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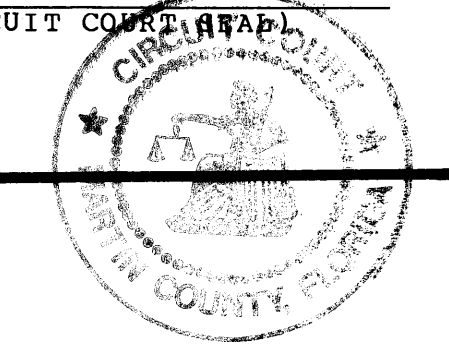
CLERK OF THE COURT
BY

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 88, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 4th DAY OF April, 1989.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.
BY: Deborah Lempert DEPUTY CLERK

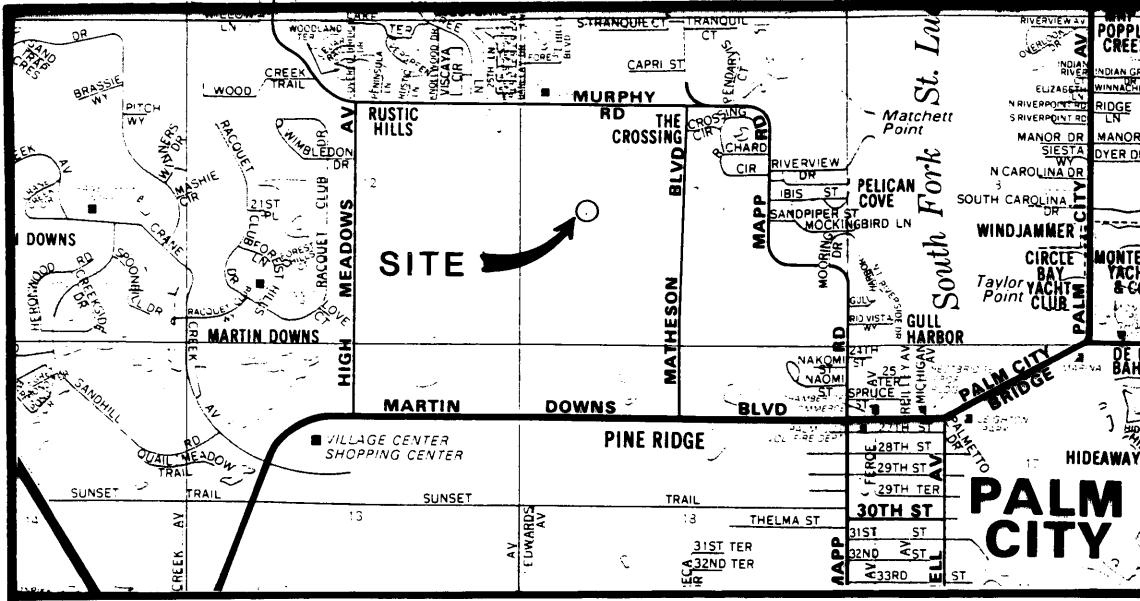
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(CIRCUIT COURT SEAL)



PLAT NO. 47 MARTIN DOWNS P.U.D.

LYING IN SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA



LOCATION MAP nts

MARCH, 1989

DESCRIPTION

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

Begin at the Northeast corner of Plat No. 38, Martin Downs P.U.D. as recorded in Plat Book 11, Page 28 of the Public Records of Martin County, Florida, said point being 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 Northerly along the arc of said curve, through a central angle of 08°43'19", a distance of 113.14 feet; thence N 62°20'46"W, a distance of 47.50 feet to the point of curvature of a curve, concave to the North, having a radius of 1450.35 feet; thence Westerly along the arc of said curve, through a central angle of 10°51'27", a distance of 274.84 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 637.55 feet; thence Westerly along the arc of said curve, through a central angle of 18°55'15", a distance of 210.54 feet; thence N 70°24'34"W, a distance of 290.34 feet to the point of curvature of a curve, concave to the North, having a radius of 210.00 feet, the radius point of which bears N 04°12'32"E; thence Westerly along the arc of said curve, through a central angle of 17°15'09", a distance of 63.23 feet; thence N 68°32'19"W, a distance of 130.00 feet; thence N 24°56'09"W, a distance of 101.38 feet; thence N 18°40'01"E, a distance of 130.00 feet to the point of curvature of a curve, concave to the East, having a radius of 210.00 feet; thence Northerly, along the arc of said curve, through a central angle of 27°38'44", a distance of 101.33 feet; thence N 25°48'16"E, a distance of 313.30 feet to the point of curvature of a curve, concave to the East, having a radius of 200.00 feet, the radius point of which bears S 85°21'51"E; thence Northerly, along the arc of said curve, through a central angle of 12°51'11", a distance of 44.87 feet; thence N 17°29'20"E, a distance of 123.02 feet; thence S 83°23'00"E, a distance of 51.28 feet to the point of curvature of a curve, concave to the South, having a radius of 200.00 feet, the radius point of which bears S 30°56'52"E; thence Easterly, along the arc of said curve, through a central angle of 43°33'17", a distance of 152.03 feet to the point of reverse curvature of a curve, concave to the North, having a radius of 150.00 feet; thence Easterly along the arc of said curve, through a central angle of 31°18'14", a distance of 81.95 feet; thence N 71°18'11"E, a distance of 22.47 feet; thence N 64°04'48"E, a distance of 50.00 feet, to the point of curvature of a curve, concave to the Northeast, having a radius of 275.00 feet, the radius point of which bears N 64°04'48"E; thence Southeasterly, along the arc of said curve, through a central angle of 16°21'12", a distance of 78.49 feet to the point of compound curvature of a curve, concave to the North, having a radius of 25.00 feet; thence Easterly, along the arc of said curve, through a central angle of 90°06'09", a distance of 39.31 feet; thence S42°22'33"E, a distance of 50.00 feet; thence N 47°27'25"E, a distance of 22.72 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 221.09 feet; thence Northeasterly along the arc of said curve, through a central angle of 27°33'25", a distance of 106.34 feet; thence S 42°22'35"E, a distance of 565.14 feet to the point of curvature of a curve, concave to the West, having a radius of 475.00 feet; thence Southerly, along the arc of said curve, through a central angle of 62°23'05", a distance of 517.19 feet; thence S 54°17'42"E, a distance of 31.09 feet to the point of curvature of a curve, concave to the West, having a radius of 505.00 feet, the radius point of which bears N 69°02'14"W; thence Southerly, along the arc of said curve, through a central angle of 06°09'47", a distance of 54.32 feet; thence S 27°07'33"W, a distance of 249.62 feet to the point of curvature of a curve, concave to the North, having a radius of 108.81 feet; thence Southerly and Westerly, along the arc of said curve, through a central angle of 86°46'04", a distance of 164.77 feet; thence N 66°06'23"W, a distance of 75.71 feet to the point of curvature of a curve, concave to the East, having a radius of 693.24 feet; the radius point of which bears S 66°55'59"E; thence Southerly, along the arc of said curve through a central angle of 15°41'11", a distance of 189.80 feet; thence N 82°37'10"W, a distance of 50.00 feet to the point of curvature of a curve, concave to the East, having a radius of 743.24 feet the radius point of which bears S 82°37'10"E; thence Northerly, along the arc of said curve, through a central angle of 07°01'05", a distance of 91.04 feet to the POINT OF BEGINNING.

Containing 25.515 acres more or less.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN
STATE OF FLORIDA 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:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT NO. 47 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 RIGHTS-OF-WAY.
2. THE DRAINAGE AND ACCESS EASEMENTS SHOWN ON THIS PLAT NO. 47, 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. 47 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.
4. THE LAKE AS SHOWN HEREON IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC FOR WATER MANAGEMENT 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 LAKE.
5. THE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION FOR MAINTENANCE 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 EASEMENTS.

SIGNED AND SEALED THIS 21st DAY OF November, 1988, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: SOUTHERN LAND GROUP, INC.
BETTY ENGLISH SECRETARY
PETER D. CUMMINGS PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA 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.

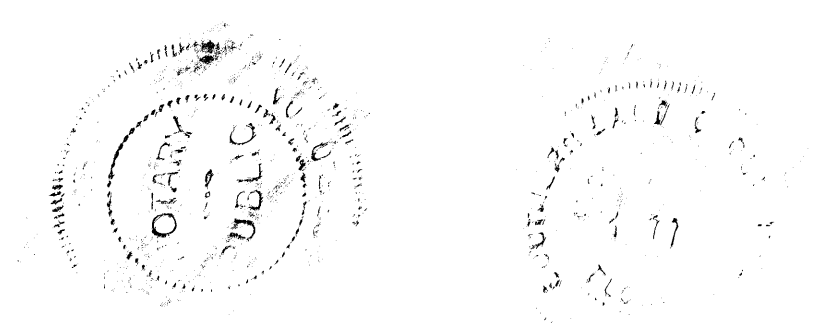
WITNESS MY HAND AND OFFICE SEAL THIS 21st DAY OF November, 1988.

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

MORTGAGEE'S CONSENT

COUNTY OF MARTIN
STATE OF FLORIDA 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



TITLE CERTIFICATION

COUNTY OF MARTIN
STATE OF FLORIDA S.S.

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF November 4, 1988, AT 7:00 P.M.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW 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 650, PAGE 2151, AS MODIFIED BY MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 745, PAGE 1580, 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 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.
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 730, AS MODIFIED BY MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 745, PAGE 1587, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 22nd DAY OF November, 1988.

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

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT NO. 47 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 I, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

DAVID M. JONES
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3909

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA S.S.

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

- 3-29-89 DATE
November 8, 1988 DATE
November 8, 1988 DATE
November 8, 1988 DATE
- Arnold E. Halloman COUNTY ENGINEER
Green S. Dreyer COUNTY ATTORNEY
Chairman - PLANNING & ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
Frank Abacha VICE-CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller, Clerk
Deborah Lempert (De.)

PARCEL CONTROL NO. 7-38-41-018-000-0000-0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 727
JUPITER, FLORIDA 33464
1985 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34947

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