

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

Parcel Control Number:
12-38-40-014 -000-0000

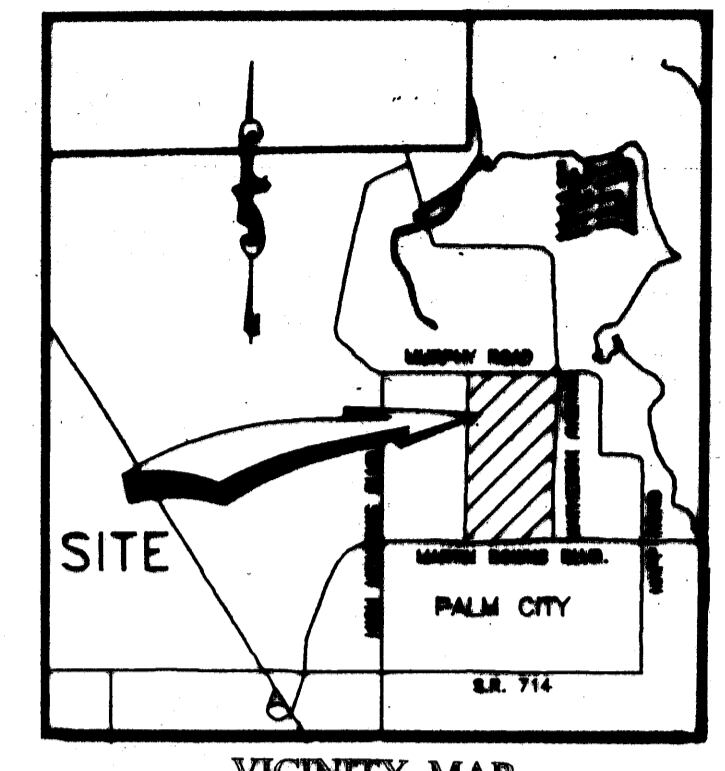
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 3 PAGE 149 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF February 1994.
MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA
BY: Charlotte Burkey DEPUTY CLERK
FILE NO. 01102226
(CIRCUIT COURT SEAL)

Plat of WILLOWBEND

PLAT #72

Being Parcel 54 of Martin Downs P.U.D., lying in Section 12, Township 38 South, Range 40 East and Section 7, Township 38 South, Range 41 East, Martin County, Florida.

November 1994



VICINITY MAP

Legal Description

Being a parcel of land lying in Section 7, Township 38 South, Range 41 East and Section 12, Township 38 South, Range 40 East, Martin County, Florida and being more particularly described as follows:
BEGIN at the Southeast corner of Lot 1 according to PLAT NO. 48A MARTIN DOWNS P.U.D. as recorded in Plat Book 13, Page 37, public records of Martin County, Florida, said point lying on a curve concave to the Southeast and having a radius of 285.00 feet, the chord of which bears N 11°53'02" E; thence Northeasterly along the arc of said curve, and the East boundary of said Lot 1, a distance of 113.53 feet through a central angle of 22°49'26"; thence continue along the said East boundary of said Lot 1, N 23°17'45" E a distance of 61.53 feet to the North east corner of said Lot 1; thence S 87°57'54" W, along the North boundary of Lots 1, 2, and 3 of said PLAT NO. 48A MARTIN DOWNS P.U.D., a distance of 171.50 feet to the intersection with the East boundary of Golf Course Tract 2, according to the PLAT OF MONARCH GOLF COURSE as recorded in Plat Book 13, page 54, public records of Martin County, Florida; thence N 19°34'36" E along said East boundary, a distance of 983.19 feet to the South boundary of "W.M.T. "A" according to the said PLAT OF MONARCH GOLF COURSE; thence along said South boundary by the following courses and distances: thence N 90°00'00" E a distance of 9.46 feet; thence S 71°00'42" E a distance of 33.73 feet; thence S 85°53'57" E a distance of 65.72 feet; thence S 72°19'04" E a distance of 54.21 feet; thence S 57°38'11" E a distance of 91.19 feet; thence S 67°44'58" E a distance of 70.35 feet to the West boundary of Golf Course Tract 3, according to said PLAT OF MONARCH GOLF COURSE; thence S 08°44'48" W, along said West boundary, a distance of 748.82 feet to the Northeast corner of PLAT NO. 34 MARTIN DOWNS P.U.D. as recorded in Plat Book 10, Page 93, public records of Martin County, Florida; thence along the Northerly boundary of said PLAT NO. 34 MARTIN DOWNS P.U.D. by the following courses and distances: N 83°15'12" W a distance of 34.30 feet; thence N 35°35'23" W a distance of 38.07 feet; thence S 54°24'37" W a distance of 258.64 feet; thence S 23°17'45" W a distance of 140.71 feet to the intersection with a curve concave to the Southeast having a radius of 305.39 feet, the chord of which bears S 88°51'43" W and being the North right-of-way line of S.W. Monarch Club Drive; thence Southwesterly along the arc of said curve a distance of 9.57 feet through a central angle of 01°47'42" to the point of reverse curvature with a curve concave to the Northeast having a radius of 317.87 feet; thence Northwesterly along the arc of said curve a distance of 87.31 feet through a central angle of 15°44'17" to the POINT OF BEGINNING.
Containing 8.86 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 THE PLAT OF WILLOWBEND, 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, EGRESS, DRAINAGE, AND UTILITIES, INCLUDING C.A.T.V. IS HEREBY RESERVED OVER AND ACROSS THE STREETS AND RIGHTS-OF-WAY AND LOTS 15A AND 15B, 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. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO MONARCH COUNTRY CLUB HOME OWNERS 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, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.
6. THE TWENTY FOOT MAINTENANCE EASEMENTS AND TEN FOOT LAKE MAINTENANCE EASEMENT, 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 "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR WATER FEATURE 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 TRACT. THERE SHALL BE NO ALTERATION WITHIN SAID TRACT EXCEPT THOSE SPECIFIED WITHIN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY, FLORIDA.
8. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO MONARCH COUNTRY CLUB HOME OWNERS ASSOCIATION, INC., FOR LANDSCAPING 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 TRACT.
9. THE GOLF COURSE EASEMENT IN LOT 26B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOME OWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS 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 TRACT.

Certificate of Ownership and Dedication (Continued)

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 MONARCH HOMES OF FLORIDA, INC. IN THE PRESENCE OF:

BY: 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 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 Public
Printed Name: Donna M. Mealy
MY COMMISSION EXPIRES: _____

Title Certification

STATE OF FLORIDA)
COUNTY OF MARTIN)
WE, FIRST AMERICAN TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF December 6, 1994, 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:
A. NONE.
DATE THIS 12-7-94 DAY OF December, 1994.
FIRST AMERICAN TITLE INSURANCE COMPANY
BY:
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.
1-12-95 _____
DATE COUNTY ENGINEER
11-8-94 _____
DATE COUNTY ATTORNEY
11-8-94 _____
DATE CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL
11-8-94 _____
DATE CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.
ATTEST: Marsha Stiller
CLERK
By Charlotte Burkey, DE.

Surveyor's Certificate

STATE OF FLORIDA)
COUNTY OF MARTIN)
S.S.
I, RICHARD W. BUSSELL, DO HEREBY CERTIFY THAT THIS PLAT OF WILLOWBEND 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. BUSSELL
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3858

Richard W. Busnell, Inc.
Survey Sciences, Mapping & Consulting
203 W. Third Street • Stuart, FL 34994
Phone (407)220-3360 Fax (407)287-2708

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