

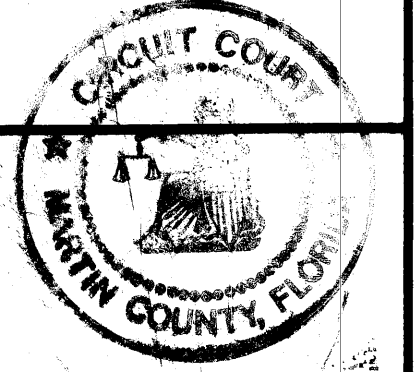
A PLAT OF MONARCH CLUB DRIVE

BEING PLAT NO. 19, MARTIN DOWNS, A P.U.D.
LYING IN SECTIONS 7 AND 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

JANUARY, 1987

SHEET 1 OF 2

I, Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this Plat was filed for record in Plat Book 19, Page 77, Martin County, Florida Public Records, this 14th day of May, 1987.
Marsha Stiller, Clerk
Circuit Court
Martin County, Florida
By: *Charlotte Busby*
Deputy Clerk
File No. 654258
(Circuit Court Seal)



DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE S 00°28'15" W, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1140.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW MARTIN DOWNS BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 461, PAGE 399, MARTIN COUNTY, FLORIDA; THENCE S 89°31'29" E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 951.03 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 00°28'31" E, A DISTANCE OF 254.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH-WEST HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'58", A DISTANCE OF 227.81 FEET TO THE POINT OF TANGENCY; THENCE N 12°34'58" W, A DISTANCE OF 281.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1428.40 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'58", A DISTANCE OF 471.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1381.07 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'51", A DISTANCE OF 43.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 605.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°23'47", A DISTANCE OF 204.81 FEET; THENCE RADIALY N 02°42'43" E, A DISTANCE OF 50.00 FEET TO A POINT ON A CONCENTRIC CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 555.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°23'47", A DISTANCE OF 187.89 FEET TO THE POINT OF TANGENCY; THENCE N 73°18'56" E, A DISTANCE OF 24.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°55'26", A DISTANCE OF 38.36 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 702.18 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°16'17", A DISTANCE OF 285.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1179.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°18'44", A DISTANCE OF 603.52 FEET; THENCE RADIALY N 81°25'57" E, A DISTANCE OF 50.00 FEET TO A POINT ON A CONCENTRIC CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1129.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°18'44", A DISTANCE OF 577.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 752.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°00'15", A DISTANCE OF 302.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48'32", A DISTANCE OF 40.06 FEET TO THE POINT OF TANGENCY; THENCE N 73°18'56" E, A DISTANCE OF 6.75 FEET; THENCE RADIALY S 18°41'04" E, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°07'02", A DISTANCE OF 36.70 FEET TO THE POINT OF TANGENCY; THENCE S 10°48'06" E, A DISTANCE OF 77.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1301.07 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'51", A DISTANCE OF 475.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1508.40 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'58", A DISTANCE OF 504.58 FEET TO THE POINT OF TANGENCY; THENCE S 12°34'58" E, A DISTANCE OF 513.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 790.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°03'29", A DISTANCE OF 180.05 FEET TO THE POINT OF TANGENCY; THENCE S 00°28'31" W, A DISTANCE OF 93.27 FEET TO A POINT IN THE AFORESAID NORTH RIGHT-OF-WAY LINE OF SW MARTIN DOWNS BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S 89°31'29" W A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.
SAID PARCEL CONTAINING 5.127 ACRES.

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.
SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:
1. THE STREETS AND RIGHTS-OF-WAYS, SHOWN ON THIS PLAT OF MONARCH CLUB DRIVE, ARE HEREBY DEDICATED TO THE MONARCH PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY AND LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
SIGNED AND SEALED THIS 19TH DAY OF JANUARY, 1987, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: SOUTHERN LAND GROUP, INC.
Betty M. English
BETTY ENGLISH
SECRETARY
Peter D. Cummings
PETER D. CUMMINGS
PRESIDENT

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 11, 1986, AT 4:30 P.M.
1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A. MORTGAGE FROM SOUTHERN LAND GROUP, INC. AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., BOTH FLORIDA CORPORATIONS, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED SEPTEMBER 30, 1985 AND RECORDED OCTOBER 2, 1985, IN OFFICIAL RECORDS BOOK 650, PAGE 2148, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
B. MORTGAGE FROM SOUTHERN LAND GROUP, INC. AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., BOTH FLORIDA CORPORATIONS, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED SEPTEMBER 30, 1985 AND RECORDED OCTOBER 2, 1985, IN OFFICIAL RECORDS BOOK 650, PAGE 2151, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
C. MORTGAGE FROM SOUTHERN LAND GROUP, INC. AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., BOTH FLORIDA CORPORATIONS, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED SEPTEMBER 30, 1985 AND RECORDED OCTOBER 2, 1985, IN OFFICIAL RECORDS BOOK 650, PAGE 2162, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
D. MORTGAGE FROM SOUTHERN LAND GROUP, INC. AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., BOTH FLORIDA CORPORATIONS, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED AUGUST 29, 1986, AND RECORDED SEPTEMBER 2, 1986, IN OFFICIAL RECORDS BOOK 687, PAGE 738, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
DATED THIS 14TH DAY OF JANUARY, 1987.
BY: *W. DeLoach Brown*
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
W. MARTIN BONAN (FOR THE FIRM)
10 CENTRAL PARKWAY, SUITE 400
STUART, FLORIDA 33497

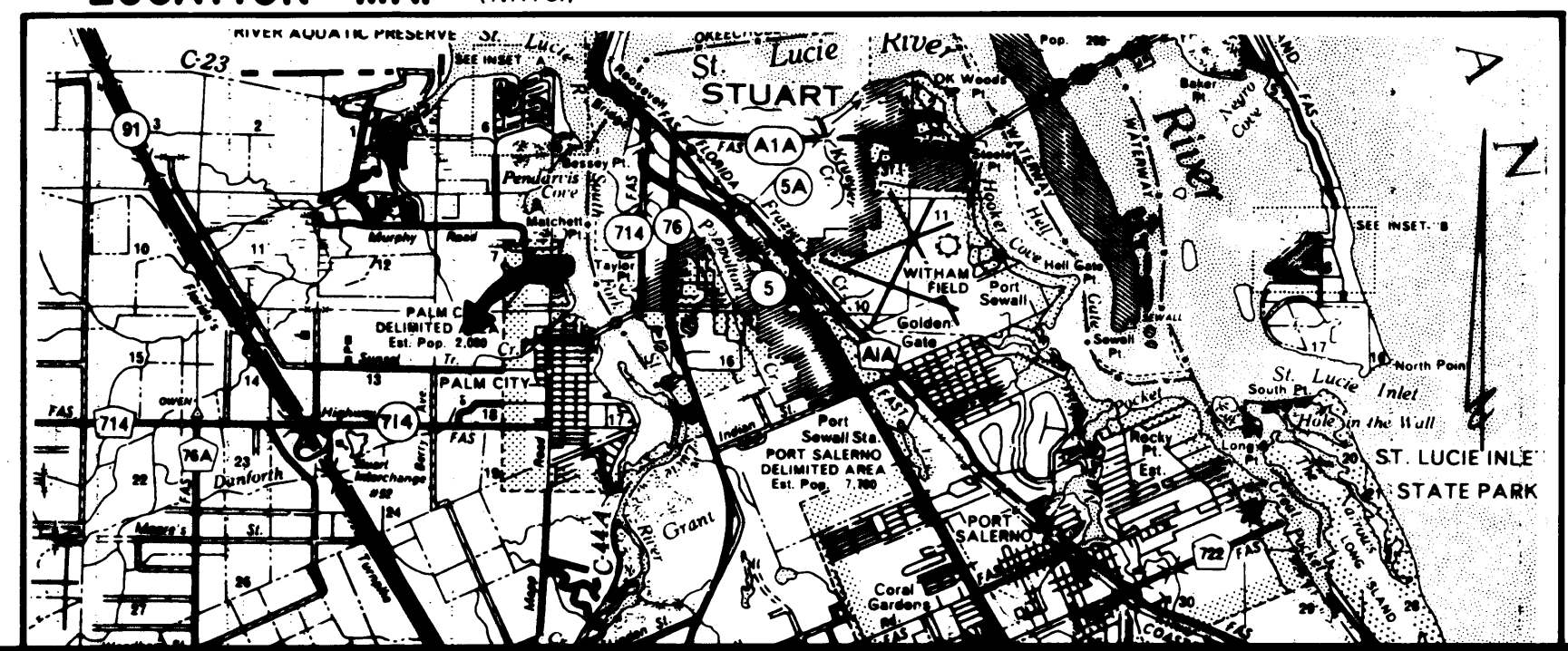
ACKNOWLEDGMENT

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 19TH DAY OF JANUARY, 1987.
MY COMMISSION EXPIRES: 8/27/1990
Margaret Carter
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 HOLDERS CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LOCATION MAP (N.T.S.)



SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.
I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT OF MONARCH CLUB DRIVE (PLAT NO. 19) IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBILITY 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.

David M. Jones
DAVID M. JONES
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3909

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE, AND DATES INDICATED.
4/15/87
DATE
4/13/87
DATE
4/13/87
DATE
4/13/87
DATE
J.B.W.
COUNTY ENGINEER
Robert Brown
COUNTY ATTORNEY
Carol Brown
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLA.
Marsha Stiller
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: *Marsha Stiller*
CLERK *Charlotte Busby*

LINDAHL BROWNING FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
P.O. BOX 727
JUPITER, FLORIDA 33458
10 CENTRAL PARKWAY
SUITE 400
STUART, FLORIDA 33497