

PLAT OF  
**THE CHARTER CLUB AT MARTIN DOWNS.**  
 BEING PLAT N° 27 MARTIN DOWNS P. U. D.  
 SITUATE IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA.

DECEMBER, 1987.

**DESCRIPTION**

STATE OF FLORIDA )  
 COUNTY OF MARTIN

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 38 SOUTH RANGE 41 EAST, MARTIN COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18. THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°28'03" WEST A DISTANCE OF 1340.93 FEET TO THE POINT OF BEGINNING. SAID POINT BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD (MASSEY BOULEVARD), 200.00 FEET IN WIDTH.

FROM THE POINT OF BEGINNING AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD SOUTH 89°31'06" EAST A DISTANCE OF 1642.01 FEET; THENCE DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD SOUTH 00°28'54" WEST A DISTANCE OF 276.73 FEET; THENCE NORTH 89°30'17" WEST A DISTANCE OF 360.00 FEET; THENCE SOUTH 00°29'43" WEST A DISTANCE OF 204.24 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 275.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 78°27'46" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 34°25'22" A DISTANCE OF 165.22 FEET; THENCE SOUTH 89°26'56" EAST A DISTANCE OF 122.82 FEET TO INTERSECT THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 18; THENCE SOUTH 00°25'40" WEST ALONG SAID EAST LINE A DISTANCE OF 686.33 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 18; THENCE NORTH 89°32'45" WEST ALONG THE SAID SOUTH LINE. A DISTANCE OF 1328.03 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF SAID SECTION 18, NORTH 00°28'03" EAST A DISTANCE OF 1311.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.495 ACRES.

**DEDICATION**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT K.HOVNANIAN AT MARTIN DOWNS II INC. OWNER OF THE LAND SHOWN HEREON AS THE CHARTER CLUB AT MARTIN DOWNS SITUATE IN SECTION 18, TOWNSHIP 38, SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS.**  
 THE STREETS S.W. OLYMPIC CLUB TERRACE S.W. AUGUSTA TRACE; S.W. SHOAL CREEK TRACE AND S.W. SHINNEDOCK HILLS COURT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CHARTER CLUB AT MARTIN DOWNS HOMEOWNERS ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS FOR ROADWAY AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS.
- UTILITY EASEMENTS.**  
 THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERTUITY TO ANY APPROPRIATE 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 FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING THESE EASEMENTS.
- WATER MANAGEMENT TRACTS.**  
 WATER MANAGEMENT TRACTS "A", "C" & "D" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH TRACTS.
- RECREATION TRACT.**  
 TRACT "B" SHOWN HEREON IS HEREBY DEDICATED TO THE CHARTER CLUB AT MARTIN DOWNS HOMEOWNERS ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID RECREATION TRACT.
- DRAINAGE EASEMENTS.**  
 THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERTUITY TO THE CHARTER CLUB AT MARTIN DOWNS HOMEOWNERS ASSOCIATION INC. SAID DRAINAGE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CHARTER CLUB AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENTS.
- ADDITIONAL RIGHT-OF-WAY ALONG S.W. SUNSET TRAIL AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN COUNTY, FOR ROAD RIGHT-OF-WAY PURPOSES.**
- TRACT "E" SHOWN HEREON IS HEREBY DEDICATED TO THE CHARTER CLUB AT MARTIN DOWNS HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION.**
- THE LANDSCAPE AND BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CHARTER CLUB OF MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC., FOR BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, OF SAID ASSOCIATION, WITHOUT RECOURSE TO MARTIN COUNTY.**

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH

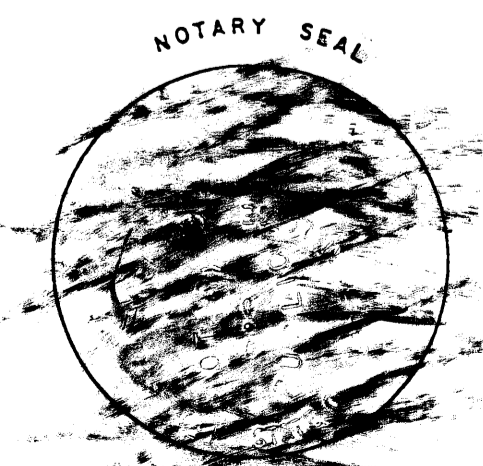
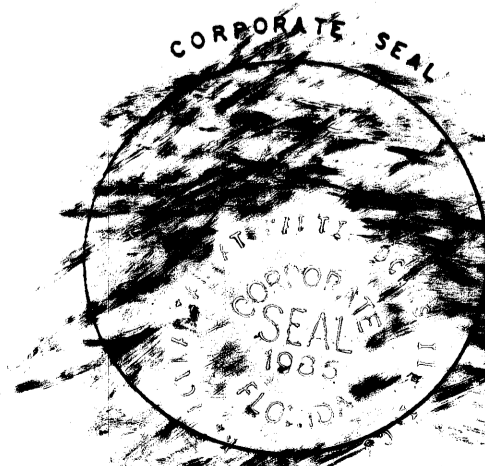
BEFORE ME PERSONALLY APPEARED KARL E. PREUSSE AND CAROLYN S. JONES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF K. HOVNANIAN AT MARTIN DOWNS II, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF December, 1987.

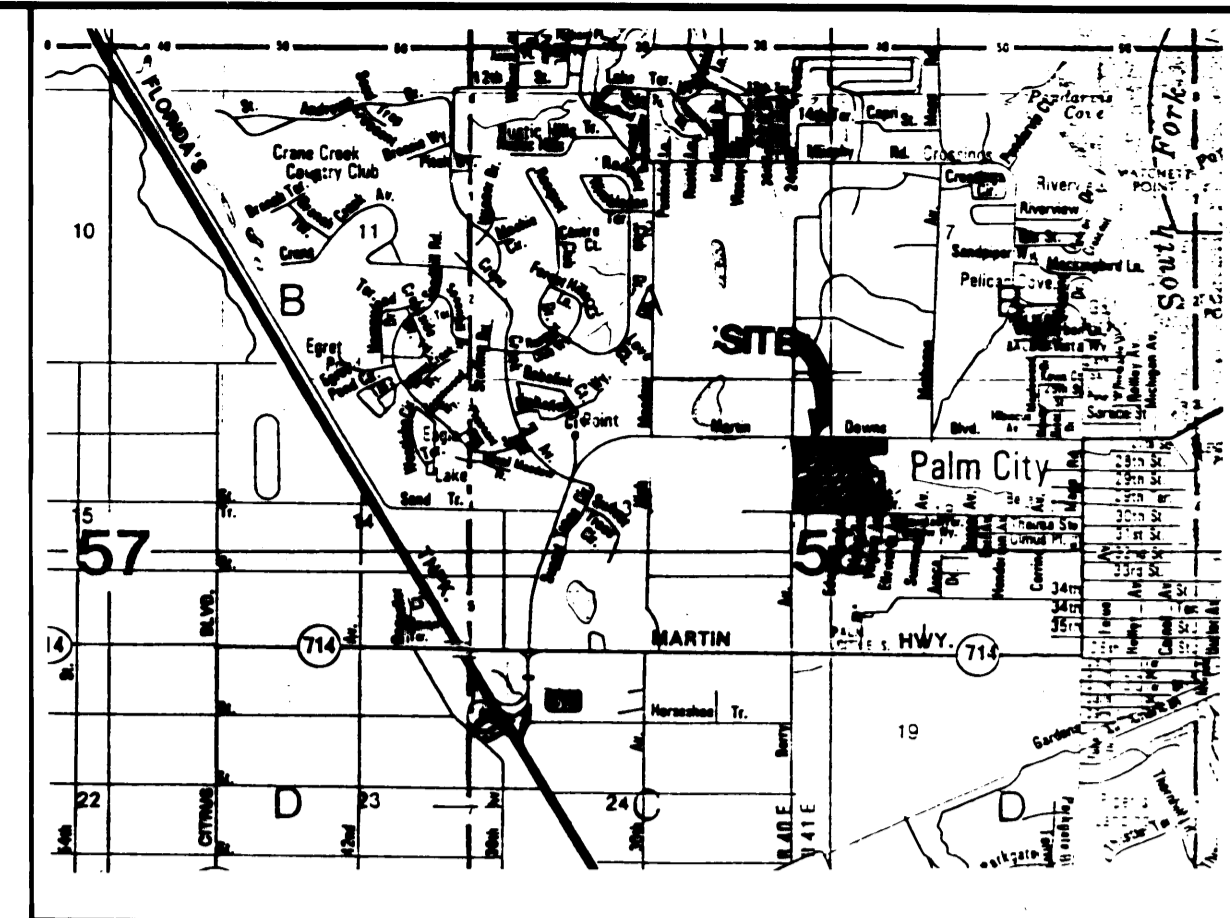
MY COMMISSION EXPIRES: Sept 8, 1990 Jessie J. Preland  
 NOTARY PUBLIC

**NOTE**

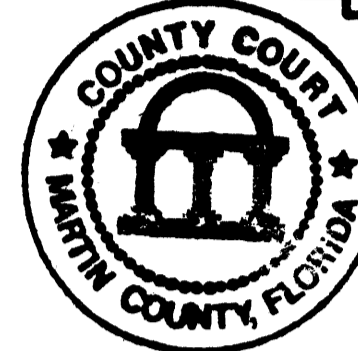
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Subdivision Record Control #: 18-38-41-018-000-0000.0



LOCATION MAP  
 NOT TO SCALE



**TITLE CERTIFICATE**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH

I, VICTORIA C. HENDERSON, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO K. HOVNANIAN AT MARTIN DOWNS II, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

EASTERN NATIONAL TITLE INSURANCE COMPANY

DATE: 12-22-87

BY: Victoria C. Henderson  
 VICTORIA C. HENDERSON, VICE PRESIDENT  
 1800 S. AUSTRALIAN AVE. SUITE 400,  
 WEST PALM BEACH, FLORIDA 33401.

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS 21st DAY OF December 1987

B. Rayman  
 GARY M.F. RAYMAN  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 2633

**APPROVALS**

COUNTY OF MARTIN )  
 STATE OF FLORIDA )

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.

2-11-88 Donald E. Hallman COUNTY ENGINEER

December 1, 1987 Wren C. Jones COUNTY ATTORNEY

December 1, 1987 George G. Galt CHAIRMAN

December 1, 1987 John W. Matz CHAIRMAN

BY: Marsha Stiller CLERK (OC)  
By: Deborah Langston DEPUTY CLERK

DATE: 2/25/88

THIS INSTRUMENT PREPARED BY RW LEE FOR:

<b>SHALLOWAY INC.</b>	DATE 7-23-87	1
	DRAWN A.R.	1
	CHECKED G.R.	4
	JOB NO. 87025	