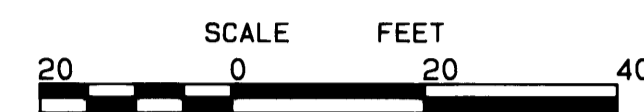
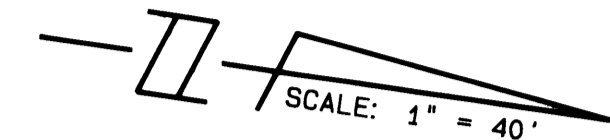


PLAT NO. 45 MARTIN DOWNS P.U.D.

BEING A REPLAT OF LOTS 1 THROUGH 21, PLAT NO. 20, MARTIN DOWNS P.U.D.
AS RECORDED IN PLAT BOOK 10, PAGE 50 OF THE PUBLIC RECORDS OF
MARTIN COUNTY FLORIDA. TOGETHER WITH A PARCEL OF LAND LYING IN
SECTION 12, TWP. 38 S., RGE 40 EAST AND SECTIONS 7 & 18 TWP. 38 S.,
RGE 41 EAST, MARTIN COUNTY, FLORIDA



JULY, 1988

DESCRIPTION

All of Lots 1 through 21, Plat 20, Martin Downs P.U.D. as recorded in Plat Book 10, Page 50 of the Public Records of Martin County, Florida together with the following described parcel of land.

A parcel of land lying in Section 12, Township 38 South, Range 40 East and Section 7 and 18, Township 38 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Southwest corner of said Section 7; thence N 87°26'51"W, along the West line of said section, a distance of 564.48 feet to the POINT OF BEGINNING of the herein described parcel of land; thence N 84°33'04"E, a distance of 13.34 feet to a point on the West boundary of Plat No. 20, Martin Downs P.U.D., as recorded in Plat Book 10, Page 50 of the Public Records of Martin County, Florida; thence S 85°26'56"E, a distance of 284.78 feet to the point of curvature of a curve, concave to the East, having a radius 2438.34 feet; thence Southerly, along the arc of said curve through a central angle of 88°49'01", a distance of 375.22 feet; thence S 14°15'57"E, a distance of 275.73 feet to the point of curvature of a curve, concave to the West, having a radius 774.98 feet; thence Southerly along the arc of said curve, through a central angle of 16°49'05", a distance of 227.46 feet; thence S 82°33'09"W, a distance of 185.11 feet to the Southwest corner of aforementioned lot 21; thence N 87°26'51"W, a distance of 9.88 feet; thence N 82°33'09"E, a distance of 185.11 feet to the point of curvature of a curve, concave to the West, having a radius 765.98 feet; thence Northerly, along the arc of said curve, through a central angle of 16°49'05", a distance of 224.82 feet; thence N 14°15'57"W, a distance of 275.73 feet to the point of curvature of a curve, concave to the East, having a radius of 2447.34 feet; thence Northerly along the arc of said curve through a central angle of 85°42'48", a distance of 244.84 feet; thence S 88°58'22"W, a distance of 16.88 feet to a point on a curve, concave to the East, having a radius of 2463.34 feet, the radius point of which bears N 81°26'37"E, thence Northerly along the arc of said curve, through a central angle of 83°46'27", a distance of 133.66 feet; thence N 85°26'56"W, a distance of 284.78 feet; thence N 84°33'04"E, a distance of 11.66 feet to the POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP AND 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 HEREBY DEDICATE AS FOLLOWS:

- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT NO. 45, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES. 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. 45 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.

SIGNED AND SEALED THIS 18th DAY OF July, 1988, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: *Betty D. English* SECRETARY
Peter D. Cummings PRESIDENT
SOUTHERN LAND GROUP, INC.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER 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 18th DAY OF July, 1988.

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

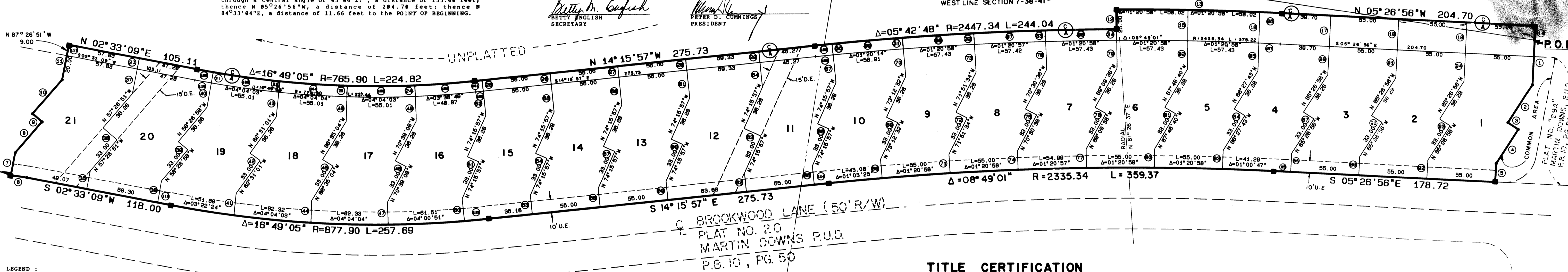
MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.
AMERIFIRST BANK, A FEDERAL SAVINGS BANK, FORMERLY KNOWN AS AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION, SHALL EXECUTE A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.
I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT NO. 45 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
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3989



LEGEND:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- ⊙ DENOTES "CONTROL OF ACCESS" NO VEHICULAR TRAFFIC WITHOUT PRIOR APPROVAL OF THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION.

NOTE: THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.

BEARING BASE: THE WEST LINE OF SECTION 7 IS TAKEN TO BE N 87° 26' 51" E AND ALL BEARINGS ARE RELATIVE THERE TO.

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, GUNSTER, YOKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 2, 1988, AT 1:00 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 RECORDS BOOK 658, PAGE 2162, AS MODIFIED BY PROMISSORY NOTE AND MORTGAGE MODIFICATION AND CONSOLIDATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 745, PAGE 1572, 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 AUGUST 29, 1986 AND RECORDED SEPTEMBER 2, 1986, IN OFFICIAL RECORDS BOOK 687, PAGE 738, AS MODIFIED BY MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 745, PAGE 1572, 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 AUGUST 29, 1986 AND RECORDED SEPTEMBER 2, 1986, IN OFFICIAL RECORDS BOOK 687, PAGE 738, AS MODIFIED BY MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 745, PAGE 1572, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 18th DAY OF July, 1988.
BY: *Peter D. Cummings*
GUNSTER, YOKLEY, CRISER & STEWART, P.A.
W. MARTIN BONAM (FOR THE FIRM)
18 CENTRAL PARKWAY, SUITE 400
STUART, FLORIDA 34997

COUNTY APPROVAL

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

7-12-88
Small E. Holman
COUNTY ENGINEER
July 12, 1988
Ronnie S. Murphy
COUNTY ATTORNEY
July 12, 1988
James E. Smith
CHAIRMAN - PLANNING & ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
July 12, 1988
Marsha Stiller
CLERK
By: Deborah Langston D.C.

| DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---------------|---------|------------|---------|
| N 84°33'04"E | 38.34 | | |
| S 85°26'56"E | 38.28 | | |
| N 24°33'04"E | 10.00 | | |
| S 88°28'58"E | 33.00 | | |
| N 84°33'04"E | 15.00 | | |
| S 08°50'07"E | 13.12 | 8.57 | |
| N 87°26'51"W | 18.78 | | |
| N 57°26'51"W | 33.00 | | |
| S 32°33'09"W | 10.00 | | |
| N 57°26'51"W | 38.28 | | |
| N 87°26'51"W | 28.00 | | |
| S 80°50'22"W | 16.00 | | |
| D3°08'27" | 2483.34 | 133.80 | 88.82 |
| N 84°33'04"E | 11.88 | | |
| S 82°11'20"W | 25.00 | | |
| S 83°32'17"W | 25.00 | | |
| N 84°33'04"E | 25.00 | | |
| S 84°33'04"E | 25.00 | | |
| S 84°33'04"E | 25.00 | | |
| N 87°26'51"W | 9.00 | | |
| N 88°28'58"W | 9.00 | | |
| S 87°26'51"W | 9.00 | | |
| S 83°24'56"W | 9.00 | | |
| S 75°44'03"W | 9.00 | | |
| S 75°44'03"W | 9.00 | | |
| S 75°44'03"W | 9.00 | | |
| S 75°44'03"W | 9.00 | | |
| S 75°44'03"W | 9.00 | | |
| S 75°44'03"W | 9.00 | | |
| S 75°44'03"W | 9.00 | | |

| DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---------------|--------|------------|---------|
| S 75°44'03"W | 9.00 | | |
| S 78°47'28"W | 9.00 | | |
| S 78°08'28"W | 9.00 | | |
| S 79°44'03"W | 9.00 | | |
| S 80°50'22"W | 9.00 | | |
| N 87°26'51"W | 15.00 | | |
| S 32°33'09"W | 15.00 | | |
| N 87°26'51"W | 20.50 | | |
| N 88°28'58"W | 17.88 | | |
| S 31°33'02"W | 10.00 | | |
| N 88°28'58"W | 20.00 | | |
| S 87°26'51"W | 17.82 | | |
| S 27°28'59"W | 10.00 | | |
| S 87°26'51"W | 20.00 | | |
| S 18°08'28"W | 10.00 | | |
| S 83°24'56"W | 17.82 | | |
| S 23°24'56"W | 15.00 | | |
| S 88°28'58"W | 20.00 | | |
| S 79°28'58"W | 17.82 | | |
| S 19°20'52"W | 10.00 | | |
| S 79°20'52"W | 20.00 | | |
| S 75°44'03"W | 17.78 | | |
| S 15°44'03"W | 10.00 | | |
| S 75°44'03"W | 20.00 | | |
| S 75°44'03"W | 15.00 | | |
| S 75°44'03"W | 23.00 | | |
| S 75°44'03"W | 15.00 | | |
| S 15°44'03"W | 10.00 | | |
| S 75°44'03"W | 23.00 | | |

| DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---------------|--------|------------|---------|
| S 75°44'03"W | 15.00 | | |
| S 19°44'03"W | 10.00 | | |
| S 75°44'03"W | 23.00 | | |
| S 79°44'03"W | 23.00 | | |
| S 84°33'04"W | 15.00 | | |
| S 24°33'04"W | 20.90 | | |
| S 75°44'03"W | 15.00 | | |
| S 19°44'03"W | 10.00 | | |
| S 75°44'03"W | 22.88 | | |
| S 18°47'28"W | 10.00 | | |
| S 78°47'28"W | 22.88 | | |
| S 78°08'28"W | 15.00 | | |
| S 18°08'28"W | 10.00 | | |
| S 78°08'28"W | 22.88 | | |
| S 78°28'58"W | 15.00 | | |
| S 23°24'56"W | 20.00 | | |
| S 88°28'58"W | 20.00 | | |
| S 79°28'58"W | 22.88 | | |
| S 79°28'58"W | 22.88 | | |
| S 20°50'22"W | 10.00 | | |
| S 80°50'22"W | 22.88 | | |
| S 82°11'20"W | 15.00 | | |
| S 22°11'20"W | 10.00 | | |
| S 82°11'20"W | 22.88 | | |
| S 83°32'17"W | 15.00 | | |
| S 23°32'17"W | 10.00 | | |
| S 83°32'17"W | 22.88 | | |
| S 84°33'04"W | 15.00 | | |
| S 24°33'04"W | 10.00 | | |

| DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---------------|---------|------------|---------|
| S 84°33'04"W | 23.00 | | |
| S 24°33'04"W | 15.00 | | |
| S 84°33'04"W | 23.00 | | |
| S 84°33'04"W | 23.00 | | |
| S 84°33'04"W | 15.00 | | |
| S 84°33'04"W | 23.00 | | |
| S 24°33'04"W | 20.90 | | |
| S 84°33'04"W | 23.00 | | |
| S 24°31' | 2483.34 | 17.57 | 8.78 |
| 01°20'58" | 2447.34 | 57.84 | 28.82 |
| 01°20'58" | 2447.34 | 57.84 | 28.82 |
| 01°20'57" | 2447.34 | 57.83 | 28.82 |
| 01°20'10" | 2447.34 | 57.07 | 28.54 |
| 01°18'45" | 2447.34 | 14.08 | 7.03 |
| S 14°15'57"E | 8.14 | | |
| 03°38'48" | 785.90 | 48.30 | 24.18 |
| 04°04'03" | 785.90 | 54.37 | 27.20 |
| 04°04'04" | 785.90 | 54.38 | 27.20 |
| 04°04'03" | 785.90 | 54.37 | 27.20 |
| 01°00'08" | 785.90 | 13.98 | 6.70 |
| 0°24'09" | 2438.34 | 17.13 | 8.56 |
| 0°18'49" | 2438.34 | 14.08 | 7.03 |
| S 14°15'57"E | 8.14 | | |
| 01°00'08" | 774.90 | 13.55 | 6.77 |
| S 87°26'51"E | 9.00 | | |
| N 02°33'09"E | 10.83 | | |
| 01°17'43" | 877.90 | 16.85 | 8.92 |
| N 14°15'57"W | 11.82 | | |
| N 05°26'56"W | 13.72 | | |

CONTROL NO. 07-38-44-001-000-0000-0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
1 1