BEING PLAT No. 64 - MARTIN DOWNS, P.U.D. LYING IN SECTIONS 12 & 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST AND SECTIONS 7 & 18, 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.

LEGAL DESCRIPTION: (CONTINUED)

EASTERLY HAVING A RADIUS OF 1044.84 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°09'23", A DISTANCE OF 312.86 FEET TO A POINT ON A TANGENT LINE; THENCE SOUTH 08°34'03" EAST, A DISTANCE OF 11.45 FEET TO THE NORTHEAST CORNER OF PLAT NO. 29-A, MARTIN DOWNS, P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 91, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 81°43'03" WEST ALONG THE NORTH LINE OF SAID PLAT NO. 29-A, MARTIN DOWNS, P.U.D., A DISTANCE OF 33.08 FEET TO THE NORTHWEST CORNER OF SAID PLAT 29-A, MARTIN DOWNS, P.U.D.; THENCE SOUTHERLY AND EASTERLY ALONG THE WEST AND SOUTH LINES OF SAID PLAT NO. 29-A FOR THE FOLLOWING FOUR (4) COURSES; SOUTH 07°10'31" WEST, A DISTANCE OF 68.44 FEET; THENCE SOUTH 25°19'16" WEST, A DISTANCE OF 492.01 FEET; THENCE SOUTH 05°28'36" EAST, A DISTANCE OF 403.66 FEET; THENCE NORTH 81°15'40" EAST, A DISTANCE OF 137.97 FEET; THENCE SOUTH 05°26'56" EAST LEAVING THE SOUTH LINE OF SAID PLAT 29-A, MARTIN DOWNS, P.U.D., A DISTANCE OF 16.86 FEET; THENCE SOUTH 84°33'04" WEST, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF PLAT NO. 45 MARTIN DOWNS, P.U.D., AS RECORDED IN PLAT BOOK 11, PAGE 46, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PLAT NO. 45 FOR THE FOLLOWING SEVEN (7) COURSES: SOUTH 05°26'56" EAST, A DISTANCE OF 204.70 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2463.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'27", A DISTANCE OF 133.60 FEET TO A POINT ON A NONTANGENT LINE; THENCE NORTH 80°50'22" EAST, A DISTANCE OF 16.00 FEET TO THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE EASTERLY, HAVING A RADIAL BEARING OF NORTH 81°26'51" EAST AND A RADIUS OF 2447.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGEL OF 05°42'49", A DISTANCE OF 244.04 FEET TO A POINT ON A TANGENT LINE; THENCE SOUTH 14°15'57" EAST, A DISTANCE OF 275.73 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 765.90 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°49'05", A DISTANCE OF 224.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°33'09" WEST, A DISTANCE OF 105.11 FEET TO THE SOUTHWEST CORNER OF SAID PLAT NO. 45 MARTIN DOWNS, P.U.D.; THENCE SOUTH 87°26'51" EAST ALONG THE SOUTH LINE OF SAID PLAT NO. 45, A DISTANCE OF 9.00 FEET TO THE POINT ON THE WEST LINE OF PLAT NO. 20 MARTIN DOWNS, P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 50, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE WEST SOUTH AND EAST LINE OF SAID PLAT NO. 20 MARTIN DOWNS, P.U.D., FOR THE FOLLOWING NINE (9) COURSES: SOUTH 02°33'09" WEST, A DISTANCE OF 37.89 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 213.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 334.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°26'51" EAST, A DISTANCE OF 93.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 153.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGEL OF 180°00'00", A DISTANCE OF 480.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1030.90 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGEL OF 16°49'06", A DISTANCE OF 302.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 14°15'57" WEST, A DISTANCE OF 275.73 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2182.34 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°49'01", A DISTANCE OF 335.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°26'56" WEST, A DISTANCE OF 185.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. FOXPOINT TRAIL AS SHOWN ON THE PLAT OF MONARCH CLUB DRIVE (ALSO KNOWN AS PLAT NO. 19-A) RECORDED IN PLAT BOOK 10, PAGE 92, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 00°28'07" EAST AND A RADIUS OF 605.00 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°09'11", A DISTANCE OF 181.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°52'58", A DISTANCE OF 43.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. MONARCH CLUB DRIVE (AN 80.00 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT NO. 19-A AND TO A POINT OF TANGENCY; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF S.W. MONARCH CLUB DRIVE FOR THE FOLLOWING SIX (6) COURSES: SOUTH 10°48'06" EAST, A DISTANCE OF 63.48 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1381.07 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'51", A DISTANCE OF 504.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1428.40 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'58" A DISTANCE OF 477.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°34'58" EAST, A DISTANCE OF 281.42 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°03'29", A DISTANCE OF 227.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°28'31" WEST, A DISTANCE OF 254.10 FEET TO THE POINT OF BEGINNING

## TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT "B" AND PROCEED ON A RADIAL BEARING OF SOUTH 01°43'40" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING "B" SAID POINT OF BEING THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°31'25", A DISTANCE OF 87.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°03'58, A DISTANCE OF 75.16 FEET TO A POINT ON A TANGENT

03°59'07" WEST, A DISTANCE OF 63.80 FEET; THENCE SOUTH 27°08'35" EAST, A DISTANCE OF 49.03 FEET; THENCE SOUTH 71°53'19" EAST, A DISTANCE OF 164.07 FEET; THENCE SOUTH 81°07'27" EAST, A DISTANCE OF 176.09 FEET; THENCE SOUTH 47°00'01" EAST, A DISTANCE OF 112.03 FEET; THENCE SOUTH 04°37'53" EAST, A DISTANCE OF 95.15 FEET; THENCE SOUTH 02°36'30" WEST, A DISTANCE OF 728.51 FEET; THENCE SOUTH 23°38'06" WEST, A DISTANCE OF 253.90 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 48°36'27", A DISTANCE OF 127.25 FEET TO A POINT ON A NONTANGET LINE; THENCE RADIALLY SOUTH 35°57'56" WEST, A DISTANCE OF 73.84 FEET TO THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 275.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°47'10", A DISTANCE OF 27.77 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 345.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°02'43", A DISTANCE OF 132.74 FEET TO A POINT ON A NONTANGENT LINE; THENCE NORTH 19°42'23" EAST, A DISTANCE OF 119.94 FEET; THENCE NORTH 32°52'49" EAST, A DISTANCE OF 48.29 FEET; THENCE NORTH 29°55'14" EAST, A DISTANCE OF 78.08 FEET; THENCE NORTH 10°43'09" WEST, A DISTANCE OF 70.47 FEET; THENCE NORTH 07°05'21" EAST, A DISTANCE OF 42.28 FEET; THENCE NORTH 41°41'15"

LINE; THENCE NORTH 82°11'07" EAST, A DISTANCE OF 149.31 FEET;

THENCE SOUTH 07°48'53" EAST, A DISTANCE OF 99.88 FEET; THENCE SOUTH

P.U.D.; THENCE WESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY LINE OF PLAT NO. 47 FOR THE FOLLOWING THREE (3) COURSES: NORTH 54°17'42" WEST, A DISTANCE OF 31.09 FEET TO THE POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE WESTERLY, HAVING A RADIAL BEARING OF NORTH 69°59'30" WEST AND A RADIUS OF 475.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°23'05", A DISTANCE OF 517.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 42°22'35" WEST, A DISTANCE OF 535.14 FEET; THENCE NORTH 47°37'25" EAST LEAVING SAID EASTERLY LINE OF PLAT NO. 47, A DISTANCE OF 35.00 FEET; THENCE NORTH 42°22'20" WEST, A DISTANCE OF 4.73 FEET TO POINT OF BEGINNING "B".

EAST, A DISTANCE OF 138.16 FEET; THENCE NORTH 11°39'33" EAST, A

DISTANCE OF 62.97 FEET; THENCE NORTH 19°26'52" WEST, A DISTANCE OF

67.18 FEET; THENCE NORTH 78°07'16" WEST, A DISTANCE OF 70.11 FEET

TO A POINT ON THE EASTERLY LINE OF SAID PLAT NO. 47 MARTIN DOWNS,

SAID PARCEL CONTAINS 178.188 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA 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 A PLAT OF MONARCH GOLF COURSE BEING PLAT NO. 64 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 LANDSCAPE TRACTS AND LANDSCAPE MAINTENANCE EASEMENTS, AS SHOWN HEREON. ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR INGRESS/EGRESS, LANDSCAPE AND LANDSCAPE 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 TRACTS AND
- AN EASEMENT FOR INGRESS/EGRESS AND LAKE MAINTENANCE PURPOSES OVER AND ACROSS THE GOLF COURSE TRACTS, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. AND THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- THE LANDSCAPE AND SIGN EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS 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.
- THE ACCESS EASEMENT OVER AND ACROSS WATER MANAGEMENT TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB, INC. FOR GOLF COURSE ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY. DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- 5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. AND THE MONARCH COUNTRY CLUB, INC., FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MONARCH COUNTRY CLUB, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

6. NOTE:

THE GOLF COURSE TRACTS, WATER MANAGEMENT TRACTS AND PARCELS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER FOR FUTURE CONVEYANCE, AND PROPER PURPOSES.

THE ENCROACHMENT EASEMENTS, AS SHOWN HEREON, ARE RESERVED BY THE OWNER FOR MINOR ENCROACHMENTS AND FUTURE CONVEYANCE TO ADJACENT LOT OWNERS. THE BOARD OF COUNTY COMMESSIONERS MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS, PARCELS AND EASEMENTS.

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

MONARCH HOMES OF FLORIDA, INC.

ACKNOWLEDGEMENT

COUNTY OF MARTIN STATE OF FLORIDA

s.s.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF November
1993, BY JOHN R. PESHKIN AS PRESIDENT AND , 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)

Conover Lori E. Conover #159145 (PRINT NAME BENEATH SIGNATURE) NOTARY PUBLIC MY COMMISSION EXPIRES:

Notary Public, State of Fiorida at Large My Commission Expires Nov. 11, 1995 Bonded thru Agent's Notary Brokefage

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN

s.s.

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF November 12th, 1993, AT 8:00 am. :

- 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:

DATED THIS 24th DAY OF NOVEMBER, 1993.

INSURANCE COMPANY 331 EAST OCEAN BOULEVARD STUART, FLORIDA

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN STATE OF FLORIDA

I, VINCENT J. NOEL, DO HEREBY CERTIFY THAT THIS PLAT OF MONARCH GOLF COURSE BEING PLAT NO. 64 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.

> REGISTERED LAND SURVEYOR FLORIDA CERTIFICATION NO. 4169

> > s.s.

SURVEYOR

MONARCH HOMES

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN

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

COMMISSION OF MARTIN COUNTY, FL

VICE CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL

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

INDAHL, BROWNING, FERRARI & HELLSTROM, INC. 10 CENTRAL PARKWAY

2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL. 34950

SHEET 3 MONARCH GOLF COURSE PLAT - 325 [0.6] PF: 93078 1603 19-Jul-93 08:23 AM / 93-078-1

CONSULTING ENGINEERS, PLANNERS & SURVEYORS SUITE 420 ART, FL. 34997 407-286-3883