



LOCATION MAP

PLAT NO. 29 "A"

(BEING A RE-PLAT OF A PORTION OF PLAT NO. 29 MARTIN DOWNS P.U.D.)

AUGUST, 1987

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.

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 88°22'35"E, along the West line of said Section 7, a distance of 588.67 feet to the POINT OF BEGINNING of the herein described parcel of land; thence S 81°15'48"W, a distance of 126.26 feet; thence N 85°28'36"W, a distance of 483.66 feet; thence N 25°19'16"E, a distance of 492.81 feet; thence N 87°18'31"E, a distance of 68.44 feet; thence N 81°43'03"E, a distance of 33.88 feet to a point on a curve, on the Westerly Right of Way Line of S.W. Monarch Club Drive, having a radius of 465.88 feet, the radius point of which bears N81°25'57"E; thence Southerly, along the arc of said curve, through a central angle 17°41'32", a distance of 143.59 feet; thence S26°15'35"E, a distance of 55.61 feet to the point of curvature of a curve, concave to the West, having a radius of 415.88 feet; thence Southerly, along the arc of said curve, through a central angle of 6°06'04", a distance of 44.19 feet to the point of reverse curvature of a curve concave to the East, having a radius of 1179.69 feet; thence Southerly, along the arc of said curve, through a central angle of 17°43'16", a distance of 364.87 feet to the point of reverse curvature of a curve, concave to the Southwest, having a radius of 782.18 feet; thence Southerly along the arc of said curve through a central angle of 23°16'17", a distance of 285.28 feet to the point of compound curvature of a curve, concave to the Northwest, having a radius of 25.88 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 555.88 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 85°26'56"E, a distance of 72.18 feet to a point on a curve, concave to the Southwest, having a radius of 25.88 feet, the radius point of which bears S 84°33'04"W; thence Northwesterly along the arc of said curve, through a central angle of 81°58'21", 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°15'48"W, a distance of 14.72 feet to the POINT OF BEGINNING of the herein described parcel of land.

Said parcel containing 7.451 acres.

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.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

CERTIFICATE OF OWNERSHIP & 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:

1. THE STREETS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT NO. 29 "A" 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 "A" 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 24th DAY OF AUGUST, 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
SECRETARY
PETER D. CUMMINGS
PRESIDENT

ACKNOWLEDGMENT

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 INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF August, 1987.

MY COMMISSION EXPIRES: August 27, 1990
Margaret Carter
NOTARY PUBLIC
STATE OF FLORIDA

TITLE CERTIFICATION

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 August 19, 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 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.

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 28th DAY OF August, 1987.

BY: W. Gunster
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
W. MARTIN BONAN (FOR THE FIRM)
18 CENTRAL PARKWAY, SUITE 408
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.

10/2/1987
DATE
August 25, 1987
DATE
August 25, 1987
DATE
August 25, 1987
DATE
COUNTY ENGINEER
COUNTY ATTORNEY
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLA.
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: Marsha Stiller
CLERK
By: Deborah Langston (cc)

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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