

PLAT No. 47A MARTIN DOWNS P.U.D.
Plat Book 13, Page 36
Public Records of Martin County, Florida

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Plat Book 13, Page 36
Public Records of Martin County, Florida

Plat of CIMARRON

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 1 OF 2

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 12, PAGE 103 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 16 DAY OF JULY, 1994

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA

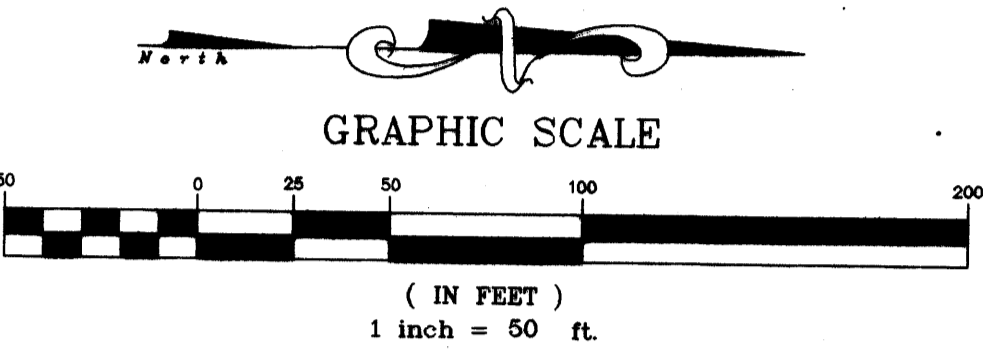
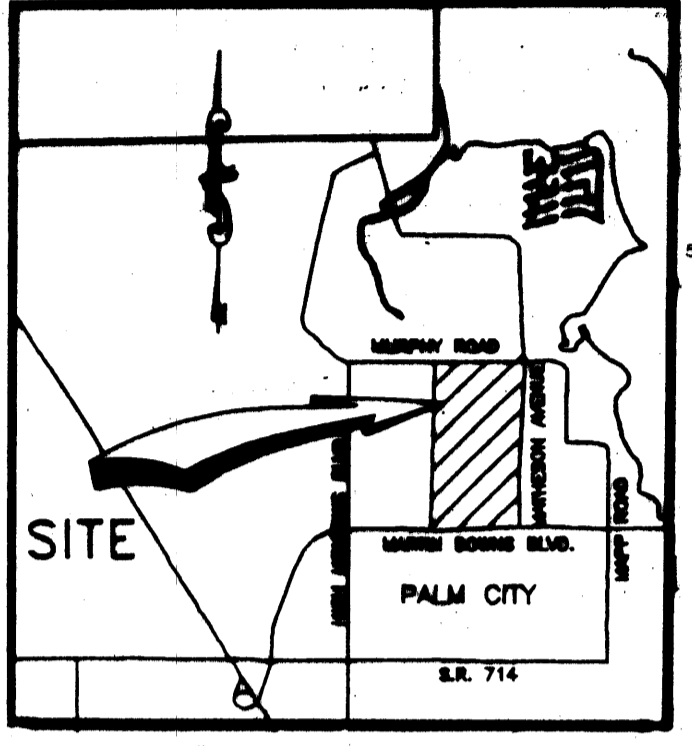
By: *Shirley Burkey*
DEPUTY CLERK

FILE NO. 01102225

(CIRCUIT COURT SEAL)

Richard W. Russell, Inc.
Survey Sciences, Mapping & Consulting

200 W. Third Street - Stuart, FL 34994
Phone (407) 236-3868 Fax (407) 287-2748



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 THE PLAT OF CIMARRON, MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. 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, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.

2. 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, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

3. 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, FLORIDA AND (2) APPROVED BY THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

4. 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, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

5. THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO 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, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS EXCEPT THOSE SPECIFIED WITHIN THE PRESERVATION AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY, FLORIDA.

6. THE TWENTY FOOT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY 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, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

7. TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., FOR LANDSCAPING 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 TRACT.

SIGNED AND SEALED THIS 6th DAY OF DECEMBER 1994, ON BEHALF OF SAID CORPORATION BY THE PRESIDENT AND N/A OF THE CORPORATION.

Signed, sealed and delivered in the presence of: MONARCH HOMES OF FLORIDA, INC.

John R. Peshkin
JOHN R. PESHKIN, PRESIDENT
ATTEST:

(Corp. Seal)

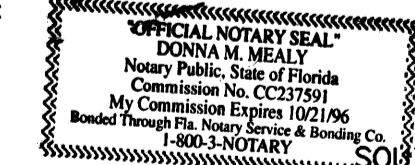
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF Dec 1994, BY JOHN R. PESHKIN AS PRESIDENT AND N/A OF MONARCH HOMES OF FLORIDA, INC. ON BEHALF OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

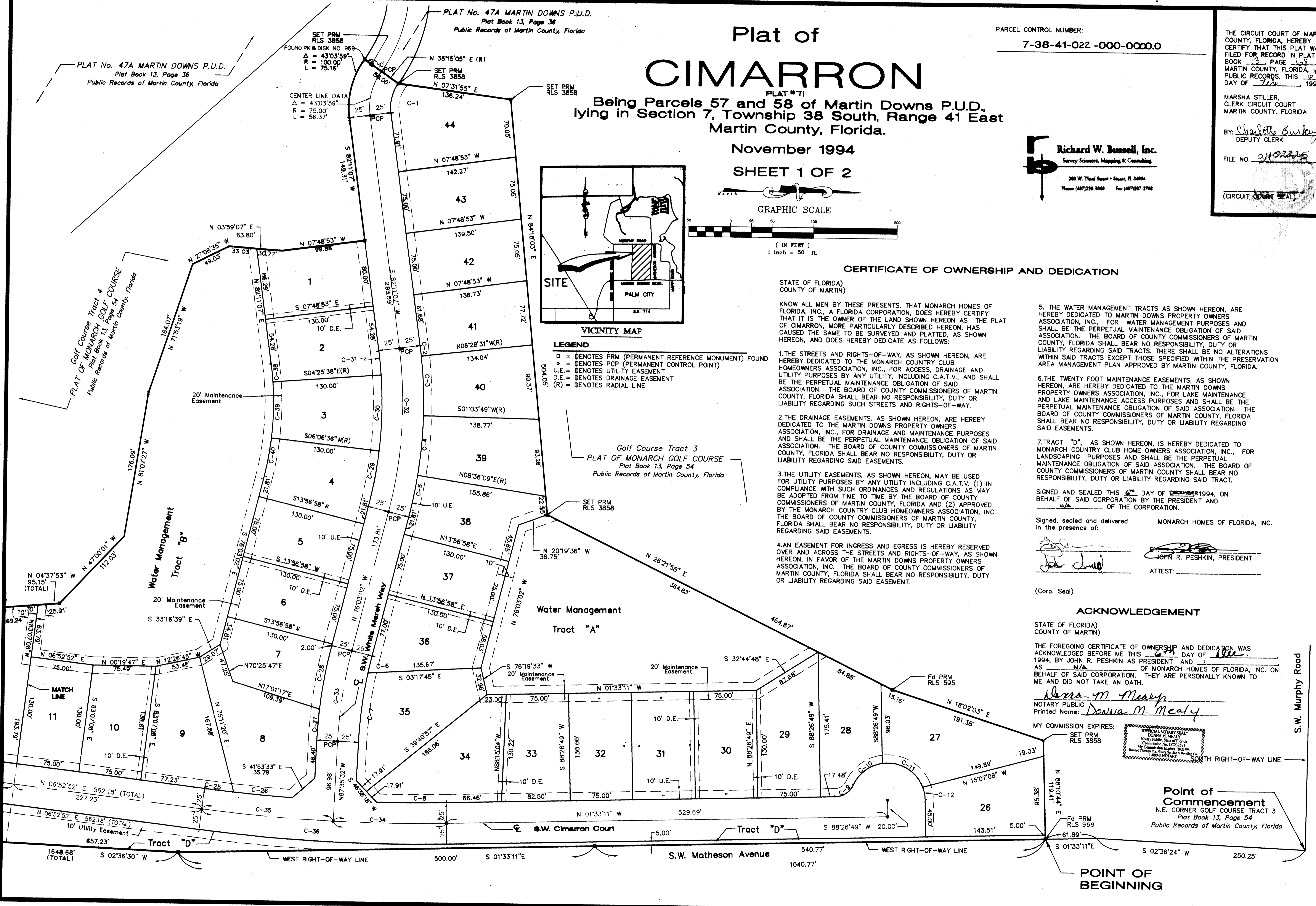
Donna M. Mealy
NOTARY PUBLIC
Printed Name: *Donna M. Mealy*

MY COMMISSION EXPIRES: SET PRM RLS 3858



Point of Commencement
N.E. CORNER GOLF COURSE TRACT 3
Plat Book 13, Page 54
Public Records of Martin County, Florida

POINT OF BEGINNING



- LEGEND**
- = DENOTES PRM (PERMANENT REFERENCE MONUMENT) FOUND
 - = DENOTES PCP (PERMANENT CONTROL POINT)
 - U.E. = DENOTES UTILITY EASEMENT
 - D.E. = DENOTES DRAINAGE EASEMENT
 - (R) = DENOTES RADIAL LINE

Golf Course Tract 3
PLAT OF MONARCH GOLF COURSE
Plat Book 13, Page 54
Public Records of Martin County, Florida

Golf Course Tract 4
PLAT OF MONARCH GOLF COURSE
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Water Management Tract "B"

Water Management Tract "A"

Tract "D"

Tract "D"

S.W. Murphy Road

S.W. Cimarron Court

S.W. Matheson Avenue

WEST RIGHT-OF-WAY LINE

WEST RIGHT-OF-WAY LINE

1648.68' (TOTAL)

S 02'36"30" W

500.00'

S 01'33"11" E

540.77'

1040.77'

S 02'36"24" W

250.25'

N 06'52"52" E 562.18' (TOTAL)

N 06'52"52" E 562.18' (TOTAL)

10' Utility Easement

657.23'

S 02'36"30" W

1648.68' (TOTAL)

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