

PLAT NO. 34

BEING PARCEL NO. 18

MARTIN DOWNS P.U.D.

LYING IN SECTION 7, TWP. 38 S., R. 41 E.
& IN SECTION 12, TWP. 38 S., R. 40 E.
MARTIN COUNTY, FLORIDA

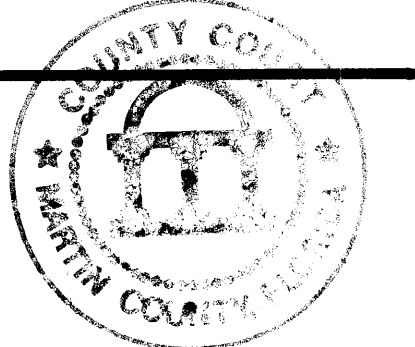
AUGUST, 1987

27 00128 AH: 13
BY: _____ D.C.

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 23, Martin County, Florida, Public Records, this 26 day of Oct., 1987.

Marsha Stiller, Clerk
Circuit Court
Martin County, Florida
By: Deborah Langston
Deputy Clerk

File No. 680484
(Circuit Court Seal)



DESCRIPTION

A parcel of land lying in Section 7, Township 38, South, Range 41 East and Section 12, Township 38 South, Range 40 East, Martin County, Florida, described as follows:

Commence at the Southwest corner of said Section 7; thence N 08°22'35"E, along the West line of said Section, a distance of 2813.46 feet to the POINT OF BEGINNING of the herein described parcel of land said point being also a point on a curve, concave to the South, having a radius of 385.39 feet, the radius point of which bears S 25°28'07"W; thence Westery, along the arc of said curve, through a central angle of 25°34'20", a distance of 136.38 feet;
thence N 23°17'45"E, a distance of 148.78 feet;
thence N 54°24'37"E, a distance of 258.64 feet
thence S 35°35'23"E, a distance of 38.87 feet
thence S 83°15'12"E, a distance of 34.30 feet;
thence S 86°44'48"W, a distance of 131.00 feet
thence S 52°12'55"E, a distance of 49.75 feet to the point of curvature of a curve, concave to the North, having a radius of 75.00 feet; thence Easterly, along the arc of said curve, through a central angle of 72°45'45", a distance of 95.25 feet;
thence N 55°01'28"E, a distance of 21.97 feet;
thence S 76°15'38"E, a distance of 17.00 feet;
thence S 30°32'36"E, a distance of 41.34 feet;
thence S 19°44'08"E, a distance of 14.77 feet to a point on a curve, concave to the East, having a radius of 150.00 feet, the radius point of which bears S 42°48'39"E; thence Southerly along the arc of said curve, through a central angle of 115°43'40", a distance of 382.97 feet;
thence S 68°32'19"E, a distance of 32.00 feet;
thence S 63°35'02"E, a distance of 21.55 feet;
thence S 46°26'58"E, a distance of 25.62 feet;
thence S 16°54'26"E, a distance of 35.91 feet;
thence S 26°00'37"W, a distance of 183.70 feet;
thence S 24°57'59"W, a distance of 118.84 feet;
thence S 18°55'27"W, a distance of 48.82 feet;
thence S 82°34'23"W, a distance of 254.39 feet;
thence N 08°34'03"W, a distance of 11.45 feet to the point of curvature of a curve, concave to the East, having a radius of 994.84 feet; thence Northerly, along the arc of said curve, through a central angle of 17°09'23", a distance of 297.89 feet to the point of reverse curvature of a curve, concave to the Southwest, having a radius of 197.24 feet; thence Northwesterly, along the arc of said curve, through a central angle of 63°28'00", a distance of 218.82 feet to the point of compound curvature, of a curve, concave to the South, having a radius of 385.39 feet; thence Westery, along the arc of said curve, through a central angle of 09°55'12", a distance of 52.87 feet to the POINT OF BEGINNING.

Containing 5.323 acres, more or less.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, DAVID M. JONES, SO HEREBY CERTIFY THAT THIS PLAT 34 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
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:

- THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT NO. 34, 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.
- THE UTILITY EASEMENTS, SHOWN ON THIS PLAT NO. 34, 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 EASEMENTS.
- THE MAINTENANCE EASEMENT, SHOWN ON THIS PLAT NO. 34 IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR SUCH USES AND PURPOSES DEEMED NECESSARY BY SAID ASSOCIATION 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 EASEMENT.

SIGNED AND SEALED THIS 24th DAY OF August, 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
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 INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICE SEAL THIS 24th DAY OF August, 1987.

MY COMMISSION EXPIRES: August 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.

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 August 19, 1987, AT 4:30 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:
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 RECORD 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 24th DAY OF August, 1987

BY: W. Martin Bonan
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
W. MARTIN BONAN (FOR THE FIRM)
18 CENTRAL PARKWAY, SUITE 400
STUART, FLORIDA 33497

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

10/2/1987
DATE

J.W. =
COUNTY ENGINEER

August 25, 1987
DATE

Green S. Brown
COUNTY ATTORNEY

August 25, 1987
DATE

Chairman
CHAIRMAN - PLANNING & ZONING
COMMISSION OF MARTIN COUNTY, FLA.

August 25, 1987
DATE

Chairman
CHAIRMAN - BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: Marsha Stiller
CLERK
By: Deborah Langston (dc)

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

1 2

Subdivision Parcel Control #: 12-38-40-003-000-0000.0