

TOWER GOLF COURSE

A PLAT OF -

BEING PLAT NO. 17 OF MARTIN DOWNS, A PUD
LYING IN SECTIONS 11, 13 & 14 TWP 38S, RGE 40E
MARTIN COUNTY, FLORIDA

FEBRUARY, 1986

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

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 SHOWN HEREON AS TOWER GOLF COURSE, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE WATER MANAGEMENT TRACTS SHOWN ON THIS PLAT OF TOWER GOLF COURSE, 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, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACTS.
- THE MAINTENANCE ACCESS EASEMENTS, SHOWN ON THIS PLAT OF TOWER GOLF COURSE, ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC., FOR THE PURPOSE OF ACCESS TO WATER MANAGEMENT TRACTS AS SHOWN HEREON AND FOR THE PURPOSES OF MAINTENANCE, REPAIR AND OPERATION OF SAID WATER MANAGEMENT TRACTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH MAINTENANCE EASEMENTS.
- THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF TOWER GOLF COURSE, 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 SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS. SAID EASEMENTS ARE CENTERED ON THE EXISTING DRAINAGE STRUCTURES AND PIPES AS THEY NOW EXIST.
- THE RECREATION TRACTS "A" TO "C", SHOWN ON THIS PLAT OF TOWER GOLF COURSE, ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC., FOR RECREATION 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 RECREATION TRACTS.
- THE PRESERVATION ZONE, AS SHOWN ON THIS PLAT OF TOWER GOLF COURSE, IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE PRESERVATION ZONE SHALL REMAIN FREE OF ALTERATION AND STRUCTURES EXCEPT FOR EROSION CONTROL OR ACCESS AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND BY THE MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION.
- THE BRIDGE ACCESS EASEMENTS, SHOWN ON THIS PLAT OF TOWER GOLF COURSE, ARE HEREBY DEDICATED TO SOUTHERN LAND GROUP, INC., AND ITS SUCCESSORS AND ASSIGNS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SOUTHERN LAND GROUP, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID BRIDGE ACCESS EASEMENTS.
- THE 10 FOOT UTILITY EASEMENTS, SHOWN ON THIS PLAT OF TOWER GOLF COURSE, ARE HEREBY DEDICATED TO MARTIN DOWNS UTILITIES, INC., AND TO ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF UTILITIES.
- ALL EASEMENTS DEDICATED HEREON ARE NON-EXCLUSIVE.

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 February, 1986.

ATTEST: Betty D. English BY: Peter D. Cummings
BETTY ENGLISH, SECRETARY PETER D. CUMMINGS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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 11th DAY OF February, 1986.

MY COMMISSION EXPIRES: June 13, 1990
Kimberly D. Misica
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

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

STATE OF FLORIDA
COUNTY OF MARTIN

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF January 7th, 1986, 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:
 - MORTGAGE FROM SOUTH FLORIDA LAND, INC., A FLORIDA CORPORATION, TO THE TORONTO-DOMINION BANK, A BANK CHARTER UNDER THE BANK ACT OF CANADA, DATED JUNE 16, 1980 AND RECORDED IN OFFICIAL RECORD BOOK 497, PAGE 2263, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MODIFIED BY FUTURE ADVANCE AGREEMENT, DATED MARCH 10, 1981, AND RECORDED IN OFFICIAL RECORD 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 RECORD 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 RECORD 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 RECORD 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 RECORD 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., AND MARTIN DOWNS UTILITIES, INC. ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORD 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 RECORD 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. 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 NOVEMBER 17, 1983, RECORDED NOVEMBER 21, 1983, IN OFFICIAL RECORD BOOK 586, PAGE 1764, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.
 - FINANCING STATEMENT FROM SOUTHERN LAND GROUP, INC., MARTIN DOWNS UTILITIES, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., AND SOUTHERN REALTY GROUP, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, OF THE CHARTERED BANKS OF CANADA, RECORDED IN OFFICIAL RECORD BOOK 560, PAGE 1865, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - ASSIGNMENT OF RENTS, ISSUES, PROCEEDS AND PROFITS BY SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., MARTIN DOWNS UTILITIES, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, ONE OF THE CHARTERED BANKS OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED JANUARY 6, 1983 IN OFFICIAL RECORD BOOK 560, PAGE 1884, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

- COLLATERAL ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE, BY SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., MARTIN DOWNS UTILITIES, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982 AND RECORDED JANUARY 6, 1983, IN OFFICIAL RECORD BOOK 560, PAGE 1920, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- MORTGAGE AND NOTE MODIFICATION, CONSOLIDATION, RESTATEMENT AND SPREADER AGREEMENT BY SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., MARTIN DOWNS UTILITIES, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED Oct 25, 1985 AND RECORDED Nov 5, 1985, IN OFFICIAL RECORD BOOK 654, PAGE 798, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 13th DAY OF February, 1986.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
BY: [Signature]
RICHARD D. HOLT
PHILLIPS POINT, SUITE 500
777 SOUTH FLAGLER DRIVE
WEST PALM BEACH, FLORIDA 33401-6194

SURVEYORS CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF TOWER GOLF COURSE 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 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.

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

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

2-21-86 DATE
[Signature] COUNTY ENGINEER

December 17, 1985 DATE
[Signature] COUNTY ATTORNEY

December 17, 1986 DATE
[Signature] CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA

December 17, 1985 DATE
[Signature] CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs CLERK
Liz Tracy E. Chase, D.C. DEPUTY CLERK

Subdivision Parcel Control #: 11-38-40-007-000-0000-0-0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS		
P.O. BOX 727 JUPITER, FLORIDA 33458	10 Central Parkway Suite 420 Stuart, Florida 33497	117 SOUTH SECOND STREET SUITE 202 FORT PIERCE, FLORIDA 33450
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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 10, PAGE 23, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF _____, A.D., 1986.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

BY: _____
DEPUTY CLERK

FILE NO. _____