

FILED FOR RECORD
MARTIN CO. FLA.
95 FEB -6 PM 1:08
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY D.C.

PARCEL CONTROL NUMBER:
7-38-41-022-000-0000.0

THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 54, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF Feb 1995

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: *Charlotte Busley*
DEPUTY CLERK

FILE NO. 01102225

(CIRCUIT COURT SEAL)

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF GOLF COURSE TRACT 3, ACCORDING TO THE PLAT MONARCH GOLF COURSE AS RECORDED IN PLAT BOOK 13, PAGE 54, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF S.W. MURPHY ROAD AND THE WEST RIGHT-OF-WAY OF S.W. MATHESON AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE BY THE FOLLOWING COURSES AND DISTANCES:

THENCE S 02°36'24" W A DISTANCE OF 250.25 FEET;
THENCE S 01°33'11" E A DISTANCE OF 61.89 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:
THENCE CONTINUE S 01°33'11" E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 1040.77 FEET; THENCE S 02°36'30" W ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 1648.68 FEET; THENCE N 87°23'30" W A DISTANCE OF 107.56 FEET; THENCE N 34°01'40" W A DISTANCE OF 482.94 FEET TO THE INTERSECTION WITH A NONTANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET, THE CHORD OF WHICH BEARS N 32°59'05" E, AND BEING THE EAST BOUNDARY OF GOLF COURSE TRACT 4, ACCORDING TO THE SAID PLAT OF MONARCH GOLF COURSE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.96 FEET, THROUGH A CENTRAL ANGLE OF 18°41'59"; THENCE CONTINUE ALONG SAID EAST BOUNDARY BY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 23°38'06" E A DISTANCE OF 253.90 FEET;
THENCE N 02°36'30" E A DISTANCE OF 728.51 FEET;
THENCE N 04°37'53" W A DISTANCE OF 95.15 FEET;
THENCE N 47°00'01" W A DISTANCE OF 112.03 FEET;
THENCE N 81°07'27" W A DISTANCE OF 176.09 FEET;
THENCE N 71°53'19" W A DISTANCE OF 164.07 FEET;
THENCE N 27°08'35" W A DISTANCE OF 49.03 FEET;
THENCE N 03°59'07" E A DISTANCE OF 63.80 FEET;
THENCE N 07°48'53" W A DISTANCE OF 99.88 FEET;
THENCE S 82°11'07" W A DISTANCE OF 149.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET; THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.16 FEET THROUGH A CENTRAL ANGLE OF 43°03'59"; THENCE N 35°15'05" E, RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 50.00 FEET TO THE SAID BOUNDARY OF GOLF COURSE TRACT 3; THENCE ALONG THE SAID BOUNDARY BY THE FOLLOWING COURSES AND DISTANCES:
THENCE N 07°31'55" E A DISTANCE OF 136.24 FEET;
THENCE N 84°18'03" E A DISTANCE OF 504.05 FEET;
THENCE N 26°21'58" E A DISTANCE OF 464.87 FEET;
THENCE N 18°02'03" E A DISTANCE OF 191.38 FEET;
THENCE N 88°10'44" E A DISTANCE OF 119.41 FEET TO THE POINT OF BEGINNING.

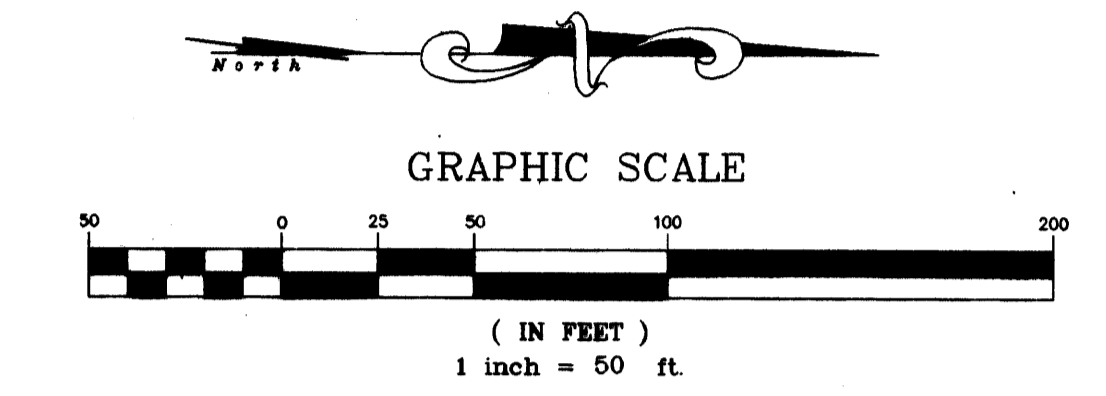
CONTAINING 22.68 ACRES, MORE OR LESS.

Plat of
CIMARRON

PLAT #71
Being Parcels 57 and 58 of Martin Downs P.U.D.,
lying in Section 7, Township 38 South, Range 41 East
Martin County, Florida.

November 1994

SHEET 2 OF 2



Richard W. Buswell, Inc.
Survey Sciences, Mapping & Consulting
260 W. Third Street - Stuart, FL 34994
Phone (407)228-3860 Fax (407)267-3700

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

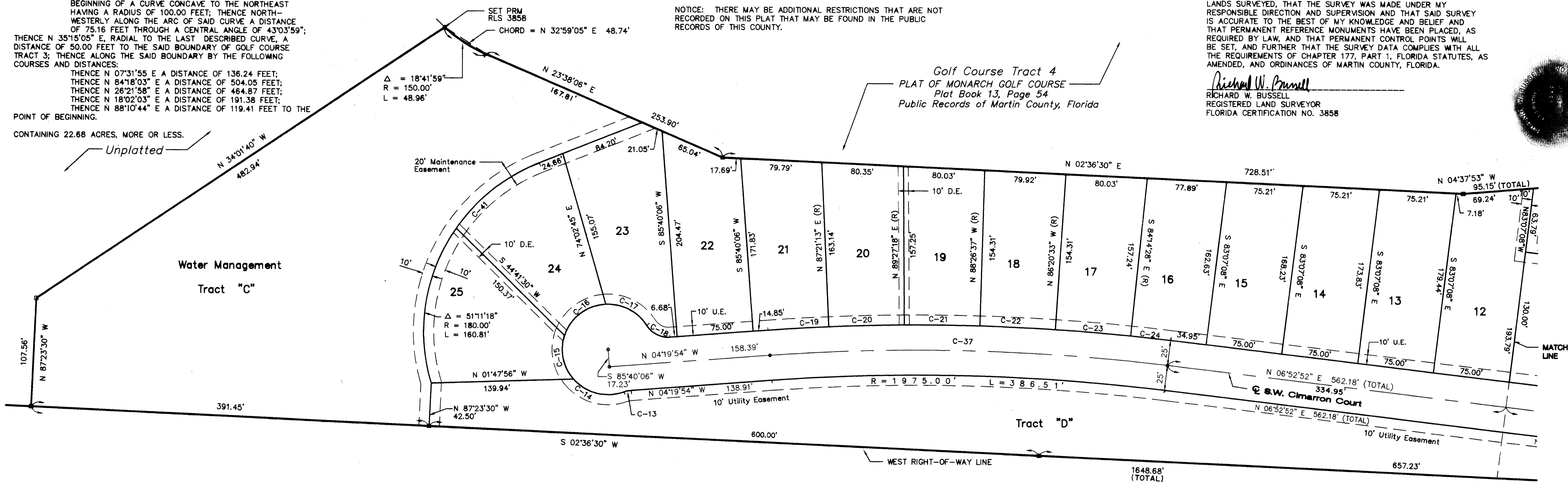
- NOTES
- 1. EACH NUMBERED TRACT DEPICTED HEREON IS A LOT.
 - 2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
 - 3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
 - 4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF MONARCH GOLF COURSE AS RECORDED IN PLAT BOOK 13, PAGE 54, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA) COUNTY OF MARTIN) S.S.

I, RICHARD W. BUSWELL, DO HEREBY CERTIFY THAT THIS PLAT OF CIMARRON 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.

Richard W. Buswell
RICHARD W. BUSWELL
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3858



TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF MARTIN)

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF December 6, 1994, AT 2:00 PM

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, ENCOMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A. NONE.

DATED THIS 7 DAY OF December, 1994.

FIRST AMERICAN TITLE INSURANCE COMPANY
BY: *[Signature]*
301 EAST OCEAN BOULEVARD
SUITE 300
STUART, FLORIDA

COUNTY APPROVAL

STATE OF FLORIDA) COUNTY OF MARTIN)

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

11/8/94 *[Signature]*
DATE COUNTY ENGINEER

11/8/94 *[Signature]*
DATE COUNTY ATTORNEY

11/8/94 *[Signature]*
DATE CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL

11/8/94 *[Signature]*
DATE CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL

ATTEST: *Marsha Stiller*
CLERK
By *Charlotte Busley* D.C.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	50.00	37.59	36.71	S 76°17'02" E	43°04'15"	C-21	2025.00	74.27	74.26	N 00°30'20" E	02°06'05"
C-2	550.00	12.86	12.86	S 82°51'18" W	01°20'22"	C-22	2025.00	74.27	74.26	N 02°36'25" E	02°06'05"
C-3	550.00	72.37	72.32	S 87°17'39" W	07°32'20"	C-23	2025.00	74.27	74.26	S 04°42'30" W	02°06'05"
C-4	550.00	72.37	72.32	S 85°10'01" E	07°32'20"	C-24	2025.00	39.66	39.66	N 06°19'12" E	01°07'20"
C-5	550.00	51.33	51.31	S 78°43'27" E	05°20'49"	C-25	1975.00	35.27	35.27	S 06°22'10" W	01°01'23"
C-6	525.00	21.26	21.26	S 77°12'38" E	02°19'12"	C-26	1975.00	70.68	70.68	N 04°49'57" E	02°03'02"
C-7	525.00	84.50	84.41	S 82°58'53" E	09°13'18"	C-27	575.00	37.53	37.52	S 85°43'21" E	03°44'21"
C-8	1975.00	83.48	83.48	N 00°20'32" W	02°25'19"	C-28	575.00	78.30	78.30	N 79°57'06" W	07°48'09"
C-9	25.00	28.20	26.73	N 33°51'53" W	64°37'23"	C-29	500.00	68.41	68.36	S 79°58'13" E	07°50'22"
C-10	45.00	45.01	43.16	S 37°31'12" E	57°18'44"	C-30	500.00	91.95	91.82	S 89°09'31" E	10°32'14"
C-11	45.00	60.80	56.36	N 29°54'30" E	77°32'40"	C-31	500.00	29.56	29.56	S 83°52'45" W	03°23'16"
C-12	45.00	15.52	15.45	N 78°33'50" E	19°45'59"	C-32	525.00	199.42	198.23	S 86°55'58" E	21°45'51"
C-13	25.00	7.05	7.03	S 12°24'31" E	16°09'14"	C-33	550.00	110.79	110.60	N 81°49'17" W	11°32'30"
C-14	45.00	54.46	51.20	N 14°10'51" E	69°20'27"	C-34	2000.00	135.89	135.86	N 00°23'36" E	03°53'34"
C-15	45.00	46.44	44.41	N 78°24'54" E	59°07'39"	C-35	2000.00	158.52	158.48	N 04°36'38" E	04°32'28"
C-16	45.00	54.02	50.83	S 37°37'59" E	68°46'35"	C-36	2000.00	294.40	294.14	N 02°39'50" E	08°26'03"
C-17	45.00	47.91	45.68	N 27°15'25" E	61°00'14"	C-37	2000.00	391.40	390.78	N 01°16'29" E	11°12'46"
C-18	25.00	27.09	25.79	N 26°42'49" E	62°05'27"	C-38	370.00	21.88	21.87	S 83°52'45" E	03°23'16"
C-19	2025.00	59.57	59.57	S 03°29'21" E	01°41'07"	C-39	370.00	68.05	67.95	S 89°09'31" E	10°32'14"
C-20	2025.00	74.27	74.26	N 01°35'44" W	02°06'05"	C-40	370.00	50.62	50.58	S 79°58'13" E	07°50'22"
						C-41	180.00	106.02	104.50	S 38°08'07" E	33°44'52"