

# PLAT NO. 47A - MARTIN DOWNS P.U.D.

BEING A REPLAT OF PLAT NO. 47, MARTIN DOWNS P.U.D.  
AS RECORDED IN PLAT BOOK 11, PAGE 88, MARTIN COUNTY PUBLIC RECORDS  
LYING IN SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA

JULY, 1993

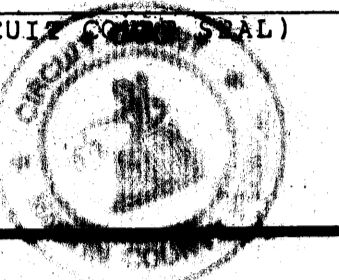
PARCEL CONTROL NO. 07-38-41-018-000-0000-0

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 88, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17 DAY OF Sept, 1993

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

FILE NO. 01019737

(CIRCUIT COURT SEAL)



DESCRIPTION

PARCEL 2:

ALL OF PLAT 47, MARTIN DOWNS P.U.D., PLAT BOOK 11, PAGE 88, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINING 25.515 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. 47A - 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:

- 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.
- 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.
- 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.
- 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.
- THE WATER MANAGEMENT TRACT "A", 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 WATER MANAGEMENT TRACT.
- THE 20.00 FOOT MAINTENANCE AND 10.00 MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HERBY 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.
- THE LANDSCAPE AND SIGN EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOME OWNERS ASSOCIATION, INC., FOR LANDSCAPING AND SIGNAGE 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 OF THE CORPORATION.

MONARCH HOMES OF FLORIDA, INC.

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  
\*159145  
(PRINT NAME BENEATH SIGNATURE)  
Notary Public, State of Florida at Large  
NOTARY PUBLIC My Commission Expires Nov. 11, 1995  
MY COMMISSION EXPIRES: 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 3, 1993, AT 8:00 A.M.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
- 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] A.V.P.  
COMMONWEALTH LAND TITLE  
INSURANCE COMPANY  
331 EAST OCEAN BOULEVARD  
STUART, 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.

9-1-93 DATE [Signature] COUNTY ENGINEER

7-27-93 DATE [Signature] COUNTY ATTORNEY

7-27-93 DATE [Signature] CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.

7-27-93 DATE [Signature] CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: [Signature] CLERK  
[Signature] DEPUTY CLERK

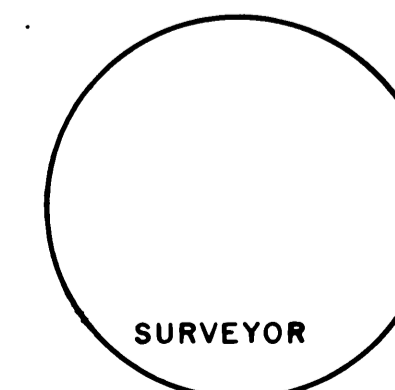
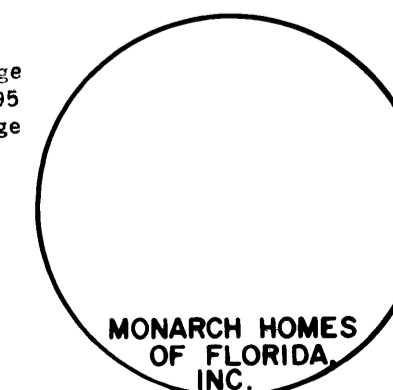
SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN  
STATE OF FLORIDA S.S.

I, VINCENT J. NOEL, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 47A - MARTIN DOWNS P.U.D. 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.



LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS		1	3
P.O. BOX 777 JUPITER, FLORIDA 33468	10 CENTRAL PARKWAY SUITE 420 STUART, FLORIDA 34994		