a distance of 57.34 feet; thence S 77°55'19"E, a distance of 67.86 feet; thence S 61°27'24"E, a distance of 62.53 feet; thence S 71°31'38"E, a distance of 23.66 feet; thence S 81°43'09"E, a distance of 423.72 feet to a point on a curve, concave to the Northwest, having a radius of 385.88 feet, the radius point of which bears N 71°19'49"W; thence Southerly, 79°36'48", a distance of 423.79 feet; thence N 81°43'09"W, a distance of 133.47 feet to the point of curvature of a curve, concave to the South, having a radius of 1875.88 feet; thence Westerly, along the arc of said curve, through a central angle of 24°07'55", a distance of 468.41 feet; thence S 73°18'56"W, a distance of 68.81 feet; thence N 16°41'04"W, a distance of 58.88 feet; thence S 73°18'56"W, a distance of 6.75 feet to the point of curvature of a curve, concave to the North, having a radius of 25.88 feet; thence Westerly and Northerly, along the arc of said curve, through a central angle of 91°48'32", a distance of 48.86 feet to the point of reverse curvature of a curve, concave to the West, having a radius of 752.18 feet, said point being also a point on the aforementioned Easterly right-of-way line of S.W. Monarch Club Drive; thence Northerly along said right-of-way line and the arc of said curve, through a central angle of 23°08'15", a distance of 382.88 feet to the point of reverse curvature of a curve, concave to the East, having a radius of 1129.69 feet; thence continue Northerly along said right-of-way line and the arc of said curve, through a central angle of 16°49'39", a distance of 328.83 feet to the POINT OF BEGINNING of the herein described parcel of land.

Containing 8.776 Acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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:

- THE STREETS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT NO. 28 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.
 - THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT NO. 28, 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.
 - THE UTILITY EASEMENTS, SHOWN ON THIS PLAT NO. 28, 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, SHOWN ON THIS PLAT NO. 28, 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.
 - S.W. OAKHILL WAY, LOCATED WITHIN THE COMMON AREA SHOWN ON THIS PLAT NO. 28 IS HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., FOR DRIVEWAY ACCESS 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 S.W. OAKHILL WAY.
- SIGNED AND SEALED THIS 18th DAY OF February, 1987, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: SOUTHERN LAND GROUP, INC.,
A FLORIDA CORPORATION

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

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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 INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF February, 1987.

MY COMMISSION EXPIRES:

August 27, 1990
Margaret Carter
NOTARY PUBLIC
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT NO. 28 IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBILITY 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.

David M. Jones
DAVID M. JONES
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3989

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.

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.
WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JANUARY 15, 1987, AT 4:00 P.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, 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 650, 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 650, 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 650, PAGE 2162, 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 AUGUST 29, 1986, AND RECORDED SEPTEMBER 2, 1986, IN OFFICIAL RECORDS BOOK 687, PAGE 738, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- DATED THIS 15th DAY OF February, 1987.
BY: *W. J. Bonan*
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
W. MARTIN BONAN (FOR THE FIRM)
10 CENTRAL PARKWAY, SUITE 400
STUART, FLORIDA 33497

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

4/15/87
DATE
COUNTY ENGINEER

January 27, 1987
DATE
COUNTY ATTORNEY

January 27, 1987
DATE
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLA.

January 27, 1987
DATE
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: *Marsha Stiller*
CLERK
By *Charlotte Buckley, P.C.*
Subdivision Parcel Control #: 07-38-41-012-000-0000-0-0

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
P.O. BOX 727
JUPITER, FLORIDA 33458

10 CENTRAL PARKWAY
SUITE 420
STUART, FLORIDA 33497

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