

PLAT NO. 65
MONARCH COUNTRY CLUB PARCEL 13A
MARTIN DOWNS P.U.D.
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST
 MARTIN COUNTY, FLORIDA

NOVEMBER, 1993

PARCEL CONTROL NO. 18-38-41-023-000-0000.0

FILED FOR RECORD
 24 FEB 14 AM 11:09
 CLERK OF CIRCUIT 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 13, PAGE 47, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 14 DAY OF FEB, 1994.

MARSHA STILLER, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA.

BY Charlotte Buskey
 DEPUTY CLERK

FILE NO.
1045488
 (CIRCUIT COURT SEAL)



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD (A 200.00 FOOT RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORD BOOK 461, PAGE 420, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF S.W. MONARCH CLUB DRIVE (A VARIABLE RIGHT-OF-WAY) AS SHOWN ON PLAT NO. 19-A, MARTIN DOWNS, P.U.D., RECORDED IN PLAT BOOK 10, PAGE 92, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PROCEED NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF S.W. MONARCH CLUB DRIVE FOR THE FOLLOWING THREE (3) COURSES: NORTH 00°28'31" EAST LEAVING SAID NORTH RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD, A DISTANCE OF 93.27 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 790.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°03'29", A DISTANCE OF 180.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 12°34'58" WEST, A DISTANCE OF 65.00 FEET TO THE SOUTHWEST CORNER OF PLAT NO. 22, MARTIN DOWNS, P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 52, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 77°25'02" EAST LEAVING SAID EAST RIGHT-OF-WAY LINE OF S.W. MONARCH CLUB DRIVE AND ALONG THE SOUTH LINE OF SAID PLAT NO. 22, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 22;

THENCE EASTERLY AND SOUTHERLY, SOUTHWESTERLY AND SOUTHERLY ALONG SAID EAST LINE OF GOLF COURSE TRACT 7 FOR THE FOLLOWING EIGHT (8) COURSES: SOUTH 80°12'17" EAST, A DISTANCE OF 51.93 FEET; THENCE SOUTH 36°09'59" EAST, A DISTANCE OF 86.48 FEET; THENCE SOUTH 24°00'28" EAST, A DISTANCE OF 68.71 FEET; THENCE SOUTH 14°14'11" EAST, A DISTANCE OF 68.36 FEET; THENCE SOUTH 03°31'26" WEST, A DISTANCE OF 64.04 FEET; THENCE SOUTH 49°10'33" WEST, A DISTANCE OF 26.08 FEET; THENCE SOUTH 62°06'55" WEST, A DISTANCE OF 40.75 FEET; THENCE SOUTH 00°28'31" WEST, A DISTANCE OF 73.31 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD; THENCE NORTH 89°31'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD, A DISTANCE OF 249.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.374 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA S.S.
 COUNTY OF MARTIN

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. 65, MONARCH COUNTRY CLUB PARCEL 13A, 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:

- TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES, 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 SAID TRACT C.
- AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED OVER AND ACROSS TRACT C, 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 DRAINAGE EASEMENT, AS SHOWN HEREON, IS 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 EASEMENT.

NOTE:
 THE WATER MANAGEMENT TRACT AND TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER FOR FUTURE CONVEYANCE, AND PROPER PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS.

SIGNED AND SEALED THIS 8th DAY OF November, 1993, ON BEHALF OF SAID CORPORATION BY THE PRESIDENT AND _____ OF THE CORPORATION.

MONARCH HOMES OF FLORIDA, INC.

ATTEST: _____ BY John R. Peshkin
 PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN S.S.
 STATE OF FLORIDA

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF November, 1993, BY JOHN R. PESHKIN AS PRESIDENT AND _____ AS _____ OF MONARCH HOMES OF FLORIDA, INC., ON BEHALF OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

(NOTARY SEAL)

Lori E. Conover
 Lori E. Conover #159145

(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

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN S.S.
 STATE OF FLORIDA

I, VINCENT J. NOEL, DO HEREBY CERTIFY THAT THIS PLAT NO. 65, MONARCH COUNTRY CLUB PARCEL 13A, 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 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.

Vincent J. Noel
 VINCENT J. NOEL
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 4169

TITLE CERTIFICATION

STATE OF FLORIDA S.S.
 COUNTY OF MARTIN

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF November 12, 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 16th DAY OF November, 1993.

BY: Susan E. Pries
 COMMONWEALTH LAND TITLE
 INSURANCE COMPANY
 331 EAST OCEAN BOULEVARD
 STUART, FLORIDA

COUNTY APPROVAL

STATE OF FLORIDA S.S.
 COUNTY OF MARTIN

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

12-22-93
 DATE

Donald E. Hallman
 COUNTY ENGINEER

11-9-93
 DATE

James Dreyer
 COUNTY ATTORNEY

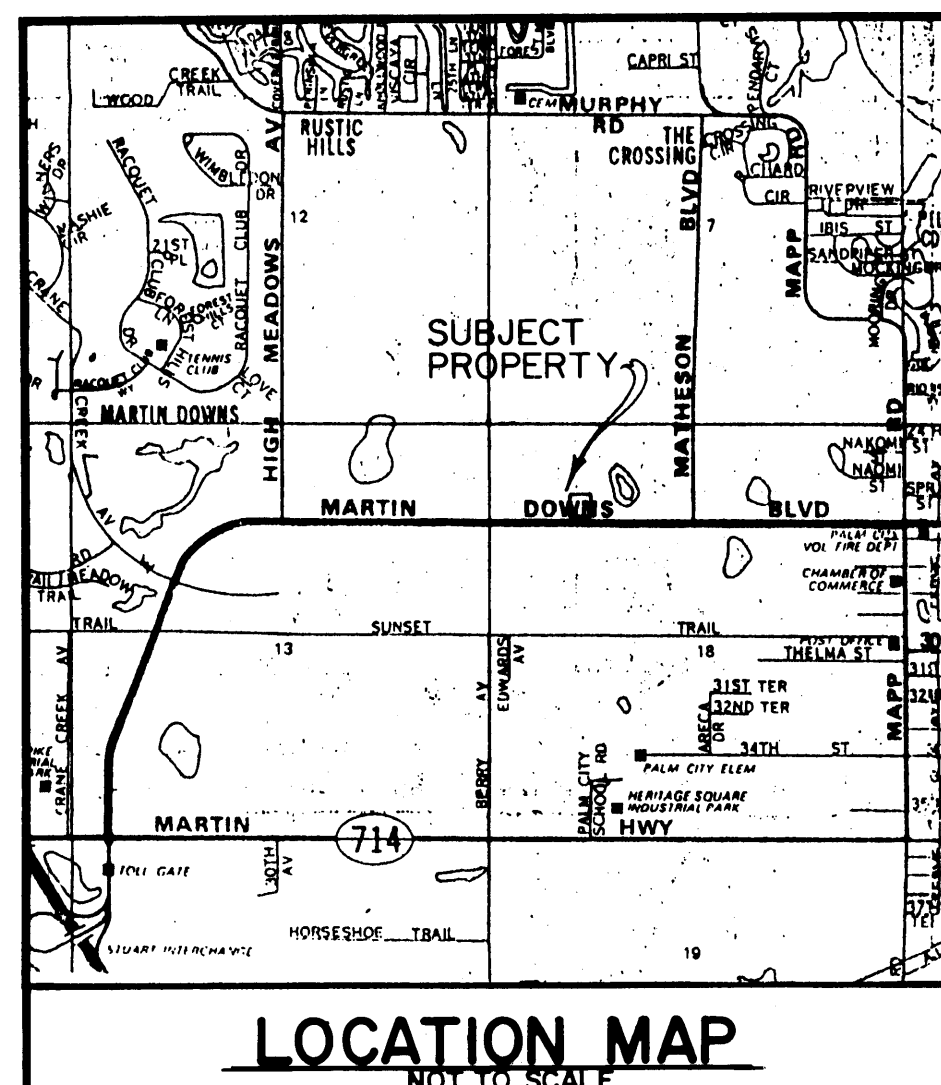
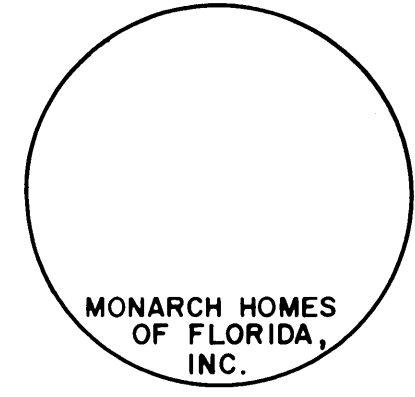
11-9-93
 DATE

Sally O'Connell
 CHAIRMAN - PLANNING AND ZONING
 COMMISSION OF MARTIN COUNTY, FL

11-9-93
 DATE

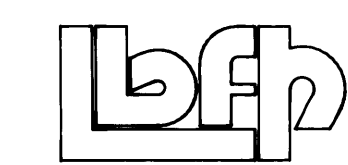
 CHAIRMAN - BOARD OF COUNTY
 COMMISSIONERS OF MARTIN COUNTY, FL

ATTEST: Marsha Stiller
 CLERK
 By Charlotte Buskey 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.

THIS PLAT PREPARED BY:
 VINCENT J. NOEL, P.L.S.
 FOR
 LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
 210 JUPITER LAKES BOULEVARD
 BUILDING 5000, SUITE 104
 JUPITER, FLORIDA 33458



LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS		
BLDG. 5000, SUITE 104 210 JUPITER LAKES BLVD. JUPITER, FL. 33458 407-746-9248	10 CENTRAL PARKWAY SUITE 420 STUART, FL. 34997 407-286-3883	2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL. 34980 407-461-2450

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