

# A PLAT OF MONARCH CLUB DRIVE

BEING PLAT NO. 19 "A", MARTIN DOWNS, A P.U.D. BEING A PORTION OF SECTION 7,  
TOWNSHIP 38 SOUTH, RANGE 41 EAST AND A REPLAT OF MONARCH CLUB DRIVE  
(PLAT 19 MARTIN DOWNS P.U.D.) AS RECORDED IN PLAT BOOK 10 PAGE 72,  
AND A REPLAT OF A PORTION OF PLAT 29 MARTIN DOWNS P.U.D. AS RECORDED

AUGUST, 1987 IN PLAT BOOK 10, PAGE 74, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SHEET 1 OF 3

### 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 80°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 COUNTY, FLORIDA; THENCE S 89°31'29"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 951.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 88°28'31"E, A DISTANCE OF 254.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1888.88 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°03'29", A DISTANCE OF 227.91 FEET TO THE POINT OF TANGENCY; THENCE N 12°34'58"W, A DISTANCE OF 281.42 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1428.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'58", A DISTANCE OF 477.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1381.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°56'51", A DISTANCE OF 584.92 FEET TO THE POINT OF TANGENCY; THENCE N 18°48'06"W, A DISTANCE OF 63.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°52'58", A DISTANCE OF 43.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 685.88 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°23'47", A DISTANCE OF 284.81 FEET; THENCE RADIIALLY N 82°42'43"E, A DISTANCE OF 58.88 FEET TO A POINT ON A CONCENTRIC CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 555.88 FEET; THENCE EASTERLY 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 73°18'56"E, A DISTANCE OF 24.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.88 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°55'26", A DISTANCE OF 38.36 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 782.18 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°16'17", A DISTANCE OF 285.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1179.69 FEET; THENCE NORTHWESTERLY 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 WEST, HAVING A RADIUS OF 415.88 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°58'84", A DISTANCE OF 44.19 FEET; THENCE N 26°15'35"W, A DISTANCE OF 55.61 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 465.88 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°41'32", A DISTANCE OF 143.59 FEET; THENCE N 88°34'03"W, A DISTANCE OF 11.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1044.84 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°09'23", A DISTANCE OF 312.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 147.24 FEET; THENCE NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°28'08", A DISTANCE OF 162.75 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 255.39 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°20'11", A DISTANCE OF 153.85 FEET; THENCE N 80°55'09"E, A DISTANCE OF 58.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 385.39 FEET, THE RADIUS POINT OF WHICH BEARS S 80°55'09"W; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°20'11", A DISTANCE OF 183.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 197.24 FEET; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°28'08", A DISTANCE OF 218.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 994.84 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°09'23", A DISTANCE OF 297.89 FEET; THENCE S 88°34'03"E, A DISTANCE OF 11.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 415.88 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°41'32", A DISTANCE OF 128.15 FEET; THENCE S 26°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 465.88 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°06'84", A DISTANCE OF 49.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1129.69 FEET; THENCE SOUTHERLY ALONG THE

ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°43'16", A DISTANCE OF 349.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 752.18 FEET; THENCE SOUTHEASTERLY ALONG 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 NORTHEAST, HAVING A RADIUS OF 25.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°48'32", A DISTANCE OF 48.86 FEET TO THE POINT OF TANGENCY; THENCE N 73°18'56"E, A DISTANCE OF 6.75 FEET; THENCE RADIIALLY S 16°41'84"E, A DISTANCE OF 58.88 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.88 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°87'82", A DISTANCE OF 36.78 FEET TO THE POINT OF TANGENCY; THENCE S 18°48'86"E, A DISTANCE OF 77.67 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1381.87 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°56'51", A DISTANCE OF 475.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1588.48 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'58", A DISTANCE OF 584.58 FEET TO THE POINT OF TANGENCY; THENCE S 12°34'58"W, A DISTANCE OF 513.77 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 798.88 FEET; THENCE SOUTHEASTERLY 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 S 80°28'31"W, A DISTANCE OF 93.27 FEET TO A POINT IN THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N 89°31'29"W, A DISTANCE OF 125.88 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 5.987 ACRES.

### DEDICATION

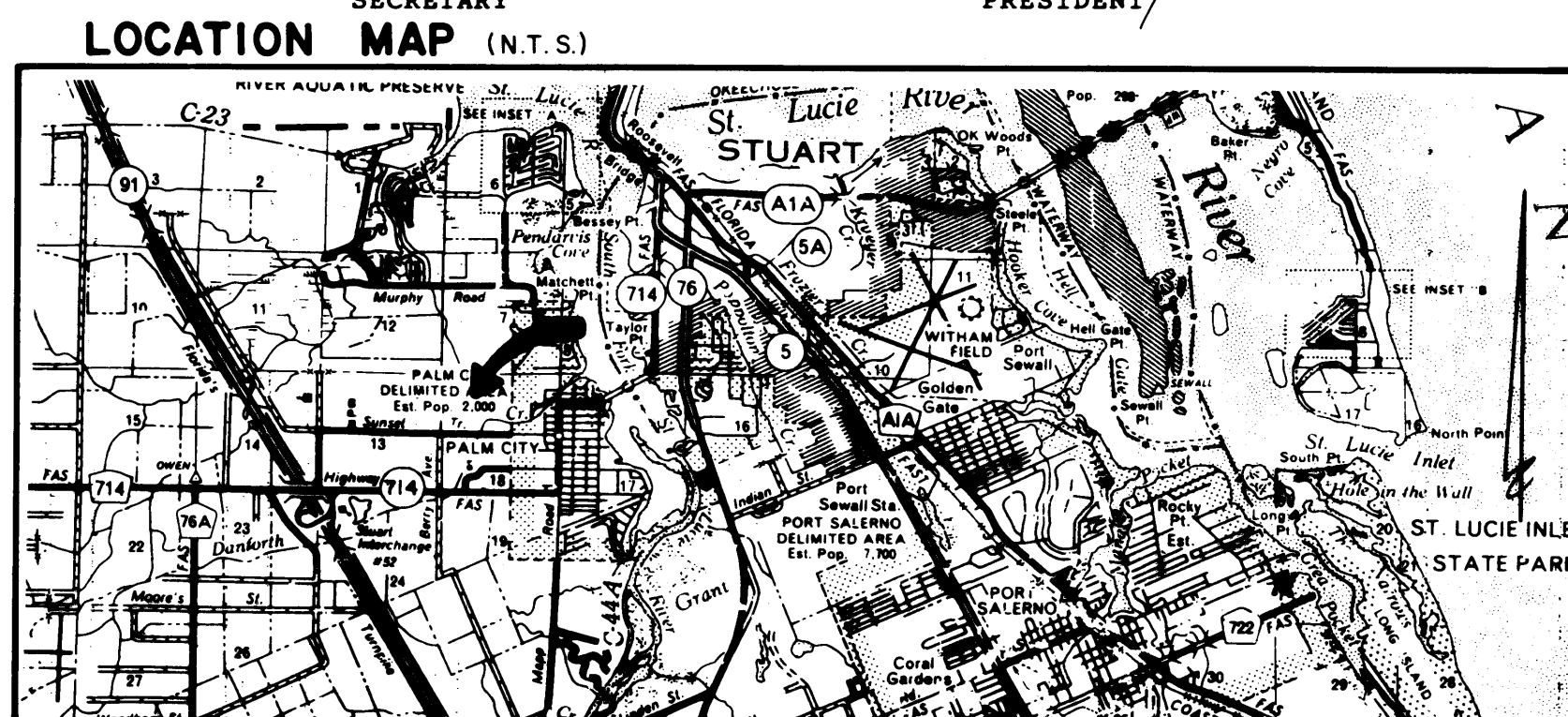
STATE OF FLORIDA  
COUNTY OF MARTIN

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 RIGHTS-OF-WAY, SHOWN ON THIS PLAT OF MONARCH CLUB DRIVE, 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 RIGHTS-OF-WAY.

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



### ACKNOWLEDGMENT

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 OFFICE SEAL THIS 24th DAY OF August, 1987.

MY COMMISSION EXPIRES:

August 27, 1990 *Margaret Carter*  
NOTARY PUBLIC  
STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
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.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 19, 1987, AT 4:30 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 RECORD 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. Martin Bonan*  
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.  
W. MARTIN BONAN (FOR THE FIRM)  
18 CENTRAL PARKWAY, SUITE 488  
STUART, FLORIDA 33497

Subdivision Parcel Control #: 07-38-41-011-000-0000-0

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.  
Consulting Engineers, Planners & Surveyors  
P.O. BOX 727 18 CENTRAL PARKWAY  
JUPITER, FLORIDA 33458 SUITE 420  
STUART, FLORIDA 33497

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 26 day of August, 1987.

Marsha Stiller, Clerk  
Circuit Court  
Martin County, Florida

By: *Deborah Langston*  
Deputy Clerk

File No. 680483

