

LOCATION MAP

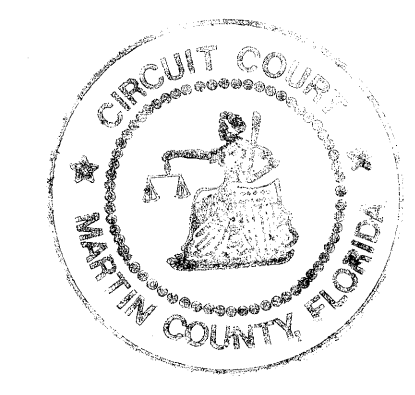
MARCH, 1987

# PLAT NO. 29

BEING PARCEL NO. 53

# MARTIN DOWNS P.U.D. SHEET 1 OF 2

LYING IN SECTION 12, TWP. 38 S., RNGE 40 E.,  
& SECTION 7, TWP. 38 S., RNGE. 41 E.,  
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 74, Martin County, Florida, Public Records, this 12th day of May, 1987.

Marsha Stiller, Clerk  
Circuit Court  
Martin County, Florida  
By: Marcy Chase  
Deputy Clerk  
File No. 055630  
(Circuit Court Seal)

### DESCRIPTION

A parcel of land lying in Section 12, Township 38 South, Range 40 East and Section 7, Township 38 South, Range 41 East, Martin County, Florida. Said parcel being more particularly described as follows:

Commence at the Southwest corner of said Section 7, Township 38 South, Range 41 East; thence N 00°22'35"E, along the West line of said Section 7, a distance of 580.67 feet to the POINT OF BEGINNING of the herein described parcel of land; thence S 81°15'40"W, a distance of 126.26 feet; thence N 05°28'36"W, a distance of 403.66 feet; thence N 25°19'16"E, a distance of 492.81 feet; thence N 07°10'31"E, a distance of 68.44 feet; thence N 81°36'25"E, a distance of 54.08 feet; thence N 81°25'57"E, a distance of 5.00 feet to a point on a curve on the Westerly right-of-way line of S.W. Monarch Club Drive being concave to the Northeast, having a radius of 1179.69 feet; thence Southeasterly along the arc of said curve, through a central angle of 29°18'44", a distance of 683.52 feet to the point of reverse curvature of a curve, concave to the Southwest, having a radius of 702.18 feet; thence Southerly along the arc of said curve through a central angle of 23°16'17", a distance of 285.20 feet to the point of compound curvature of a curve, concave to the Northwest, having a radius of 25.00 feet; thence Southwesterly along the arc of said curve through a central angle of 87°55'26", a distance of 38.36 feet to the point of tangency, said point being on the Northerly right-of-way line of S.W. Fox Point Trail; thence S 73°18'56"W along said Northerly right-of-way line, a distance of 24.68 feet to the point of curvature concave to North, having a radius of 555.00 feet; thence Westerly along the arc of said curve, through a central angle of 19°23'47", a distance of 187.89 feet to the point of tangency; thence N 87°17'17"W, a distance of 137.99 feet; thence S 05°26'56"E, a distance of 72.18 feet to a point on a curve, concave to the Southwest, having a radius of 25.00 feet, whose center bears S 84°33'04"W; thence Northwesterly 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 87°17'17"W, a distance of 79.35 feet; thence S 81°15'40"W, a distance of 14.72 feet to the POINT OF BEGINNING of the herein described parcel of land.

Said parcel containing 7.532 acres.

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA S.S.  
COUNTY OF MARTIN

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. 29 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 COMMON AREAS, SHOWN ON THIS PLAT NO. 29, 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.
3. THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT NO. 29, ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE 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 DRAINAGE EASEMENTS.

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

### ACKNOWLEDGMENT

STATE OF FLORIDA S.S.  
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

### MORTGAGEE'S CONSENT

STATE OF FLORIDA S.S.  
COUNTY OF MARTIN

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.

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.  
COUNTY OF MARTIN

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT NO. 29 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.

David M. Jones  
DAVID M. JONES  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 3909

### TITLE CERTIFICATION

STATE OF FLORIDA S.S.  
COUNTY OF MARTIN

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.

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 650, PAGE 2140, 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 650, 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 650, PAGE 2162, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- D. 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 13th DAY OF FEBRUARY, 1987.

BY: W. Van der Boven  
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 S.S.  
COUNTY OF MARTIN

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

4/30/87  
DATE  
COUNTY ENGINEER

2/10/87  
DATE  
COUNTY ATTORNEY

2/10/87  
DATE  
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLA.

2/10/87  
DATE  
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: Marsha Stiller  
CLERK  
by Marcy Chase, De.

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.  
Consulting Engineers, Planners & Surveyors  
P.O. BOX 727 10 CENTRAL PARKWAY  
JUPITER, FLORIDA 33458 SUITE 420  
STUART, FLORIDA 33497

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Subdivision Parcel Control #: 12-38-40-002-000-0000.0