

A PLAT OF MONARCH PARCEL 22 PLAT NO. 74 MARTIN DOWNS P.U.D.

LYING IN SECTIONS 7 & 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF GOLF COURSE TRACT 4, MONARCH GOLF COURSE PLAT NO. 64
MARTIN DOWNS P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 54, PUBLIC RECORDS OF
MARTIN COUNTY, FLORIDA

JANUARY 1996

LEGAL DESCRIPTION

BEING A PARCEL OF LAND SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF GOLF COURSE TRACT 4, MONARCH GOLF COURSE, PLAT NO. 64, MARTIN DOWNS P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 54 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PLAT NO. 26, MARTIN DOWNS, P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 69, PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE NORTH 89°31'29" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD, PER OFFICIAL RECORD BOOK 461, PAGE 420, AS RECORDED IN THE PUBLIC RECORDS OF SAID MARTIN COUNTY, A DISTANCE OF 426.78 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF MONARCH GOLF COURSE PLAT NO. 64, PLAT BOOK 13, PAGE 54, AS RECORDED IN THE PUBLIC RECORDS OF SAID MARTIN COUNTY, FOR THE FOLLOWING ELEVEN (11) COURSES; THENCE NORTH 15°31'37" EAST, A DISTANCE OF 337.47 FEET; THENCE NORTH 21°51'48" EAST, A DISTANCE OF 520.30 FEET; THENCE NORTH 48°43'44" EAST, A DISTANCE OF 80.61 FEET; THENCE NORTH 00°11'38" EAST, A DISTANCE OF 273.41 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 15°17'39" WEST, BEING CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°07'24", A DISTANCE OF 230.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13°25'03" WEST, A DISTANCE OF 497.26 FEET; THENCE NORTH 34°01'12" WEST, A DISTANCE OF 500.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 180.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°36'55", A DISTANCE OF 174.72 FEET; THENCE NORTH 00°21'53" EAST, A DISTANCE OF 115.00 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 00°21'53" EAST, BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 225.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'29", A DISTANCE OF 45.26 FEET; THENCE NORTH 78°06'38" WEST, A DISTANCE OF 113.61 FEET TO A POINT ON THE EAST LINE OF PLAT NO. 38 MARTIN DOWNS P.U.D., PLAT BOOK 11, PAGE 28, AS RECORDED IN THE PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE NORTH 02°55'37" EAST, ALONG THE EAST LINE OF SAID PLAT 38 FOR THE FOLLOWING TWO COURSES, A DISTANCE OF 50.62 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 11°53'21" WEST, BEING CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°29'29", A DISTANCE OF 37.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH 07°22'50" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF CURVATURE, BEING ON THE EAST LINE OF PLAT 47A MARTIN DOWNS P.U.D., PLAT BOOK 13, PAGE 36, AS RECORDED IN THE PUBLIC RECORDS OF SAID MARTIN COUNTY, SAID CURVE BEING CONCAVE TO THE EAST, AND HAVING A RADIUS OF 693.24 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'11", A DISTANCE OF 189.80 FEET; THENCE SOUTH 68°06'23" EAST, CONTINUING ALONG THE EAST LINE OF SAID PLAT 47A FOR THE FOLLOWING FOUR COURSES, A DISTANCE OF 75.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 108.80 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°46'04", A DISTANCE OF 164.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27°07'33" EAST, A DISTANCE OF 249.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 505.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'47", A DISTANCE OF 54.32 FEET; THENCE ALONG THE SOUTH, EAST AND NORTH LINE OF SAID MONARCH GOLF COURSE PLAT NO. 64, FOR THE FOLLOWING THIRTEEN (13) COURSES, SOUTH 78°07'16" EAST, A DISTANCE OF 70.11 FEET; THENCE SOUTH 19°26'52" EAST, A DISTANCE OF 67.18 FEET; THENCE SOUTH 11°39'33" WEST, A DISTANCE OF 82.97 FEET; THENCE SOUTH 41°41'15" WEST, A DISTANCE OF 138.16 FEET; THENCE SOUTH 07°05'21" WEST, A DISTANCE OF 42.28 FEET; THENCE SOUTH 10°43'09" EAST, A DISTANCE OF 70.47 FEET; THENCE SOUTH 29°55'14" WEST, A DISTANCE OF 78.08 FEET; THENCE SOUTH 32°52'49" WEST, A DISTANCE OF 48.29 FEET; THENCE SOUTH 19°42'23" WEST, A DISTANCE OF 100.42 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 19°46'09" WEST, BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 365.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'47", A DISTANCE OF 166.25 FEET; THENCE NORTH 35°57'56" EAST, A DISTANCE OF 56.69 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 17°45'27" WEST, BEING CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 150.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°54'28", A DISTANCE OF 78.30 FEET TO A POINT ON THE SOUTH LINE OF THE CIMARRON PLAT NO. 71, PLAT BOOK 13, PAGE 68, AS RECORDED IN THE PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING TWO COURSES, SOUTH 34°01'40" EAST, A DISTANCE OF 482.94 FEET; THENCE SOUTH 87°23'30" EAST, A DISTANCE OF 107.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. MATHESON AVE., PER OFFICIAL RECORD BOOK 663, PAGE 1398, AS RECORDED IN THE PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE SOUTH 02°36'30" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 268.87 FEET; THENCE SOUTH 00°11'38" WEST, CONTINUING ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 156.98 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT 26; THENCE NORTH 89°31'29" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE SAID NORTH LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE WEST LINE OF SAID PLAT 26; THENCE SOUTH 00°11'38" WEST, ALONG THE SAID WEST LINE, A DISTANCE OF 217.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 22.408 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MARTIN)

KNOW ALL MEN BY THESE PRESENTS, THAT MONARCH HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS THE PLAT OF MONARCH PARCEL 22, PLAT NO. 74, MARTIN DOWNS P.U.D., MORE PARTICULARLY DESCRIBED HEREON, 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 AND EMERGENCY ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., 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 STREETS AND RIGHTS-OF-WAY.

2. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE AND MAINTENANCE PURPOSES 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 SAID EASEMENTS.

3. THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V. (1) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA AND (2) APPROVED BY THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

4. AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED OVER AND ACROSS THE STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, IN FAVOR OF THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

5. THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR WATER MANAGEMENT PURPOSES 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 SAID TRACTS EXCEPT THOSE SPECIFIED WITHIN THE PRESERVATION AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY, FLORIDA.

6. THE TWENTY FOOT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS PURPOSES 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 SAID EASEMENTS.

7. THE LIFT STATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY UTILITIES. ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF A SANITARY LIFT STATION, FOR ALL PROPER UTILITY PURPOSES, INCLUDING C.A.T.V. IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS. THE BOARD OF COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.

SIGNED AND SEALED THIS 10th DAY OF January 1996 ON BEHALF OF SAID CORPORATION BY THE PRESIDENT AND VICE PRESIDENT OF THE CORPORATION.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

By: [Signature] MONARCH HOMES OF FLORIDA, INC.
ATTEST: [Signature]

(CORP. SEAL)

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF MARTIN)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January 1996, BY JOHN R. PESHKIN AS PRESIDENT AND KATHLEEN B. CLAYTON AS VICE PRESIDENT OF MONARCH HOMES OF FLORIDA, INC. ON BEHALF OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

[Signature]
NOTARY PUBLIC
PRINTED NAME:
MY COMMISSION EXPIRES:



PARCEL CONTROL NO. 7-38-41-023-000-0000.0

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14, PAGE 10, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 6 DAY OF June, 1996.
MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.
BY: [Signature] DEPUTY CLERK
FILE NO. 1179198
(CIRCUIT COURT SEAL)

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF MARTIN)

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF 16th DAY OF January 1996, AT 8:00 AM

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.

2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 17.192 F.S. HAVE BEEN PAID.

3. ALL MORTGAGES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. NONE.
DATED THIS 16th DAY OF January April 1996.

FIRST AMERICAN TITLE INSURANCE COMPANY
BY: [Signature] BART RILEY, VICE PRESIDENT/BRANCH MANAGER
301 EAST OCEAN BOULEVARD
STUART, FLORIDA 34996

[Signature] Deborah L. Hallis, Asst. Manager
for Bart Riley

COUNTY APPROVAL

STATE OF FLORIDA)
COUNTY OF MARTIN)

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

3-6-95 [Signature] COUNTY ENGINEER

4-29-96 [Signature] COUNTY ATTORNEY

5-2-96 [Signature] CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA

12-5-95 [Signature] CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: [Signature] CLERK

By: [Signature] DC

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF MARTIN)

S.S.

I, PASQUALE VOLPE, DO HEREBY CERTIFY THAT THIS PLAT OF MONARCH PARCEL 22, PLAT NO. 74, MARTIN DOWNS P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS 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, 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.

[Signature]
PASQUALE VOLPE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4873

NOTES

- EACH NUMBERED TRACT DEPICTED HEREON IS A LOT.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT PREPARED BY:
PASQUALE VOLPE, P.L.S.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

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2400 S.E. MONTENEY ROAD SUITE 300 STUART, FL 34996 407-286-2882
2222 COLLEGE ROAD SUITE 201 FT. PIERCE, FL 34909 407-461-2450
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409 407-684-2375

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