



A PLAT OF MONARCH GOLF COURSE

BEING PLAT No. 64 - MARTIN DOWNS, P.U.D.
LYING IN SECTIONS 12 & 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST
AND SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA; AND BEING A REPLAT OF A
PORTION OF TRACTS 1 & 16, OF THE PLAT OF PALM CITY
FARMS AS RECORDED IN PLAT BOOK 6, PAGE 42, PALM BEACH
(NOW MARTIN) COUNTY, FLORIDA.

PARCEL CONTROL NO. 12-38-40-013-000-0000.0

NOVEMBER, 1993

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTIONS 12 AND 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST AND SECTIONS 7 AND 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PLAT NO. 26, MARTIN DOWNS, P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 69, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON 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; PROCEED NORTH 89°31'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 426.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 81°31'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 588.76 FEET TO REFERENCE POINT "A"; THENCE NORTH 00°28'31" EAST LEAVING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 73.31 FEET; THENCE NORTH 62°06'55" EAST, A DISTANCE OF 40.75 FEET; THENCE NORTH 49°10'33" EAST, A DISTANCE OF 26.08 FEET; THENCE NORTH 03°31'26" EAST, A DISTANCE OF 64.04 FEET; THENCE NORTH 14°14'11" WEST, A DISTANCE OF 68.36 FEET; THENCE NORTH 24°00'28" WEST, A DISTANCE OF 68.71 FEET; THENCE NORTH 36°09'59" WEST, A DISTANCE OF 86.48 FEET; THENCE NORTH 80°12'17" WEST, A DISTANCE OF 51.93 FEET TO THE SOUTHEAST 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 NORTHWESTERLY ALONG THE EAST LINE OF SAID PLAT NO. 22 FOR THE FOLLOWING FOUR (4) COURSES: NORTH 12°34'58" WEST, A DISTANCE OF 448.77 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1708.40 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'58", A DISTANCE OF 571.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1101.07 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'51", A DISTANCE OF 402.55 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°45'06" WEST, A DISTANCE OF 115.26 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. FOXPOINT TRAIL (A 50.00 FOOT RIGHT-OF-WAY) AS SHOWN ON PLAT NO. 28, MARTIN DOWNS, P.U.D. AND RECORDED IN PLAT BOOK 10, PAGE 73, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 08°51'31" EAST, AND A RADIUS OF 1075.00 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'31", A DISTANCE OF 189.93 FEET TO THE NORTHWEST CORNER OF LOT 1, PLAT NO. 31, MARTIN DOWNS, P.U.D. AND RECORDED IN PLAT BOOK 10, PAGE 81, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND TO A POINT ON A NONTANGENT LINE; THENCE SOUTHERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE BOUNDARY LINE OF SAID PLAT NO. 31 FOR THE FOLLOWING TWENTY-SEVEN (27) COURSES: SOUTH 08°16'51" WEST, A DISTANCE OF 166.56 FEET; THENCE SOUTH 81°43'09" EAST, A DISTANCE OF 211.00 FEET; THENCE SOUTH 74°07'28" EAST, A DISTANCE OF 75.66 FEET; THENCE SOUTH 81°43'09" EAST, A DISTANCE OF 90.94 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 138.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°19'32", A DISTANCE OF 218.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1237.99 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°58'12", A DISTANCE OF 150.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°36'51", A DISTANCE OF 23.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°01'21", A DISTANCE OF 30.14 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1247.99 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°04'05", A DISTANCE OF 175.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48°50'24" EAST, A DISTANCE OF 338.04 FEET TO THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF SOUTH 74°56'40" EAST AND A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 185°56'58", A DISTANCE OF 567.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°38'54", A DISTANCE OF 159.63 FEET TO A POINT ON A NONTANGENT LINE; THENCE NORTH 08°50'24" WEST, A DISTANCE OF 306.68 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 927.99 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°26'47", A DISTANCE OF 282.57 FEET TO A POINT ON A TANGENT LINE; THENCE NORTH 08°36'23" EAST, A DISTANCE OF 100.85 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 28.31 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°06'10", A DISTANCE OF 118.63 FEET TO THE POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 190.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'59", A DISTANCE OF 28.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 90.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°15'38", A DISTANCE OF 36.54 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°33'49", A DISTANCE OF 176.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 180.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00", A DISTANCE OF 49.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 07°22'50" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH

82°37'10" WEST, A DISTANCE OF 6.02 FEET; THENCE NORTH 29°49'52" WEST, A DISTANCE OF 26.68 FEET; THENCE NORTH 14°11'28" WEST, A DISTANCE OF 24.35 FEET; THENCE NORTH 03°06'03" WEST, A DISTANCE OF 22.48 FEET; THENCE NORTH 14°40'14" EAST, A DISTANCE OF 10.58 FEET TO THE NORTHEAST CORNER OF LOT 42 OF SAID PLAT NO. 31; THENCE NORTH 07°22'50" EAST, A DISTANCE OF 10.00 FEET TO A POINT 10.00 FEET NORTH OF A MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 42; THENCE NORTH 82°37'10" WEST PARALLEL WITH SAID NORTH LINE OF LOT 42, A DISTANCE OF 146.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID S.W. FOXPOINT TRAIL AS SHOWN ON PLAT NO. 38, MARTIN DOWNS, P.U.D., AS RECORDED IN PLAT BOOK 11, PAGE 28, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 07°22'50" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 216.58 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°10'32", A DISTANCE OF 41.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°06'38" EAST, A DISTANCE OF 133.61 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'29", A DISTANCE OF 45.26 FEET TO A POINT ON A NONTANGENT LINE; THENCE RADIALY SOUTH 00°21'53" WEST, A DISTANCE OF 115.00 FEET TO THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°26'55", A DISTANCE OF 174.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34°01'12" EAST, A DISTANCE OF 500.28 FEET; THENCE SOUTH 13°25'03" EAST, A DISTANCE OF 497.26 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°07'24", A DISTANCE OF 300.71 FEET TO A POINT ON A NONTANGENT LINE; THENCE SOUTH 00°11'38" WEST, A DISTANCE OF 273.41 FEET; THENCE SOUTH 48°43'44" WEST, A DISTANCE OF 80.61 FEET; THENCE SOUTH 21°51'48" WEST, A DISTANCE OF 520.30 FEET; THENCE SOUTH 15°31'37" WEST, A DISTANCE OF 337.47 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT "A" AND PROCEED NORTH 89°31'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD, A DISTANCE OF 374.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°31'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 951.03 FEET TO A POINT ON THE WEST LINE OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 89°31'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 111.29 FEET TO THE SOUTHEAST CORNER OF PARCEL 52, AT THE MEADOWS AS RECORDED IN PLAT BOOK 11, PAGE 29, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 52, AT THE MEADOWS FOR THE FOLLOWING THIRTEEN (13) COURSES: NORTH 00°28'31" EAST LEAVING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 261.29 FEET; THENCE NORTH 06°03'59" WEST, A DISTANCE OF 127.29 FEET; THENCE NORTH 11°14'55" EAST, A DISTANCE OF 184.39 FEET; THENCE NORTH 16°38'57" WEST, A DISTANCE OF 217.06 FEET; THENCE NORTH 10°29'34" WEST, A DISTANCE OF 263.35 FEET; THENCE NORTH 26°27'50" WEST, A DISTANCE OF 253.63 FEET; THENCE NORTH 06°03'28" WEST, A DISTANCE OF 221.17 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 52; AT THE MEADOWS SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF PARCEL 61, AT THE MEADOWS, AS RECORDED IN PLAT BOOK 11, PAGE 95, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL 61, AT THE MEADOWS FOR THE FOLLOWING FOUR (4) COURSES; CONTINUE NORTH 06°03'28" WEST, A DISTANCE OF 207.67 FEET; THENCE NORTH 4°20'56" WEST, A DISTANCE OF 285.20 FEET; THENCE NORTH 48°17'45" WEST, A DISTANCE OF 240.00 FEET; THENCE NORTH 36°27'41" EAST, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF REPLAT PARCEL 61, AT THE MEADOWS, AS RECORDED IN PLAT BOOK 12, PAGE 57, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE EAST LINE OF SAID REPLAT OF PARCEL 61, AT THE MEADOWS FOR THE FOLLOWING TEN (10) COURSES: CONTINUE NORTH 36°37'41" EAST, A DISTANCE OF 151.63 FEET; THENCE NORTH 15°14'46" EAST, A DISTANCE OF 155.81 FEET; THENCE NORTH 05°29'40" EAST, A DISTANCE OF 119.49 FEET; THENCE NORTH 17°07'41" EAST, A DISTANCE OF 165.42 FEET; THENCE NORTH 35°37'11" WEST, A DISTANCE OF 55.28 FEET; THENCE NORTH 81°52'37" WEST, A DISTANCE OF 358.22 FEET; THENCE NORTH 66°07'12" WEST, A DISTANCE OF 158.14 FEET; THENCE NORTH 32°13'52" WEST, A DISTANCE OF 176.47 FEET; THENCE NORTH 22°50'43" WEST, A DISTANCE OF 198.61 FEET; THENCE NORTH 49°22'23" WEST, A DISTANCE OF 101.65 FEET TO THE NORTHEAST CORNER OF SAID REPLAT PARCEL 61, AT THE MEADOWS, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF PARCEL 60, AT THE MEADOWS, AS RECORDED IN PLAT BOOK 12, PAGE 56, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE NORTHERLY AND NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL 60, AT THE MEADOWS, FOR THE FOLLOWING THIRTEEN (13) COURSES, CONTINUE NORTH 49°22'23", A DISTANCE OF 89.65 FEET; THENCE NORTH 00°39'02" EAST, A DISTANCE OF 108.60 FEET; THENCE NORTH 19°27'39" EAST, A DISTANCE OF 205.59 FEET; THENCE NORTH 09°05'38" WEST, A DISTANCE OF 138.31 FEET; THENCE NORTH 02°12'12" EAST, A DISTANCE OF 135.88 FEET; THENCE NORTH 3°05'38" EAST, A DISTANCE OF 145.72 FEET; THENCE NORTH 26°05'58" EAST, A DISTANCE OF 193.63 FEET; THENCE NORTH 12°20'41" EAST, A DISTANCE OF 172.87 FEET; THENCE NORTH 28°04'57" WEST, A DISTANCE OF 130.32 FEET; THENCE NORTH 07°15'46" WEST, A DISTANCE OF 225.82 FEET; THENCE NORTH 37°00'13" EAST, A DISTANCE OF 102.09 FEET; THENCE NORTH 69°09'27" EAST, A DISTANCE OF 199.10 FEET; THENCE NORTH 00°25'56" EAST, A DISTANCE OF 107.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. MURPHY ROAD (A 60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°31'29" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.W. MURPHY ROAD, A DISTANCE OF 701.20 FEET; THENCE SOUTH 89°22'45" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2580.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. MATHESON AVENUE (A 120.00 FOOT RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORD BOOK 663, PAGE 1398; THENCE SOUTH 02°36'24" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID MATHESON AVENUE, A DISTANCE OF 250.25 FEET; THENCE CONTINUING

ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°33'11" EAST, A DISTANCE OF 61.89 FEET; THENCE SOUTH 88°10'44" WEST LEAVING SAID WEST RIGHT-OF-WAY LINE OF S.W. MATHESON AVENUE, A DISTANCE OF 119.71 FEET; THENCE SOUTH 18°02'03" WEST, A DISTANCE OF 191.38 FEET; THENCE SOUTH 26°21'58" WEST, A DISTANCE OF 464.87 FEET; THENCE SOUTH 84°18'03" WEST, A DISTANCE OF 504.05 FEET; THENCE SOUTH 07°31'55" WEST, A DISTANCE OF 136.24 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHERLY HAVING A RADIAL BEARING OF SOUTH 35°15'05" WEST AND A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°31'25", A DISTANCE OF 117.02 FEET TO REFERENCE POINT "B"; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°32'50", A DISTANCE OF 57.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 271.09 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°12'42", A DISTANCE OF 43.58 FEET TO THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIAL BEARING OF NORTH 34°04'10" EAST AND A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°58'13", A DISTANCE OF 138.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°57'37" WEST, A DISTANCE OF 118.02 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 140.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°25'02", A DISTANCE OF 213.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°27'25" EAST, A DISTANCE OF 119.38 FEET; THENCE NORTH 02°27'25" EAST, A DISTANCE OF 357.90 FEET; THENCE NORTH 37°32'31" EAST, A DISTANCE OF 332.77 FEET; THENCE NORTH 07°23'17" WEST, A DISTANCE OF 99.38 FEET; THENCE SOUTH 89°49'37" WEST, A DISTANCE OF 617.49 FEET; THENCE NORTH 77°19'12" WEST, A DISTANCE OF 670.54 FEET; THENCE SOUTH 58°19'25" WEST, A DISTANCE OF 436.12 FEET; THENCE SOUTH 01°13'32" EAST, A DISTANCE OF 463.45 FEET; THENCE SOUTH 72°49'52" EAST, A DISTANCE OF 445.29 FEET; THENCE SOUTH 08°56'30" WEST, A DISTANCE OF 159.47 FEET TO THE NORTHWEST CORNER OF PLAT NO. 47A, MARTIN DOWNS P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 36, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY, EASTERLY AND SOUTHERLY ALONG THE WEST AND EAST LINES OF SAID PLAT NO. 47A, MARTIN DOWNS, P.U.D., FOR THE FOLLOWING THIRTEEN (13) COURSES: SOUTH 17°29'20" WEST, A DISTANCE OF 123.02 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°51'11", A DISTANCE OF 44.87 FEET TO A POINT ON A NONTANGENT LINE; THENCE SOUTH 25°48'16" WEST, A DISTANCE OF 313.33 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 43°41'15" EAST AND A RADIUS OF 210.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°38'44", A DISTANCE OF 101.33 FEET TO A POINT ON A TANGENT LINE; THENCE SOUTH 18°40'01" WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 24°56'09" EAST, A DISTANCE OF 101.38 FEET; THENCE SOUTH 68°32'19" EAST, A DISTANCE OF 130.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 210.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°15'09", A DISTANCE OF 63.23 FEET TO A POINT ON A NONTANGENT LINE; THENCE SOUTH 70°24'34" EAST, A DISTANCE OF 290.34 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 637.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°55'15", A DISTANCE OF 210.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1450.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°51'27", A DISTANCE OF 274.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62°20'46" EAST, A DISTANCE OF 47.50 FEET TO THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE EASTERLY, HAVING A RADIAL BEARING OF SOUTH 66°52'46" EAST AND A RADIUS OF 743.24 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°43'19", A DISTANCE OF 113.14 FEET TO THE NORTHEAST CORNER OF PLAT NO. 38, MARTIN DOWNS P.U.D., AS RECORDED IN PLAT BOOK 11, PAGE 28, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND TO A POINT ON A NONTANGENT LINE; THENCE WESTERLY, SOUTHWESTERLY, NORTHEASTERLY, EASTERLY AND SOUTHERLY ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PLAT NO. 38 MARTIN DOWNS, P.U.D., FOR THE FOLLOWING THIRTEEN (13) COURSES: NORTH 78°06'38" WEST, A DISTANCE OF 241.68 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2560.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'59", A DISTANCE OF 222.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 599.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'00", A DISTANCE OF 155.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 68°28'37" WEST, A DISTANCE OF 81.00 FEET; THENCE NORTH 60°04'34" WEST, A DISTANCE OF 89.82 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE WESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21'22", A DISTANCE OF 613.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 80°51'47" EAST, A DISTANCE OF 50.94 FEET; THENCE SOUTH 68°28'37" EAST, A DISTANCE OF 108.13 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 919.22 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'00", A DISTANCE OF 237.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2240.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'59", A DISTANCE OF 203.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78°06'38" EAST, A DISTANCE OF 261.33 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID S.W. FOXPOINT TRAIL (A 50.00 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT NO. 38, MARTIN DOWNS, P.U.D. THENCE SOUTH 07°22'50" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 223.65 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 255.00 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21'22", A DISTANCE OF 59.44 FEET TO THE NORTHEAST CORNER OF PLAT NO. 28, MARTIN DOWNS, P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 73, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND A POINT ON A NONTANGENT LINE; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE NORTH AND WEST LINE OF

SAID PLAT NO. 28, MARTIN DOWNS, P.U.D., FOR THE FOLLOWING ELEVEN (11) COURSES: NORTH 81°34'08" WEST, A DISTANCE OF 372.72 FEET; THENCE NORTH 71°31'38" WEST, A DISTANCE OF 23.66 FEET; THENCE NORTH 61°27'24" WEST, A DISTANCE OF 62.53 FEET; THENCE NORTH 77°55'19" WEST, A DISTANCE OF 67.06 FEET; THENCE NORTH 60°01'39" WEST, A DISTANCE OF 57.34 FEET; THENCE NORTH 80°58'05" WEST, A DISTANCE OF 63.85 FEET; THENCE NORTH 86°35'51" WEST, A DISTANCE OF 67.14 FEET; THENCE SOUTH 88°57'41" WEST, A DISTANCE OF 57.54 FEET; THENCE NORTH 76°37'20" WEST, A DISTANCE OF 68.09 FEET TO THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIAL BEARING OF NORTH 25°12'36" EAST AND A RADIUS OF 1000.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°07'10", A DISTANCE OF 473.32 FEET TO A POINT ON A NONTANGENT LINE; THENCE RADIALY SOUTH 52°19'46" WEST, A DISTANCE OF 138.92 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.W. MONARCH CLUB DRIVE (A 50.00 FOOT RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 10, PAGE 92, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND TO A POINT OF CUSP ON A CURVE CONCAVE EASTERLY HAVING A RADIAL BEARING OF NORTH 68°47'52" EAST AND A RADIUS OF 1129.69 FEET; THENCE NORTHERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF S.W. MONARCH CLUB DRIVE FOR THE FOLLOWING FOUR (4) COURSES AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'37", A DISTANCE OF 20.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 465.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'04", A DISTANCE OF 49.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 26°45'35" WEST, A DISTANCE OF 55.61 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 415.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°41'32", A DISTANCE OF 128.15 FEET TO THE SOUTHWEST CORNER OF PLAT NO. 34, MARTIN DOWNS, P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 93, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND TO A POINT ON A NONTANGENT LINE; THENCE ALONG THE SOUTH AND EAST LINES OF SAID PLAT NO. 34, MARTIN DOWNS, P.U.D. AND THE FOLLOWING SIXTEEN (16) COURSES: NORTH 22°34'23" EAST, A DISTANCE OF 254.39 FEET; THENCE NORTH 18°55'12" EAST, A DISTANCE OF 48.82 FEET; THENCE NORTH 24°57'59" EAST, A DISTANCE OF 110.84 FEET; THENCE NORTH 26°00'37" EAST, A DISTANCE OF 103.70 FEET; THENCE NORTH 16°54'26" WEST, A DISTANCE OF 35.91 FEET; THENCE NORTH 46°26'58" WEST, A DISTANCE OF 25.62 FEET; THENCE NORTH 63°35'02" WEST, A DISTANCE OF 21.55 FEET; THENCE NORTH 68°32'19" WEST, A DISTANCE OF 32.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°43'40", A DISTANCE OF 302.97 FEET TO A POINT ON A NONTANGENT LINE; THENCE NORTH 19°44'08" WEST, A DISTANCE OF 14.77 FEET; THENCE NORTH 30°32'36" WEST, A DISTANCE OF 41.34 FEET; THENCE NORTH 76°15'38" WEST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 55°01'20" WEST, A DISTANCE OF 21.97 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 75.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°45'51", A DISTANCE OF 95.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 55°12'52" WEST, A DISTANCE OF 49.75 FEET; THENCE NORTH 06°44'48" EAST, A DISTANCE OF 131.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT NO. 34, MARTIN DOWNS, P.U.D.; THENCE CONTINUE NORTH 06°44'48" EAST, A DISTANCE OF 748.62 FEET; THENCE NORTH 67°44'58" WEST, A DISTANCE OF 70.35 FEET; THENCE NORTH 57°38'11" WEST, A DISTANCE OF 91.19 FEET; THENCE NORTH 72°19'04" WEST, A DISTANCE OF 54.21 FEET; THENCE NORTH 85°53'57" WEST, A DISTANCE OF 65.72 FEET; THENCE NORTH 00°42'52" WEST, A DISTANCE OF 33.73 FEET; THENCE WEST, A DISTANCE OF 9.46 FEET; THENCE SOUTH 19°34'36" WEST, A DISTANCE OF 983.19 FEET TO A POINT ON THE NORTH LINE OF LOT 3, PLAT NO. 48, AS RECORDED IN PLAT BOOK 11, PAGE 89, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WESTERLY, NORTHERLY, WESTERLY, SOUTHERLY AND EASTERLY ALONG THE EAST, NORTH, WEST AND SOUTH LINES OF SAID PLAT NO. 48, MARTIN DOWNS, P.U.D. FOR THE FOLLOWING THIRTEEN (13) COURSES: SOUTH 87°57'54" WEST, A DISTANCE OF 38.50 FEET; THENCE SOUTH 72°51'02" WEST, A DISTANCE OF 46.02 FEET; THENCE NORTH 62°55'36" WEST, A DISTANCE OF 30.50 FEET; THENCE NORTH 09°39'37" EAST, A DISTANCE OF 457.93 FEET; THENCE NORTH 03°54'40" EAST, A DISTANCE OF 411.00 FEET; THENCE NORTH 22°01'06" EAST, A DISTANCE OF 326.94 FEET; THENCE NORTH 20°36'22" WEST, A DISTANCE OF 84.89 FEET; THENCE NORTH 71°21'07" WEST, A DISTANCE OF 51.13 FEET; THENCE NORTH 89°45'04" WEST, A DISTANCE OF 237.55 FEET; THENCE NORTH 74°52'40" WEST, A DISTANCE OF 86.21 FEET; THENCE SOUTH 17°02'49" WEST, A DISTANCE OF 72.86 FEET; THENCE SOUTH 03°54'40" WEST, A DISTANCE OF 684.48 FEET; THENCE SOUTH 09°39'37" WEST, A DISTANCE OF 331.34 FEET; THENCE SOUTH 17°19'11" EAST, A DISTANCE OF 60.78 FEET; THENCE SOUTH 16°04'49" WEST, A DISTANCE OF 96.74 FEET; THENCE SOUTH 23°10'20" WEST, A DISTANCE OF 96.31 FEET; THENCE SOUTH 08°37'58" EAST, A DISTANCE OF 66.12 FEET; THENCE SOUTH 08°55'38" EAST, A DISTANCE OF 56.41 FEET; THENCE SOUTH 36°44'02" EAST, A DISTANCE OF 105.10 FEET; THENCE SOUTH 69°50'40" EAST, A DISTANCE OF 81.84 FEET; THENCE NORTH 88°32'37" EAST, A DISTANCE OF 50.97 FEET; THENCE SOUTH 88°51'17" EAST, A DISTANCE OF 101.02 FEET; THENCE SOUTH 83°39'28" EAST, A DISTANCE OF 97.80 FEET; THENCE SOUTH 84°25'52" EAST, A DISTANCE OF 93.73 FEET; THENCE NORTH 83°22'33" EAST, A DISTANCE OF 42.64 FEET; THENCE SOUTH 05°55'24" WEST, A DISTANCE OF 7.49 FEET; THENCE SOUTH 81°37'18" EAST, A DISTANCE OF 88.44 FEET; THENCE NORTH 08°22'42" EAST, A DISTANCE OF 128.07 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. MONARCH CLUB DRIVE, AS SHOWN ON SAID PLAT NO. 48 AND NO. 19-A, AND TO THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 02°07'34" EAST AND A RADIUS OF 367.87 FEET; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.W. MONARCH CLUB DRIVE FOR THE FOLLOWING FIVE (5) COURSES AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°09'40", A DISTANCE OF 26.72 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 255.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°21'22", A DISTANCE OF 166.22 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 147.24 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°20'00", A DISTANCE OF 162.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE

(CONTINUED TO SHEET 2)

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 64, PAGE 54, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 23 DAY OF March, 1993.

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

BY: *Deborah Langston*
DEPUTY CLERK