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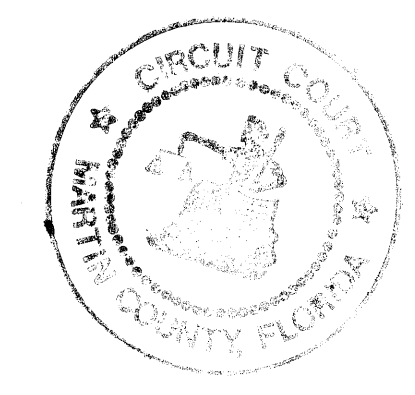
# PLAT NO. 31

BEING PARCEL NO. 16

# MARTIN DOWNS P.U.D.

LYING IN SECTION 7, TWP. 38 S., RNGE 41 E.,  
& SECTION 18, TWP. 38 S., RNGE. 41 E.,  
MARTIN COUNTY, FLORIDA

MAY, 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 10, Page 81, Martin County, Florida, Public Records, this 19th day of June, 1987.  
Marsha Stiller, Clerk Circuit Court Martin County, Florida  
By: *Tracy E. Chase*  
Deputy Clerk  
File No. 60196A  
(Circuit Court Seal)

### DESCRIPTION

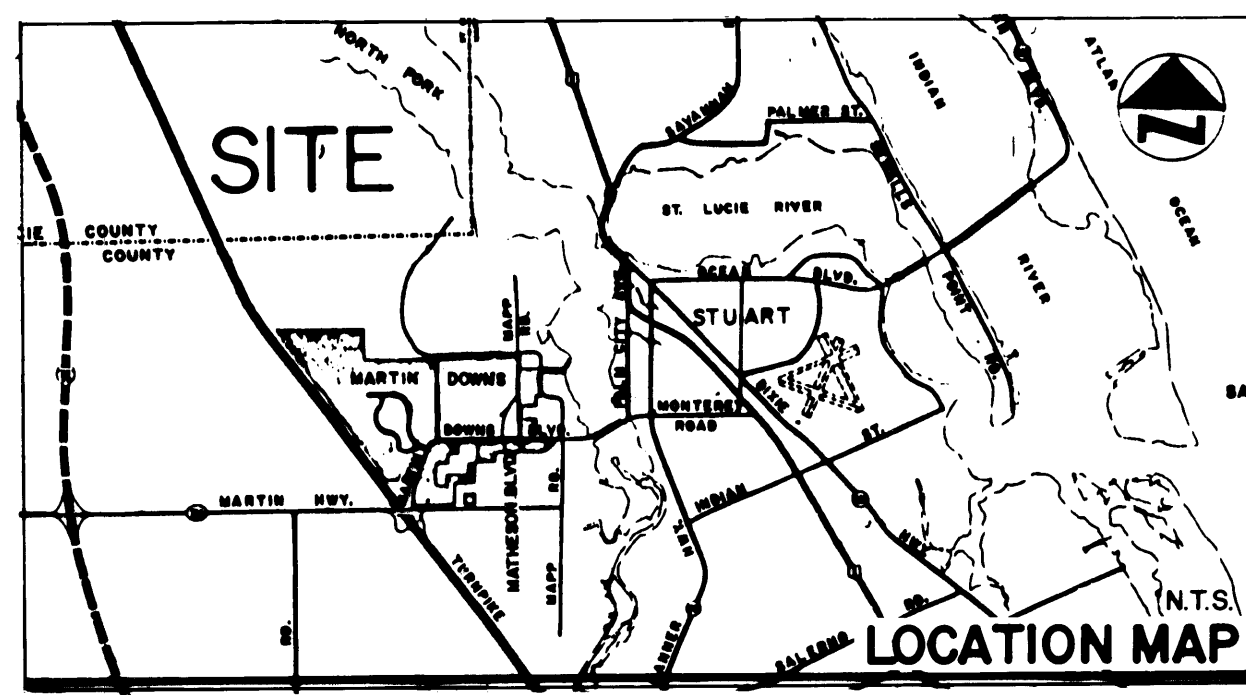
STATE OF FLORIDA S.S.  
COUNTY OF MARTIN  
A parcel of land lying in Section 7 and Section 18, Township 38 South, Range 41 East, Martin County, Florida. Said parcel being more particularly described as follows:

Commencing at the Northeast corner of Plat No. 22, Parcel No. 13 recorded in Plat Book 18, Page 52, Martin County, Florida also being a point on the Southerly right-of-way line of S.W. Foxpoint Trail a (50' right-of-way); and a point on a curve, concave to the South, having a radius of 1075.00 feet the radius point of which bears S 18°51'31"E, thence Easterly along said right-of-way line and the arc of said curve, through a central angle of 10°04'31", a distance of 188.93 feet; to the POINT OF BEGINNING of the herein described parcel of land; thence S 08°16'51"W, a distance of 166.56 feet; thence S 81°43'09"E, a distance of 211.00 feet; thence S 74°07'28"E, a distance of 75.66 feet; thence S 81°43'09"E, a distance of 90.94 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 138.36 feet; thence Southeasterly along the arc of said curve, through a central angle of 90°19'32", a distance of 218.13 feet to a point of reverse curvature of a curve, concave to the East, having a radius of 1237.99 feet; thence Southerly along the arc of said curve, through a central angle of 06°58'12", a distance of 150.60 feet to a point of reverse curvature of a curve, concave to the East, having a radius of 65.00 feet, thence Southerly along the arc of said curve, through a central angle of 28°36'51", a distance of 23.39 feet to a point of reverse curvature of a curve, concave to the East, having a radius of 75.00 feet; thence Southerly along the arc of said curve, through a central angle of 23°01'21", a distance of 30.14 feet to a point of compound curvature of a curve, concave to the East, having a radius of 1247.99 feet; thence Southerly along the arc of said curve, through a central angle of 08°04'05", a distance of 175.73 feet; thence S 08°58'24"E, a distance of 338.04 feet to a point of a curve, concave to the North, having a radius of 175.00 feet the radius point of which bears S 74°56'40"E; thence Southerly, Easterly and Northerly along the arc of said curve; through a central angle of 185°56'58", a distance of 567.95 feet to a point of compound curvature of a curve, concave to the West, having a radius of 225.00 feet; thence Northerly along the arc of said curve, through a central angle of 40°38'54", a distance of 159.63 feet; thence N 02°59'24"W, a distance of 306.68 feet to a point of curvature of a curve, concave to the East, having a radius of 927.99 feet; thence Northerly along the arc of said curve, through a central angle of 17°26'47", a distance of 282.57 feet; thence N 08°36'23"E, a distance of 100.85 feet to a point of curvature of a curve, concave to the Southeast, having a radius of 956.91 feet; thence Northerly along the arc of said curve, through a central angle of 07°06'18", a distance of 118.63 feet to a point of reverse curvature of a curve, concave to the West, having a radius of 190.00 feet; thence Northerly along the arc of said curve, through a central angle of 31°38'11", a distance of 184.91 feet to a point of compound curvature of a curve, concave to the Southwest, having a radius of 120.00 feet; thence Northerly along the arc of said curve, through a central angle of 13°30'59", a distance of 28.31 feet to a point of reverse curvature of a curve, concave to the East, having a radius of 90.00 feet; thence Northerly along the arc of said curve, through a central angle of 23°15'38", a distance of 36.54 feet to a point of compound curvature of a curve, concave to the East, having a radius of 300.00 feet; thence Northerly along the arc of said curve, through a central angle of 26°33'49", a distance of 176.18 feet to a point of reverse curvature of a curve, concave to the East, having a radius of 180.00 feet; thence Northerly along the arc of said curve, through a central angle of 13°00'00", a distance of 40.84 feet; thence North 07°22'50"E, a distance of 75.00 feet; thence N 82°37'10"W, a distance of 6.02 feet; thence N 29°49'52"W, a distance of 26.68 feet; thence N 14°11'28"W, a distance of 24.35 feet; thence N 03°06'03"W, a distance of 22.48 feet; thence N 14°49'14"E, a distance of 10.58 feet; thence N 82°37'10"W, a distance of 146.14 feet to a point on the said Southerly right-of-way line of S.W. Foxpoint Trail; thence S 07°22'50"W, along said right-of-way line, a distance of 101.50 feet to a point of curvature of a curve, concave to the Northwest, having a radius of 305.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°54'01", a distance of 483.89 feet; thence N 81°43'09"W, along said right-of-way line, a distance of 133.47 feet to a point of curvature of a curve, concave to the South, having a radius of 1075.00 feet; thence Westerly along the arc of said curve and the said right-of-way line, through a central angle of 89°04'11", a distance of 170.17 feet to the POINT OF BEGINNING of the therein described parcel of land.  
Said parcel containing 13.283 acres, more or less.

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.  
COUNTY OF MARTIN  
I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT 31 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.

*David M. Jones*  
DAVID M. JONES  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 3989



### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA S.S.  
COUNTY OF MARTIN  
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 RIGHT-OF-WAYS SHOWN ON THIS PLAT NO. 31 ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS 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 OR LIABILITY REGARDING SUCH STREETS AND RIGHT-OF-WAYS.
2. THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT NO. 31, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
3. THE UTILITY EASEMENTS, SHOWN ON THIS PLAT NO. 31, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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 APPROVED BY THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREAS.
4. THE COMMON AREAS, SHOWN ON THIS PLAT NO. 31, ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., FOR UTILITY, DRAINAGE, LANDSCAPE AND SUCH OTHER PURPOSES AS SAID ASSOCIATION DEEMS NECESSARY 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 COMMON AREAS.
5. S.W. SANDHURST WAY, LOCATED WITHIN THE COMMON AREA SHOWN ON THIS PLAT NO. 28 IS HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., FOR DRIVEWAY ACCESS 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 S.W. SANDHURST WAY.

SIGNED AND SEALED THIS 4th DAY OF June, 1987, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION  
*Betty English*  
BETTY ENGLISH  
*Peter D. Cummings*  
PETER D. CUMMINGS

### ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.  
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 INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF June, 1987.

MY COMMISSION EXPIRES: August 27, 1990  
*Margaret Carter*  
MARGARET CARTER  
NOTARY PUBLIC  
STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA S.S.  
COUNTY OF MARTIN  
AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION SHALL EXECUTE A SEPARATE MORTGAGEE'S HOLDERS CONSENT AND JOINER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

### TITLE CERTIFICATE

STATE OF FLORIDA S.S.  
COUNTY OF MARTIN  
WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A. MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 21, 1987, AT 4:15 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 658, PAGE 2140, 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 658, 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 730, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 4th DAY OF June, 1987.

BY: *William Boman*  
WILLIAM BOMAN  
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.  
W. MARTIN BOMAN (FOR THE FIRM)  
10 CENTRAL PARKWAY, SUITE 400  
STUART, FLORIDA 33497

### COUNTY APPROVAL

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

*6/6/87*  
DATE  
*May 19, 1987*  
DATE  
*May 12, 1987*  
DATE  
*May 13, 1987*  
DATE  
*Stewart*  
COUNTY ENGINEER  
*Norman J. Dreyer*  
COUNTY ATTORNEY  
*Gregory*  
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLA.  
*W.A.C.*  
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: *Marsha Stiller*  
MARSHA STILLER  
CLERK  
*Tracy E. Chase*  
TRACY E. CHASE  
DEPUTY CLERK

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

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Submittal to Parcel Control # 07-38-41-013-000-0000