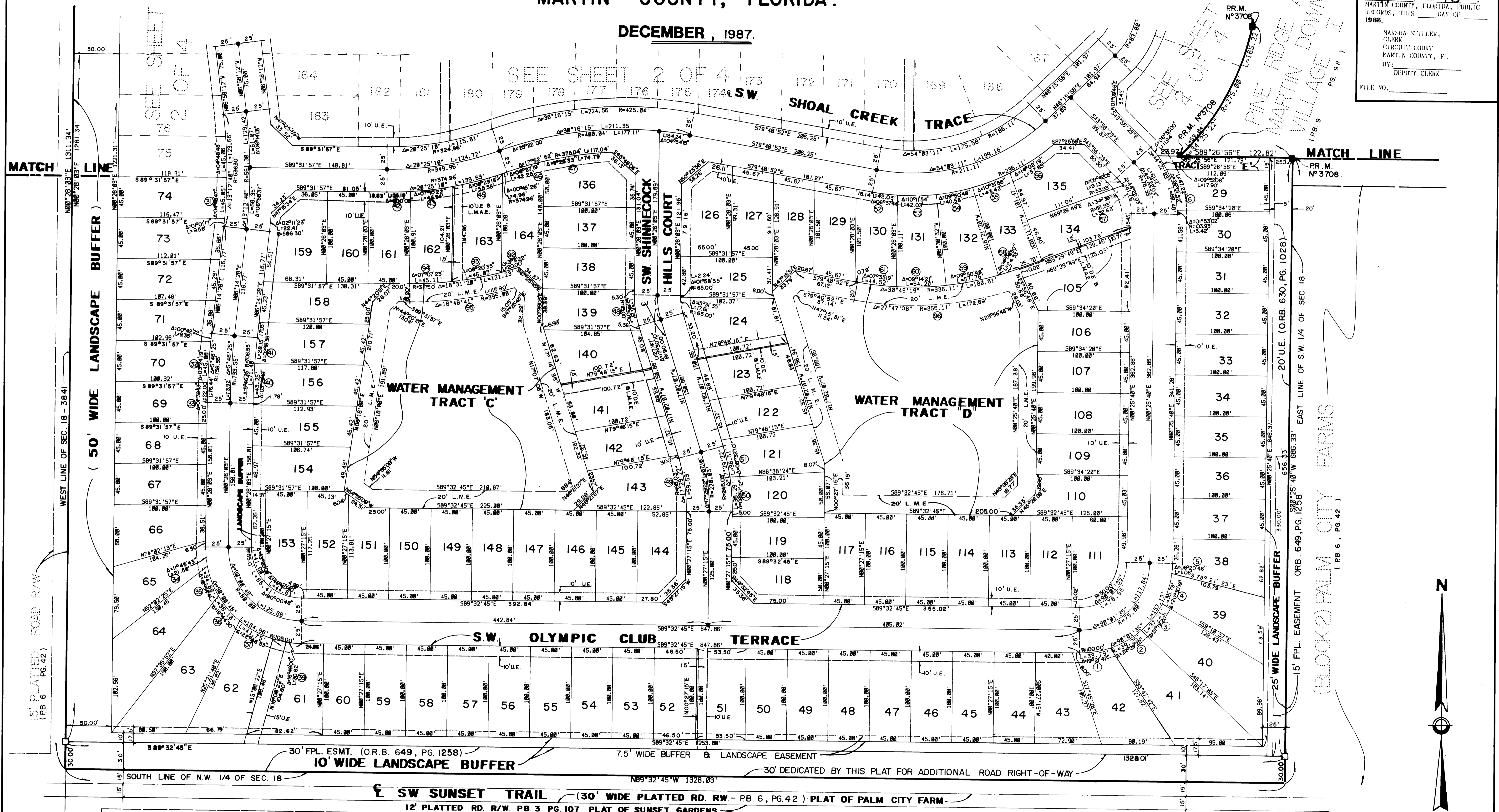


PLAT OF THE CHARTER CLUB AT MARTIN DOWNS.

BEING PLAT N° 27 MARTIN DOWNS P. U. D. SITUATE IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA.

DECEMBER, 1987.

STATE OF FLORIDA COUNTY OF MARTIN SS.
CLERK'S RECORDING CERTIFICATE
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 15, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF 1988.
MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FL. BY: DEPUTY CLERK
FILE NO.



SURVEYOR'S NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF S00°28'03"W ALONG THE WEST SECTION LINE 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT MARTIN COUNTY ZONING REGULATIONS, AND MORE SPECIFICALLY TO THE MARTIN DOWNS P.U.D. AGREEMENT.
4. THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.

LEGEND
□ - DENOTES (PRM) PERMANENT REFERENCE MONUMENT (SET)
■ - DENOTES (PRM) PERMANENT REFERENCE MONUMENT (FOUND)
● - DENOTES P.C.P. (PERMANENT CONTROL POINT)
D.E. - DENOTES DRAINAGE EASEMENT
L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
U.E. - DENOTES UTILITY EASEMENT
L.M.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT

THIS INSTRUMENT PREPARED BY R.W. LEE FOR:
SHALLOWAY INC.
DATE 7-23-87
DRAWN A.R.
CHECKED G.R.
JOB NO. 87025
3/4