

MONARCH COVE, PLAT NO. 38

BEING PARCEL NO. 17

MARTIN DOWNS P.U.D.

LYING IN SECTION 7

TOWNSHIP 38 SOUTH, RANGE 41 EAST

MARTIN COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS, THAT MONARCH COVE DEVELOPMENT, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS PLAT NO. 38, MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHT-OF-WAYS, SHOWN ON THIS PLAT NO. 38, 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.
- THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT NO. 38, 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. 38, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V. 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 LANDSCAPE BUFFER TRACTS, SHOWN ON THIS PLAT NO. 38, ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., FOR LANDSCAPE 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 SAID BUFFER TRACTS.
- AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED OVER AND ACROSS THE STREETS AND RIGHT-OF-WAYS, SHOWN ON THIS PLAT NO. 38 IN FAVOR OF THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

SIGNED AND SEALED THIS 10th DAY OF FEBRUARY, 1988, ON BEHALF OF SAID CORPORATION BY THE PRESIDENT AND SECRETARY OF CORPORATION.

ATTEST: Paul Jeanes SECRETARY
 BY: Lowell E. Olmstead, Jr. PRESIDENT
 MONARCH COVE DEVELOPMENT, INC.
 A FLORIDA CORPORATION

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LOWELL E. OLMSTEAD, JR. AND PAUL JEANES, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF MONARCH COVE DEVELOPMENT, INC. A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF FEBRUARY, 1988.

MY COMMISSION EXPIRES: _____

Martha Stiller
 NOTARY PUBLIC
 STATE OF FLORIDA

PARCEL CONTROL NO. 7-38-41-016-000-0000-0

JANUARY, 1988

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:

Begin at the Northeast corner of Plat No. 28, Martin Downs P.U.D. as recorded in Plat Book 10, Page 73 of the Public Records of Martin County, Florida said corner being also a point on the Easterly right-of-way line of S.W. Foxpoint Trail and a point on a curve, concave to the West, having a radius of 385.00 feet, the radius point of which bears N 71°19'49"W; thence N 81°43'09"W, a distance of 51.00 feet to a point on a curve, concave to the Northwest, having a radius of 255.00 feet the radius point of which bears N 69°15'48"W; thence Northerly along the arc of said curve, through a central angle of 13°21'22", a distance of 59.44 feet; thence N 07°22'50"E, a distance of 223.65 feet; thence N 78°06'38"W, a distance of 261.33 feet to the point of curvature of a curve, concave to the South, having a radius of 2240.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°11'59", a distance of 203.28 feet to the point of reverse curvature of a curve, concave to the North, having a radius of 919.22 feet; thence Westerly along the arc of said curve, through a central angle of 14°50'00", a distance of 237.98 feet to the point of tangency; thence N 68°28'37"W, a distance of 108.13 feet; thence N 00°51'47"W, a distance of 50.94 feet to the point of curvature of a curve, concave to the East, having a radius of 175.00 feet; thence Westerly, Northerly and Easterly along the arc of said curve, through a central angle of 200°47'13", a distance of 613.27 feet to the point of tangency; thence S 60°04'34"E, a distance of 89.82 feet; thence S 68°28'37"E, a distance of 81.00 feet to the point of curvature of a curve, concave to the North, having a radius of 599.22 feet; thence Easterly along the arc of said curve, through a central angle of 14°50'00", a distance of 155.13 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 2560.00 feet; thence Easterly along the arc of said curve, through a central angle of 05°11'59", a distance of 232.33 feet to the point of tangency; thence S 78°06'38"E, a distance of 241.68 feet to a point on a curve, concave to the East, having a radius of 743.24 feet, the radius point of which bears S 75°36'04"E; thence Southerly along the arc of said curve, through a central angle of 07°01'05", a distance of 91.04 feet to the point of tangency; thence S 82°37'10"E, a distance of 50.00 feet; thence S 07°22'50"W, a distance of 25.00 feet to a point of curvature of a curve, concave to the Northeast, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 85°29'29", a distance of 37.30 feet to the point of tangency; thence S 02°55'37"W, a distance of 50.62 feet to a point on a curve, concave to the Southeast, having a radius of 25.00 feet, the radius point of which bears S 11°53'22"W; thence Southwesterly along the arc of said curve, through a central angle of 94°30'31", a distance of 41.24 feet; thence S 07°22'50"W, a distance of 328.08 feet to a point of curvature of a curve, concave to the West, having a radius of 305.00 feet; thence Southly along the arc of said curve, through a central angle of 11°17'21", a distance of 60.09 feet to the POINT OF BEGINNING of the herein described parcel of land.

Said parcel containing 8.078 acres.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.

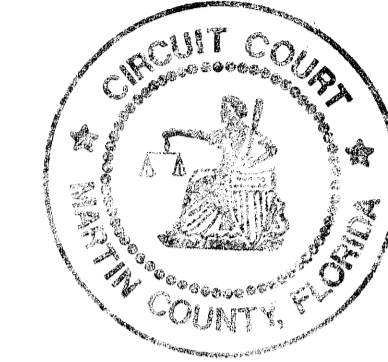
I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT NO. 38 IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED 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. 3909

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 28, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 5 DAY OF May, 1988.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY: Deborah Langston DEPUTY CLERK

FILE NO. 789980 (CIRCUIT COURT SEAL)

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

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

WE, DICKENSON & MURDOCK, CHARTERED, MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 20, 1988, AT 9:15 A.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 OR RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - MORTGAGE FROM MONARCH COVE DEVELOPMENT, INC., A FLORIDA CORPORATION, TO AMERIFIRST BANK, A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS, DATED 11/19/88, AND RECORDED IN OFFICIAL RECORDS BOOK 761, PAGE 230, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 20th DAY OF April, 1988.

BY: David Dickenson
 DICKENSON & MURDOCK, CHARTERED
 DAVID DICKENSON
 FEDERAL HIGHWAY
 BOCA RATON, FLORIDA

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

1-26-88 DATE Donald E. Holmew COUNTY ENGINEER

January 26, 1988 DATE Charles Wray COUNTY ATTORNEY

January 26, 1988 DATE Frank Anderson CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLA.

January 26, 1988 DATE Frank Anderson CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: Marsha Stiller
 BY: Deborah Langston (C)

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 1101 CENTRAL PARKWAY SUITE 1200
 JUPITER, FLORIDA 33408
 1105 SOUTH JOHN STREET SUITE 205
 FORT PIERCE, FLORIDA 33902

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