



65 DEC 24 AID: 28

A PLAT OF PLAT NO. 24 OF MARTIN DOWNS, A P.U.D.

SEPTEMBER, 1986

LYING IN SECTION 7 TOWNSHIP 38 S., RANGE 41 E.

SHEET 1 OF 1

MARTIN COUNTY, FLORIDA.

Marsha Stiller
I, ~~Clifford W. Lassus~~,
Clerk of the Circuit
Court of Martin County,
Florida, hereby certify
that this plat was filed
for record in Plat Book
10, Page 63, Martin
County, Florida, Public
Records, this 24th day
of September, 1986.
Marsha Stiller
Lassus W. Lassus, Clerk
Martin County,
Florida
By: Tracey Chase
Deputy Clerk
File No. 633691
(Circuit Court Seal)

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTHERLY LINE OF LOT 4, COVE VIEW SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.W. MAP ROAD (AN 80.00 FOOT RIGHT-OF-WAY) INTERSECT; THENCE PROCEED N 67°30'00" E, ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 132 FEET MORE OR LESS TO THE EDGE OF WATER OF A BOAT CHANNEL; THENCE NEARER THE EDGE OF WATER OF SAID CHANNEL IN A SOUTHERLY AND EASTERLY DIRECTION, A DISTANCE OF 85 FEET MORE OR LESS TO A POINT ON THE PROJECTION OF A LINE 43.00 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF S.W. MAP ROAD, SAID EAST RIGHT-OF-WAY LINE HAVING A BEARING OF N 00°09'17" E; THENCE S 00°09'17" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 146.3 FEET MORE OR LESS; THENCE N 89°50'43" W, A DISTANCE OF 79.76 FEET TO A POINT IN THE EAST RIGHT-OF-WAY OF S.W. MAP ROAD; SAID POINT BEING ON A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 417.01 FEET, THE CENTER OF WHICH BEARS S 73°11'25" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 24°46'33", A DISTANCE OF 180.32 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 0.500 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF MARTIN
SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSTANDING OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED: THIS 21st DAY OF November, 1986.

SOUTHERN LAND GROUP, INC.
A FLORIDA CORPORATION
BY: *[Signature]*
PRESIDENT
ATTEST: *[Signature]*
SECRETARY

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 21st DAY OF November, 1986.

MY COMMISSION EXPIRES:
August 27, 1990
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT

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

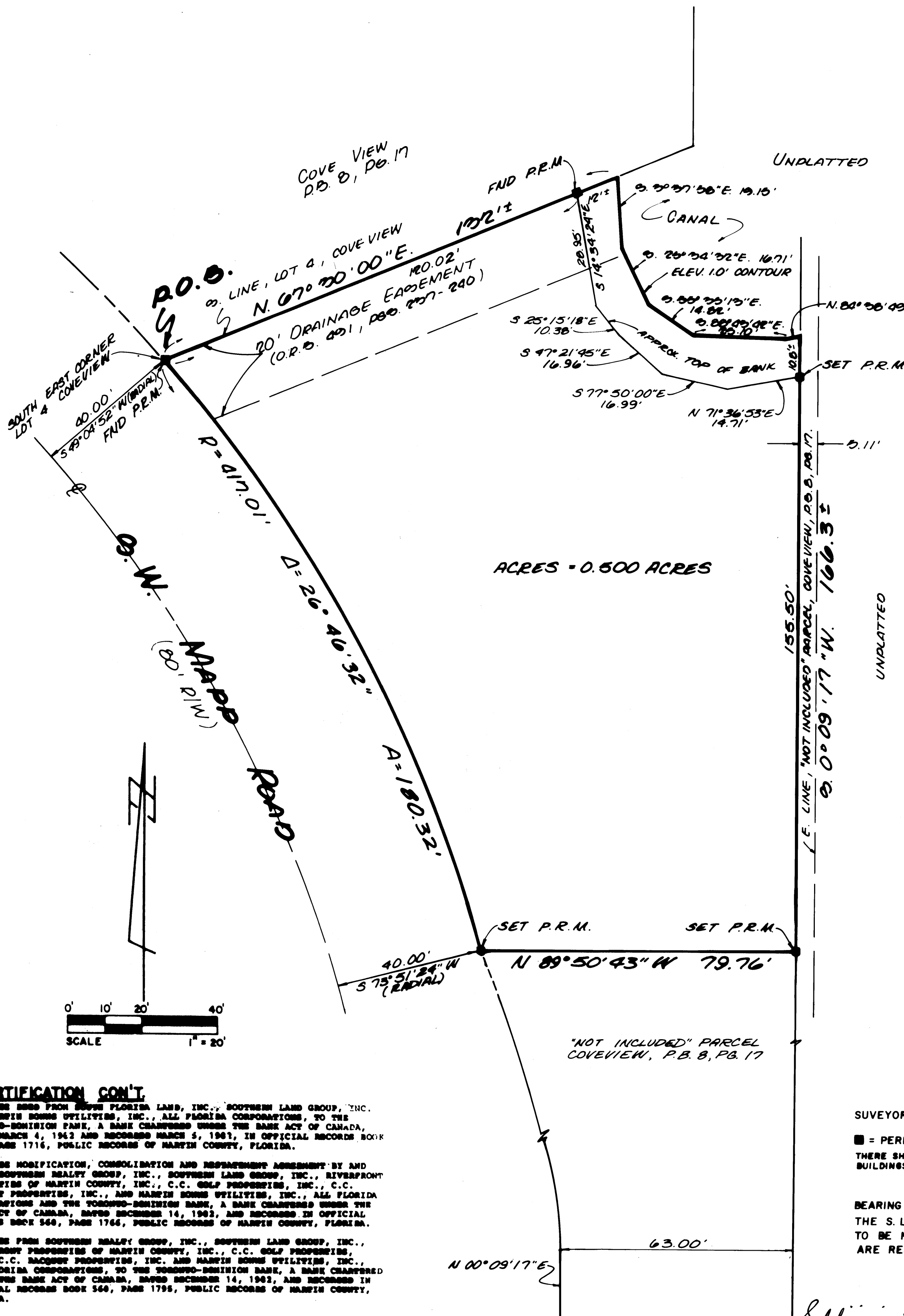
TITLE CERTIFICATION

STATE OF FLORIDA
BY: GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF NOVEMBER 15, 1986, AT 3:00 P.M.

- 1. APPARENT RECORD TITLES TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DECLARATION HEREON.
- 2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A. 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.
B. 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.
C. 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.
- 3. MORTGAGE FROM SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., SOUTHERN LAND GROUP, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, 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 RECORDS BOOK 540, PAGE 1764, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- 4. 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 APRIL 2, 1984 AND RECORDED MAY 3, 1984 IN OFFICIAL RECORDS BOOK 601, PAGE 1418, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- 5. MORTGAGE AND NOTE MODIFICATION, CONSOLIDATION, RESTATEMENT, AND SPREADER AGREEMENT BY SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, 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 OCTOBER 25, 1985, AND RECORDED NOVEMBER 5, 1985 IN OFFICIAL RECORDS BOOK 654, PAGE 798, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TITLE CERTIFICATION CONT.

- 6. MORTGAGE 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.
- 7. 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 540, PAGE 1764, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- 8. MORTGAGE FROM SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES, INC., SOUTHERN LAND GROUP, 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 DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 540, PAGE 1764, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.



TITLE CERTIFICATION CONT.

- G. 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 540, PAGE 1825, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- H. FUTURE ADVANCE AGREEMENT BETWEEN SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, 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 OF MARTIN COUNTY, FLORIDA.
- I. MORTGAGE MODIFICATION AND SPREADER AGREEMENT BETWEEN SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, 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 APRIL 2, 1984 AND RECORDED MAY 3, 1984 IN OFFICIAL RECORDS BOOK 601, PAGE 1418, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- J. MORTGAGE AND NOTE MODIFICATION, CONSOLIDATION, RESTATEMENT, AND SPREADER AGREEMENT BY SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, 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 OCTOBER 25, 1985, AND RECORDED NOVEMBER 5, 1985 IN OFFICIAL RECORDS BOOK 654, PAGE 798, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 20th DAY OF November, 1986.
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
[Signature]
RICHARD S. HOEL, REGUYER
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
777 SOUTH FLAGLER DRIVE
SUITE 500
WEST PALM BEACH, FLORIDA 33401-6194

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
I, S. DALE MORROW, DO HEREBY CERTIFY THAT THIS PLAT OF MARTIN DOWNS PLAT NO. 24, A P.U.D., 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.

[Signature]
S. DALE MORROW
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.
DATE: Dec 1, 1986
DATE: November 15, 1986
DATE: 12/15/86
DATE: December 15, 1986
COUNTY CLERK
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: *[Signature]*
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: *[Signature]*
ATTEST: Marsha Stiller
Tracey Chase

SURVEYOR'S NOTES:
■ = PERMANENT REFERENCE MONUMENT (PRM)
THERE SHALL BE NO PLANTING OF TREES OR SHRUBS, NO BUILDINGS ON DRAINAGE EASEMENTS.
BEARING BASE:
THE S. LINE OF LOT 4, COVE VIEW, IS TAKEN TO BE N 67°30'00" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
P.O. BOX 727
JUPITER, FLORIDA 33458
SUITE 420
STUART, FLORIDA 33497

Subdivision Parcel Control #: 7-38-41-009-000-0000-0