

MONARCH COVE, PLAT NO. 38A MARTIN DOWNS P.U.D.

BEING A REPLAT OF A PORTION OF PLAT NO. 38. MARTIN DOWNS P.U.D.
AS RECORDED IN PLAT BOOK 11, PAGE 28. MARTIN COUNTY PUBLIC RECORDS

JULY, 1993

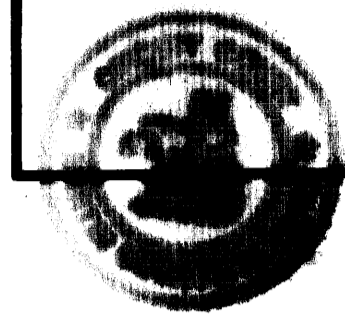
LYING IN SECTION 7
TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

PARCEL CONTROL NO. 07-38-41-016-000-0000.0

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 35, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF August, 1993.

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

FILE NO 01019736
(CIRCUIT COURT SEAL)



LEGAL DESCRIPTION:

PARCEL 1:

ALL OF PLAT 38, MARTIN DOWNS PUD, PLAT BOOK 11, PAGE 28, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LESS LOTS 25 AND 26 THEREOF AND LESS THE LANDS LEGALLY DESCRIBED IN THE DEED TO MONARCH COUNTRY CLUB ASSOCIATION, INC., RECORDED IN OFFICIAL RECORDS BOOK 816, PAGE 976, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINING 7.021 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

1. THE STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., 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 EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE AND 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.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V. (1) 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 (2) 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. AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED OVER AND ACROSS THE STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, 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.
5. THE 20.00 FOOT MAINTENANCE AND 10.00 MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR LAKE MAINTENANCE AND LAKE MAINTENANCE 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 EASEMENTS.

SIGNED AND SEALED THIS 2nd DAY OF August, 1993, ON BEHALF OF SAID CORPORATION BY THE PRESIDENT

ATTEST: [Signature] BY: [Signature]
JOHN R. PESHKIN
PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA S.S.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August, 1993, BY JOHN R. PESHKIN AS PRESIDENT OF MONARCH HOMES OF FLORIDA, INC., ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

(NOTARY SEAL)

[Signature]
Lori E. Conover
#154145
(PRINT NAME BENEATH SIGNATURE)
NOTARY PUBLIC
MY COMMISSION EXPIRES:
Notary Public, State of Florida at Large
My Commission Expires Nov. 11, 1995
Bonded thru Agent's Notary Brokerage

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, COMMONWEALTH LAND TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF August 3rd, 1993, AT 8:00 a.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 MORTGAGES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. NONE.
DATED THIS 4th DAY OF August, 1993.

BY: [Signature]
COMMONWEALTH LAND TITLE
INSURANCE COMPANY
331 EAST OCEAN BOULEVARD
STUART, FLORIDA

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

9-1-93 [Signature]
DATE COUNTY ENGINEER
7-27-93 [Signature]
DATE COUNTY ATTORNEY
7-27-93 [Signature]
DATE CHAIRMAN - PLANNING AND ZONING COMMISSION
OF MARTIN COUNTY, FLORIDA
7-27-93 [Signature]
DATE CHAIRMAN BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA
ATTEST: [Signature]
By: [Signature] D.C.

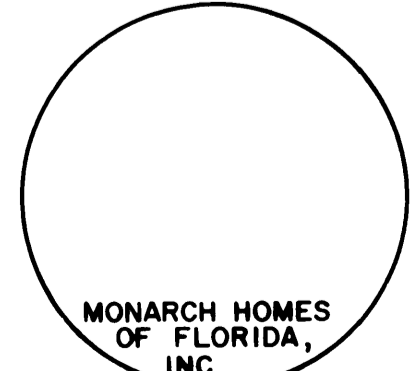
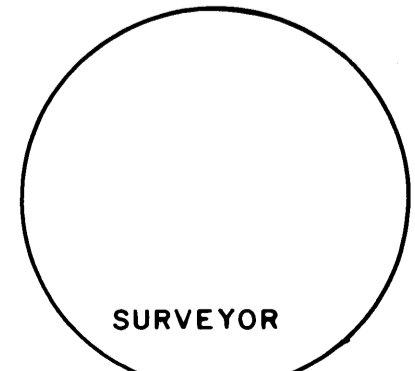
SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN
STATE OF FLORIDA S.S.

I, VINCENT J. NOEL, DO HEREBY CERTIFY THAT THIS PLAT OF MONARCH COVE, PLAT NO. 38A, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS 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, 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.

[Signature]
VINCENT J. NOEL
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4169

THIS PLAT PREPARED BY:
VINCENT J. NOEL, P.L.S.
FOR
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



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| LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS | |
| P.O. BOX 732 JUPITER, FLORIDA 33408 | SUITE 420 STUART, FLORIDA 34994 |
| 2222 COLONIAL ROAD FORT PIERCE, FLORIDA 34946 | |