

# A PLAT OF MARTIN DOWNS COUNTRY CLUB

BEING PLAT NO. 10 OF MARTIN DOWNS, A P.U.D.  
LYING IN SECTION 14, TWP. 38 S., RGE. 40 E.  
MARTIN COUNTY, FLORIDA

FEBRUARY, 1984

SHEET 1 OF 2

I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 9, PAGE 63, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF April, 1984.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Charlotte Busby  
FILE NO. 510692

## DESCRIPTION

STATE OF FLORIDA  
COUNTY OF MARTIN

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 14, BEAR N 89°42'13" W, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 1637.84 FEET; THENCE S 00°17'47" W, A DISTANCE OF 967.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. SANDHILL ROAD, AN 80.00 FOOT RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK 9, PAGE 38, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND. THENCE PROCEED N 40°38'31" E, A DISTANCE OF 31.77 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 134.78 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°30'14", A DISTANCE OF 50.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 62°08'45" E, A DISTANCE OF 100.00 FEET; THENCE S 27°51'15" E, A DISTANCE OF 2.00 FEET; THENCE N 62°08'45" E, A DISTANCE OF 195.65 FEET TO A POINT ON A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 475.00 FEET, WHOSE CENTER BEARS N 32°33'29" E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°09'42", A DISTANCE OF 308.08 FEET; THENCE N 61°12'59" E, A DISTANCE OF 244.54 FEET; THENCE N 67°48'18" E, A DISTANCE OF 201.05 FEET; THENCE S 75°39'35" E, A DISTANCE OF 274.16 FEET; THENCE S 31°08'57" W, A DISTANCE OF 343.72 FEET; THENCE S 28°08'04" W, A DISTANCE OF 126.33 FEET; THENCE S 58°31'29" W, A DISTANCE OF 51.18 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 475.00 FEET, WHOSE CENTER BEARS N 07°18'51" E; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°01'55", A DISTANCE OF 149.49 FEET; THENCE S 62°08'45" W, A DISTANCE OF 228.36 FEET; THENCE S 27°51'15" E, A DISTANCE OF 2.00 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 233.85 FEET, WHOSE CENTER BEARS S 27°51'15" E; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°30'14", A DISTANCE OF 87.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 40°38'31" W, A DISTANCE OF 68.70 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF AFORESAID S.W. SANDHILL ROAD; SAID POINT BEING ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3431.48 FEET, WHOSE CENTER BEARS S 41°18'35" W; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°20'09", A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

SAID PARCEL CONTAINING 5.003 ACRES.

## 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 THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- S.W. GREENWOOD WAY, AS SHOWN ON THIS PLAT OF MARTIN DOWNS PLAT NO. 10 IS 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 SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH ROAD.
- THE WATER MANAGEMENT TRACT "A", AS SHOWN HEREON IS 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, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACT.
- THE 20 FOOT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR THE PURPOSE OF ACCESS TO WATER MANAGEMENT TRACT "A", AS SHOWN HEREON AND FOR THE PURPOSES OF MAINTENANCE, REPAIR AND OPERATION OF SAID WATER MANAGEMENT TRACT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH MAINTENANCE EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF February, 1984.

SOUTHERN LAND GROUP, INC.,  
A FLORIDA CORPORATION

ATTEST: Betty English  
BETTY ENGLISH, SECRETARY

BY: Peter D. Cummings  
PETER D. CUMMINGS, PRESIDENT

## ACKNOWLEDGEMENT

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 AN INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF February, 1984.

MY COMMISSION EXPIRES:

March 30, 1987

James M. Giunta  
NOTARY PUBLIC  
STATE OF FLORIDA

## 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 Consent and Joinder to this plat to be recorded in Martin County, 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 DECEMBER 5, 1983, AT 8:00 A.M.:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. Mortgage from Southern Land Group, Inc., a Florida corporation to AmeriFirst Federal Savings and Loan Association, dated January 26, 1983 and recorded January 26, 1983 in Official Record Book 562, Page 346, Public Records of Martin County, Florida.

Dated this 23<sup>rd</sup> day of February, 1984.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.

BY: Richard D. Bolt  
RICHARD D. BOLT  
P.O. BOX 71  
FIRST NATIONAL BANK BUILDING  
PALM BEACH, FLORIDA 33480

## SURVEYORS CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

I, DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF MARTIN DOWNS COUNTRY CLUB, PLAT NO. 10, 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.

## COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

DALE MONROE  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3956

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

March 19, 1984  
March 29, 1984  
COUNTY ENGINEER  
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA  
BY: Charles R. Reed  
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
BY: Alex C. Hoopes  
CHAIRMAN

March 29, 1984

ATTEST:  
Louise V. Isaacs  
CLERK  
By Charlotte Busby, D.C.

THIS INSTRUMENT WAS PREPARED BY:  
GIFFORD D. MACARTHUR  
LINDAHL, BROWNING, FERRARI &  
HELLSTROM, INC.  
210 JUPITER LAKES BOULEVARD  
P.O. BOX 727  
JUPITER, FLORIDA 33458

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
Consulting Engineers, Planners & Surveyors  
JUPITER, FLORIDA STUART, FLORIDA  
FORT PIERCE, FLORIDA

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Subdivision Parcel Control #: 13 38 40 010 000 0000.0