

A PLAT OF CLUBHOUSE COURT

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

JANUARY, 1985

DESCRIPTION

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 1407.06 FEET; THENCE S 00°17'47" W, A DISTANCE OF 1154.51 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 IN THE SOUTHERLY LINE OF MARTIN DOWNS COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 63, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, SAID POINT BEING ALSO IN THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 475.00 FEET, WHOSE CENTER BEARS N 32°33'29" E; THENCE NORTH WESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°09'42", A DISTANCE OF 308.08 FEET; THENCE S 76°36'09" W, A DISTANCE OF 74.06 FEET; THENCE S 35°53'20" W, A DISTANCE OF 97.70 FEET; THENCE S 69°53'18" W, A DISTANCE OF 60.06 FEET; THENCE S 55°10'10" W, A DISTANCE OF 215.00 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID S.W. SANDHILL ROAD; THENCE S 50°48'22" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3431.48 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°46'49", A DISTANCE OF 46.72 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

FROM THE ABOVE MENTIONED POINT OF BEGINNING LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF S.W. SANDHILL ROAD, BEAR SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3431.48 FEET, THROUGH A CENTRAL ANGLE OF 01°20'09" A DISTANCE OF 80.00 FEET TO A POINT IN SAID EASTERLY RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED N 40°38'31" E, A DISTANCE OF 68.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 233.85 FEET; THENCE NORTHEASTERLY, 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 N 27°51'15" W, A DISTANCE OF 2.00 FEET; THENCE N 62°08'45" E, A DISTANCE OF 228.36 FEET TO A POINT IN THE AFORESAID SOUTHERLY LINE OF MARTIN DOWNS COUNTRY CLUB AND A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 475.00 FEET, WHOSE CENTER BEARS N 25°20'46" E, THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°01'55", A DISTANCE OF 149.49 FEET; THENCE S 06°32'17" W, A DISTANCE OF 251.34 FEET; THENCE S 40°39'01" W, A DISTANCE OF 93.79 FEET; THENCE S 31°22'26" W, A DISTANCE OF 152.06 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID S.W. SANDHILL ROAD; THENCE N 45°04'01" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3431.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°37'24", A DISTANCE OF 217.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCELS TOGETHER CONTAINING 5.493 ACRES.

DEDICATION

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:

- LIMITED ACCESS EASEMENTS SHOWN ON THIS PLAT OF CLUBHOUSE COURT ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH LIMITED ACCESS EASEMENTS.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF CLUBHOUSE COURT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, 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 OF MARTIN COUNTY AND AS APPROVED BY MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC.

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 11th DAY OF January, 1985.

SOUTHERN LAND GROUP INC.
A FLORIDA CORPORATION

ATTEST: Betty M. English
SECRETARY
BY: Peter D. Cummings
PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA
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.

WITNES MY HAND AND OFFICIAL SEAL THIS 11th DAY OF January, 1985.

MY COMMISSION EXPIRES:
March 30, 1987

Diana M. Giunta
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT

COUNTY OF MARTIN
STATE OF FLORIDA
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.

MORTGAGEE'S CONSENT

COUNTY OF MARTIN
STATE OF FLORIDA
THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, SHALL EXECUTE A SEPARATE MORTGAGEE'S CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN MARTIN COUNTY, FLORIDA.

TITLE CERTIFICATION

COUNTY OF MARTIN
STATE OF FLORIDA
WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF December 12th, 1984, 1985, AT Eight P.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:
 - MORTGAGE FROM SOUTH FLORIDA LAND, INC., A FLORIDA CORPORATION, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED JUNE 16, 1980 AND RECORDED IN OFFICIAL RECORDS BOOK 497, PAGE 2263, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MODIFIED BY FUTURE ADVANCE AGREEMENT, DATED MARCH 10, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 516, PAGE 1774, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - MORTGAGE FROM SOUTHERN REALTY GROUP, INC., SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC., C.C. GOLF PROPERTIES, INC., AND C.C. RACQUET PROPERTIES INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED APRIL 14, 1981 AND RECORDED APRIL 15, 1981, IN OFFICIAL RECORDS BOOK 519, PAGE 285, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - CONSOLIDATION, MODIFICATION AND RESTATEMENT OF MORTGAGES AND NOTES BETWEEN SOUTHERN REALTY GROUP, INC., SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED APRIL 14, 1981 AND RECORDED APRIL 15, 1981, IN OFFICIAL RECORDS BOOK 519, PAGE 310, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - MORTGAGE DEED FROM SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED MARCH 4, 1982 AND RECORDED MARCH 5, 1982, IN OFFICIAL RECORDS BOOK 540, PAGE 1716, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - MORTGAGE MODIFICATION, CONSOLIDATION AND RESTATEMENT AGREEMENT BY AND AMONG SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES INC., C.C. RACQUET PROPERTIES, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1766, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - MORTGAGE FROM SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1795, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

- MORTGAGE CONSOLIDATION, RESTATEMENT AND SPREADER AGREEMENT BY AND AMONG SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1825, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- FUTURE ADVANCE AGREEMENT BETWEEN SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. RACQUET PROPERTIES, INC., C.C. GOLF PROPERTIES, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS, AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED NOVEMBER 17, 1983, RECORDED NOVEMBER 21, 1983, IN OFFICIAL RECORDS BOOK 586, PAGE 1764, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.
- 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 RECORDS BOOK 562, PAGE 346, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- MORTGAGE FROM SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED APRIL 4, 1984, RECORDED APRIL 6, 1984, IN OFFICIAL RECORDS BOOK 598, PAGE 2565, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

DATED THIS 11th DAY OF January, 1985.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
BY: Richard D. Holt
RICHARD D. HOLT
P.O. BOX 71
FIRST NATIONAL BANK BUILDING
PALM BEACH, FLORIDA 33480

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
I, DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF CLUBHOUSE COURT, PLAT NO. 11, 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.

Dale Monroe
DALE MONROE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3956

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

February 11, 1985
Richard D. Holt
COUNTY ENGINEER

November 4, 1984 + revised February 12, 1985
Diana M. Giunta
COUNTY ATTORNEY

November 6, 1984 + revised February 14, 1985
Joseph J. ...
CHAIRMAN

November 6, 1984 + revised February 14, 1985
Joseph J. ...
CHAIRMAN

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

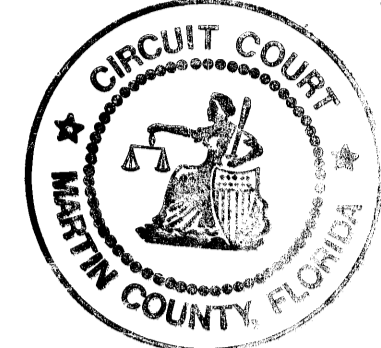
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

Subdivision Parcel Control #: 14-38-40-002-000-00000/0

THIS INSTRUMENT WAS PREPARED BY:
RANDY GLAY
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	1	2
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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 95, Page 90, Martin County, Florida, Public Records this 21st day of February, 1985.
Louise V. Isaacs, Clerk Circuit Court Martin County, Florida
By: Charlotte Buskey
Deputy Clerk
File No. 545 780
(Circuit Court Seal)