



LOCATION MAP

OCTOBER, 1987

MONTEBELLO AT MARTIN DOWNS PLAT NO. 30 BEING PARCEL NO. 12B MARTIN DOWNS P.U.D. LYING IN SECTION 13 TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

SHEET 1 OF 2

FILED FOR RECORD 10 11 16

Sheet 1 of 2

I, Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this Plat was filed for record in Plat Book 11, Page 1, Martin County, Florida, Public Records, this 10 day of Oct, 1987.

Marsha Stiller, Clerk Circuit Court Martin County, Florida By: Deborah Langston Deputy Clerk

File No. 886992 (Circuit Court Seal)

DESCRIPTION

A parcel of land lying within Section 13, Township 38 South, Range 40 East, Martin County, Florida. Said parcel being more particularly described as follows:

Commence at the North one-quarter (1/4) corner of said Section 13; thence N 88°54'28"W, along the North line of said Section 13, a distance of 180.00 feet to a point on the West right-of-way line of S.W. High Meadows Avenue (a 200.00 foot right-of-way); thence S 00°59'10"W, along said West right-of-way, a distance of 236.26 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue S 00°59'10"W, along said West right-of-way line, a distance of 235.99 feet; thence S 84°32'52"W, a distance of 152.51 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 215.00 feet; thence Southwesterly, along the arc of said curve through a central angle of 61°46'47", a distance of 231.83 feet to the point of tangency; thence S 22°46'05"W, a distance of 131.87 feet to the point of curvature of a non tangent curve, concave to the Northwest, having a radius of 98.00 feet whose center bears S 73°43'33"W; thence Southwesterly, along the arc of said curve through a central angle of 83°25'53", a distance of 131.05 feet to the point of curvature of a non tangent curve, concave to the Southeast, having a radius of 368.00 feet whose center bears S 67°21'05"E; thence Southwesterly along the arc of said curve through a central angle of 18°51'09", a distance of 118.45; thence S 85°42'27"W, a distance of 178.69 feet; thence S 84°17'33"E, a distance of 207.61 feet to a point on curve, concave to the Southeast, having a radius of 1182.45 feet whose center bears S 17°29'26"E, said point also being on the North right-of-way line of S. W. Martin Downs Boulevard (a 200.00 foot right-of-way); thence Southwesterly along the arc of said curve through a central angle of 20°44'05", a distance of 427.92; thence N 38°13'32"W, a distance of 298.77 feet; thence N 33°05'42"E, a distance of 177.26 feet; thence N 23°28'34"W, a distance of 95.54 feet; thence N 02°56'55"E, a distance of 39.96 feet; thence N 58°54'52"E, a distance of 297.08 feet; thence N 21°45'41"E, a distance of 93.75 feet to a point on a curve, concave to the Northwest, having a radius of 150.00 feet whose center bears N 22°07'42"W; thence Northeastly along the arc of said curve through a central angle of 21°33'02", a distance of 56.42 feet; thence S 47°14'31"E, a distance of 56.61 feet; thence N 85°54'55"E, a distance of 41.89 feet; thence N 58°55'15"E, a distance of 39.91 feet; thence N 37°25'55"E, a distance of 98.20 feet; thence N 02°58'46"W, a distance of 48.98 feet; thence N 17°38'51"E, a distance of 75.07 feet; thence N 5°14'32"E, a distance of 32.12 feet; thence S 84°26'28"E, a distance of 86.85 feet; thence N 49°46'08"E, a distance of 42.94 feet; thence N 36°46'43"E, a distance of 69.20 feet; thence N 01°41'10"E, a distance of 46.54 feet; thence N 31°41'07"W, a distance of 52.32 feet; thence S 89°32'44"E, a distance of 435.02 feet to the POINT OF BEGINNING of the herein described parcel of land.

Said parcel containing 12.129 Acres.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S. I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT 30 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. 3989

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

KNOWN ALL MEN BY THESE PRESENTS THAT CREATIVE ENVIRONMENT ENTERPRISES, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS PLAT NO. 30, WITH THE EXCEPTION OF PARCEL "A" MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT NO. 30, ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.
2. THE STREETS AND RIGHT-OF-WAYS, SHOWN ON THIS PLAT 30, ARE HEREBY DEDICATED TO MONTEBELLO AT MARTIN DOWNS 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.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, 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 MONTEBELLO AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
4. THE COMMON AREAS, AS SHOWN ON THIS PLAT 30, ARE HEREBY DEDICATED TO MONTEBELLO AT MARTIN DOWNS 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.
5. THE RECIPROCAL MAINTENANCE EASEMENTS SHOWN ON THIS PLAT NO. 21 "A", ARE HEREBY DEDICATED TO THE ADJOINING PROPERTY OWNERS FOR BUILDING MAINTENANCE.

CREATIVE ENVIRONMENT ENTERPRISES, INC. HEREBY JOINS IN AND CONSENTS TO THE DEDICATIONS MADE BY SOUTHERN LAND GROUP, INC., AS SHOWN HEREON.

SIGNED AND SEALED THIS DAY OR 1987, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: CREATIVE ENVIRONMENT ENTERPRISES, INC. Andrea S. Bills ANDREA S. BILLS ASSISTANT SECRETARY R. L. Glancy R. L. GLANCY PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED R.L. GLANCY AND ANDREA S. BILLS, TO ME WELL KNOWN TO BE THE PRESIDENT, AND ASSISTANT SECRETARY, RESPECTIVELY OF CREATIVE ENVIRONMENT ENTERPRISES, INC., AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH AS INSTRUMENTS AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF October, 1987.

MY COMMISSION EXPIRES: 01/13/1991 Dale Anderson NOTARY PUBLIC STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 715, PAGE 158, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATION SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF October, A.D., 1987.

AMERICAN PIONEER SAVINGS BANK, A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

ATTEST: James M. Beale ASSISTANT VICE PRESIDENT Thomas H. Wilkin Senior VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Thomas H. Wilkin and JoAnne M. Beale, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY OF AMERICAN PIONEER SAVINGS BANK AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF October, 1987.

MY COMMISSION EXPIRES: 4-16-1991 Mary B. Halley NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT CERTAIN PORTION OF THE LANDS SHOWN HEREON DESCRIBED AS PARCEL "A", AND, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. PARCEL "A", SHOWN ON THIS PLAT NO. 30, IS HEREBY DEDICATED TO THE MARTIN DOWNS COUNTRY CLUB, INC., A FLORIDA CORPORATION, FOR GOLF COURSE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID PARCEL "A".
2. THE UTILITY EASEMENT, AS SHOWN HEREON, 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

SOUTHERN LAND GROUP HEREBY JOINS IN AND CONSENTS TO THE DEDICATIONS MADE BY CREATIVE ENVIRONMENT ENTERPRISES, INC., AS SHOWN HEREON.

SIGNED AND SEALED THIS 19th DAY OF October, 1987, ON BEHALF OF THE CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: Betty M. English BETTY M. ENGLISH SECRETARY Peter D. Cummings PRESIDENT

Submission Parcel Control #: 13-38-40-014-000-0000.0

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS AND BETTY A. ENGLISH, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF SOUTHERN LAND GROUP, INC., AND THEY ACKNOWLEDGE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF October, 1987. Margaret Carter NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

I, WILLIAM D. ANDERSON, JR., MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 10/23, 1987 AT 8:00 A.M.

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT, WITH THE EXCEPTION OF PARCEL "A", IS IN THE NAME OF CREATIVE ENVIRONMENT ENTERPRISES, INC.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A: MORTGAGE FROM CREATIVE ENVIRONMENT ENTERPRISES, INC., A FLORIDA CORPORATION TO AMERICAN PIONEER SAVINGS BANK DATED APRIL 13, 1987 AND RECORDED IN O.R.B. 715, PAGE 158, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 23rd DAY OF October, 1987.

BY: William D. Anderson, Jr. WILLIAM D. ANDERSON, JR. 525 CAMDEN AVENUE STUART, FLORIDA 33497

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 October 15, 1987, AT 4:15 P.M.

- 1. APPARENT RECORD TITLE TO PARCEL "A" OF THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF SOUTHERN LAND GROUP, INC.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING PARCEL "A" OF THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

NONE

DATED THIS 23rd DAY OF October, 1987.

W. Martin Bonan, Esq. W. MARTIN BONAN, ESQ. GUNSTER, YOAKLEY, CRISER & STEWART, P.A. 18 CENTRAL PARKWAY - SUITE 400 STUART, FLORIDA 33497 (385) 288-1980

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

11-16-87 Donald E. Hellman COUNTY ENGINEER

October 6, 1987 James E. Drayton COUNTY ATTORNEY

October 6, 1987 Chairman - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLA.

October 6, 1987 Chairman - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: Deborah Langston CLERK

LINDAHL, BROWNING FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors 10 CENTRAL PARKWAY SUITE 420 STUART, FLORIDA 33497