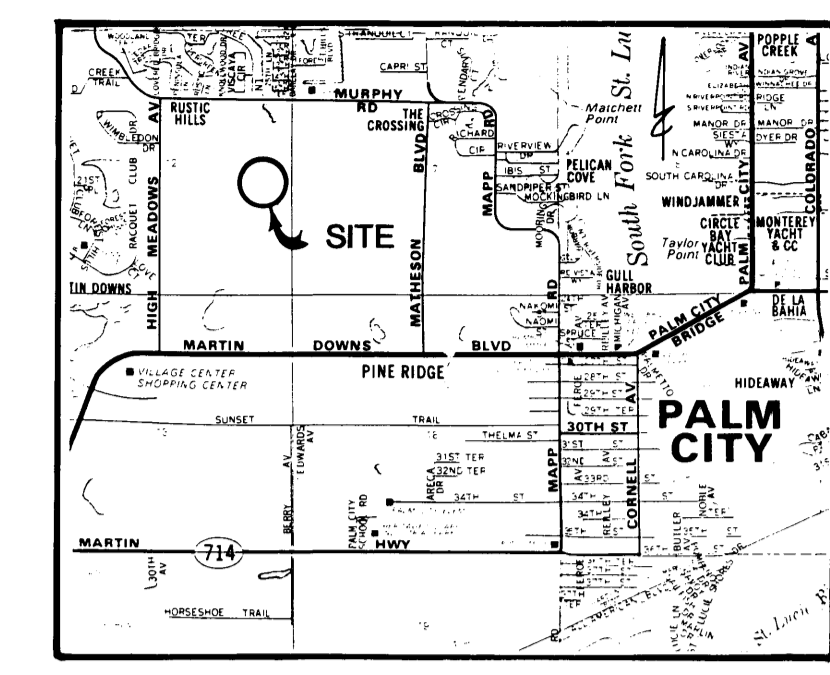


99 APR 13 PM 2:50

# PLAT NO. 48 MARTIN DOWNS P.U.D.

## LYING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA

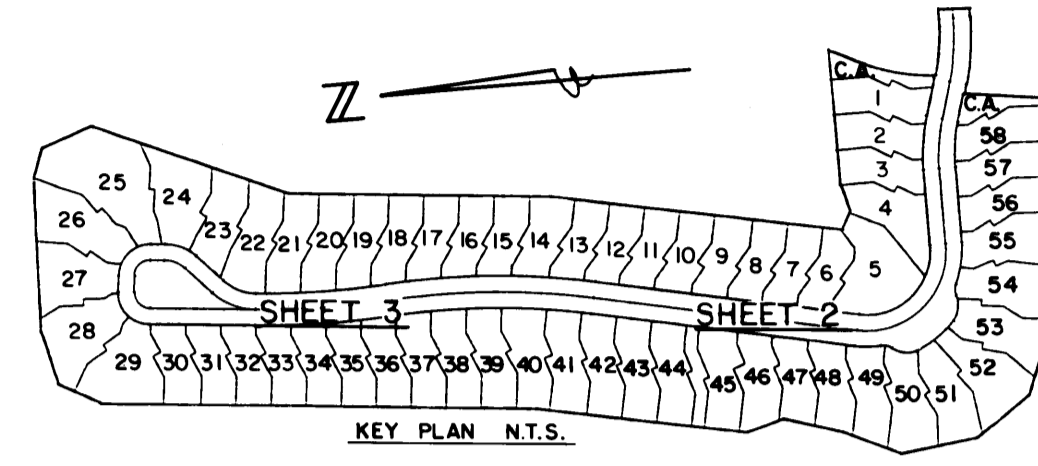
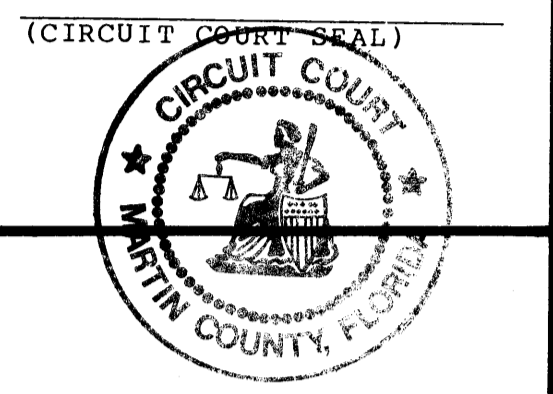
MARCH, 1989



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK PAGE 89, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS April 13 DAY OF 1989.

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

FILE NO. 763489



### DESCRIPTION

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

Commence at the Southeast corner of said Section 12; thence N 0°22'35"E, along the East line of said Section, a distance of 2016.97 feet; thence N 89°37'25"W, a distance of 126.21 feet to the POINT OF BEGINNING of the herein described parcel of land and a point on the centerline of S.W. Monarch Club Drive as shown on the Plat of Monarch Club Drive, Plat 19A, Martin Downs, P.U.D. as recorded in Plat Book 10, Page 92 of the Public Records of Martin County, Florida; thence S 0°55'09"W, a distance of 25.00 feet to a point on a curve, concave to the South, having a radius of 255.39 feet the radius point of which bears S 00°55'09"W; thence Westerly, along the arc of said curve, through a central angle of 02°57'14", a distance of 13.17 feet to the point of reverse curvature of a curve, concave to the North, having a radius of 367.87 feet; thence Westerly, along the arc of said curve, through a central angle of 16°30'08", a distance of 105.95 feet; thence N 75°31'58"W, a distance of 15.00 feet; thence S 05°55'24"W, a distance of 122.18 feet; thence S 83°22'33"W, a distance of 42.64 feet; thence N 84°25'52"W, a distance of 93.73 feet; thence N 83°39'28"W, a distance of 97.80 feet; thence N 88°51'17"W, a distance of 101.02 feet; thence S 88°32'37"W, a distance of 50.97 feet; thence N 69°50'40"W, a distance of 81.84 feet; thence N 36°44'03"W, a distance of 105.10 feet; thence N 08°55'38"W, a distance of 56.41 feet; thence N 08°37'58"W, a distance of 66.12 feet; thence N 23°10'20"E, a distance of 96.31 feet; thence N 16°04'49"E, a distance of 96.74 feet; thence N 17°19'11"W, a distance of 60.78 feet; thence N 09°39'37"E, a distance of 331.34 feet; thence N 03°54'40"E, a distance of 684.48 feet; thence N 27°02'49"E, a distance of 72.86 feet; thence N 74°24'40"E, a distance of 86.21 feet; thence S 89°45'04"E, a distance of 237.53 feet; thence S 71°21'07"E, a distance of 51.13 feet; thence S 20°36'22"E, a distance of 84.89 feet; thence S 22°01'06"W, a distance of 326.94 feet; thence S 03°54'40"W, a distance of 411.00 feet; thence S 09°39'37"W, a distance of 457.93 feet; thence S 62°55'36"E, a distance of 30.50 feet; thence N 72°51'04"E, a distance of 46.02 feet; thence N 87°57'54"E, a distance of 210.00 feet; thence S 23°17'45"W, a distance of 61.53 feet to the point of curvature of a curve, concave to the East, having a radius of 285.00 feet; thence Southerly, along the arc of said curve, through a central angle of 22°49'25", a distance of 113.53 feet to a point on a curve, concave to the North, having a radius of 317.87 feet, the radius point of which bears N 13°42'11"E; thence Easterly, along the arc of said curve, through a central angle of 15°44'17", a distance of 87.31 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 305.39 feet; thence Easterly, along the arc of said curve, through a central angle of 02°57'14", a distance of 15.74 feet; thence S 0°55'09"W, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 14.110 acres, more or less.

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN S.S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT NO. 48 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, 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.

PARCEL CONTROL NO. 12-38-40-008-000-0000.0

### 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 HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT NO. 48 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 MAINTENANCE EASEMENTS SHOWN ON THIS PLAT NO. 48, 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. 48 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 COMMON AREAS, SHOWN ON THIS PLAT 48, ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., FOR UTILITY, DRAINAGE, LANDSCAPE PURPOSES AND GOLF COURSE ACCESS 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 COMMON AREAS.
5. THE GOLF COURSE ACCESS STRIP SHOWN ON THIS PLAT NO. 48, IS HEREBY DEDICATED TO SOUTHERN LAND GROUP, INC., ITS SUCCESSORS AND OR ASSIGNS FOR GOLF COURSE ACCESS 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 ACCESS STRIP.
6. TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN DOWNS UTILITIES, INC. FOR ALL PROPER UTILITY PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT "A".

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

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 OFFICE SEAL THIS 21st DAY OF November, 1988.

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

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN 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  
Frank A. ... CHAIRMAN - PLANNING & ZONING COMMISSION OF MARTIN COUNTY, FLORIDA  
Frank A. ... VICE-CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller CLERK  
By: Deborah Lupton (D.C.)

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

LINDAHL BROWNING FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
P.O. BOX 727  
JUPITER, FLORIDA 33466  
1905 SOUTH 25TH STREET  
SUITE 205  
FORT PIERCE, FLORIDA 33460