

A PLAT OF MONARCH PARCELS 55 & 56 - PLAT NO. 75

MARTIN DOWNS P.U.D.

LYING IN SECTIONS 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF GOLF COURSE TRACT 3, MONARCH GOLF COURSE PLAT NO. 64
MARTIN DOWNS P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 54, PUBLIC RECORDS OF
MARTIN COUNTY, FLORIDA

17 OCT 20 PM 3:24
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY _____
D.C.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14, PAGE 39, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28 DAY OF October, 19 97.

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Janney R. Cepus
DEPUTY CLERK

FILE NO. 1261563
(CIRCUIT COURT SEAL)

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. BEING A PORTION OF GOLF COURSE TRACT 3, PLAT OF MONARCH GOLF COURSE, PLAT NO. 64 - MARTIN DOWNS, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 54, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 22, PLAT NO. 47A - MARTIN DOWNS P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 36, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PROCEED FOR THE FOLLOWING FOURTEEN (14) COURSES ALONG THE BOUNDARY OF GOLF COURSE TRACT 3, AS SHOWN ON THE PLAT OF MONARCH GOLF COURSE PLAT NO. 64 - MARTIN DOWNS, P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 54, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

- (1) NORTH 08°56'30" EAST, A DISTANCE OF 159.47 FEET;
- (2) THENCE NORTH 72°49'52" WEST, A DISTANCE OF 445.29 FEET;
- (3) THENCE NORTH 01°13'32" WEST, A DISTANCE OF 463.45 FEET;
- (4) THENCE NORTH 58°19'25" EAST, A DISTANCE OF 436.12 FEET;
- (5) THENCE SOUTH 77°19'12" EAST, A DISTANCE OF 670.54 FEET;
- (6) THENCE NORTH 89°45'37" EAST, A DISTANCE OF 617.49 FEET;
- (7) THENCE SOUTH 07°23'11" EAST, A DISTANCE OF 99.38 FEET;
- (8) THENCE SOUTH 37°33'31" WEST, A DISTANCE OF 332.73 FEET;
- (9) THENCE SOUTH 84°27'25" WEST, A DISTANCE OF 477.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 140.00 FEET; (10) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°25'02", A DISTANCE OF 213.60 FEET TO THE POINT OF TANGENCY; (11) THENCE SOUTH 02°57'37" EAST, A DISTANCE OF 118.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 150.00 FEET; (12) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°58'13", A DISTANCE OF 138.68 FEET TO A POINT ON A CURVE, THROUGH WHICH A RADIAL LINE BEARS SOUTH 24°01'52" EAST, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 271.09 FEET; (13) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°12'42", A DISTANCE OF 43.58 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200.00 FEET; (14) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°51'19", A DISTANCE OF 79.78 FEET; THENCE NORTH 08°02'10" E, DEPARTING SAID PLAT OF MONARCH GOLF COURSE PLAT NO. 64, A DISTANCE OF 95.03 FEET; THENCE NORTH 85°52'52" EAST, A DISTANCE OF 91.80 FEET TO THE

NORTHWEST CORNER OF LOT 44, ACCORDING TO THE PLAT OF CIMARRON PLAT NO. 71, AS RECORDED IN PLAT BOOK 13, PAGE 68, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 07°31'55" WEST, ALONG THE WEST LINE OF SAID LOT 44, A DISTANCE OF 136.24 FEET; THENCE SOUTH 35°04'59" WEST, ALONG THE WEST LINE OF SAID PLAT OF CIMARRON PLAT NO. 71, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF GOLF COURSE TRACT 4, AS SHOWN ON SAID PLAT OF MONARCH GOLF COURSE PLAT NO. 64, BEING A POINT ON A CURVE, THROUGH WHICH A RADIAL LINE BEARS SOUTH 35°04'59" WEST, AND CONCAVE TO THE SOUTH, HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY, ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°21'19", A DISTANCE OF 87.32 FEET; THENCE SOUTH 42°22'20" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 4.73 FEET; THENCE SOUTH 47°37'25" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 51, OF SAID PLAT NO. 47A; PROCEED FOR THE FOLLOWING ELEVEN (11) COURSES ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PLAT NO. 47A; (1) NORTH 42°22'34" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE, THROUGH WHICH A RADIAL LINE BEARS SOUTH 14°49'10" EAST, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 221.09 FEET; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°33'25", A DISTANCE OF 106.33 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 47°37'25" WEST, A DISTANCE OF 22.72 FEET; (4) THENCE NORTH 42°22'33" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE, THROUGH WHICH A RADIAL LINE BEARS NORTH 42°22'33" WEST, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET; (5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°06'09", A DISTANCE OF 39.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.00 FEET; (6) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°21'12", A DISTANCE OF 78.49 FEET; (7) THENCE SOUTH 64°04'46" WEST, A DISTANCE OF 50.00 FEET; (8) THENCE SOUTH 71°18'11" WEST, A DISTANCE OF 22.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 150.00 FEET; (9) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°18'44", A DISTANCE OF 81.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200.00 FEET; (10) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°33'17", A DISTANCE OF 152.03 FEET; (11) THENCE SOUTH 83°23'00" EAST, A DISTANCE OF 51.28 FEET TO THE POINT OF BEGINNING.

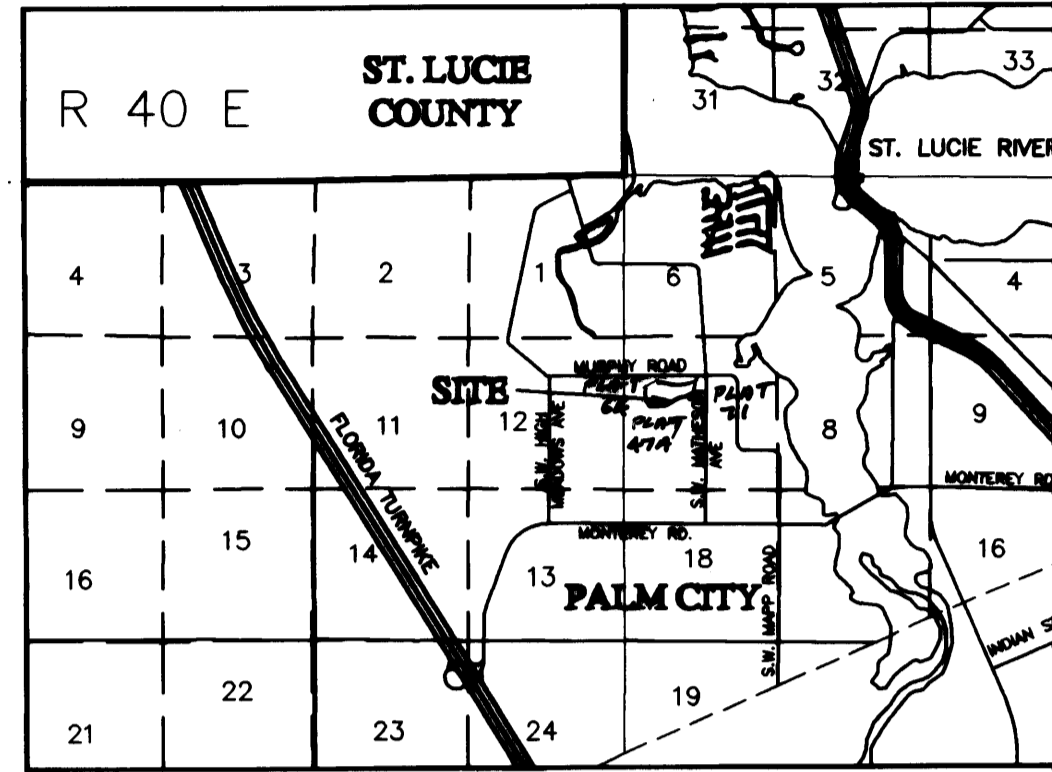
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 22.52 ACRES, MORE OR LESS.

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF MONARCH PARCELS 55 & 56 - PLAT NO. 75 AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MONARCH COUNTRY CLUB HOMEOWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MONARCH PARCELS 55 & 56 - PLAT NO. 75 MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FROM ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
3. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF MONARCH PARCELS 55 & 56 - PLAT NO. 75, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MONARCH COUNTRY CLUB HOMEOWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
4. THE WATER MANAGEMENT TRACTS "A" & "B" AS SHOWN ON THIS PLAT OF MONARCH PARCELS 55 & 56 - PLAT NO. 75 ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.
5. THE TWENTY FOOT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
6. THE LANDSCAPE AND SIGN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MONARCH COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPING AND SIGNAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

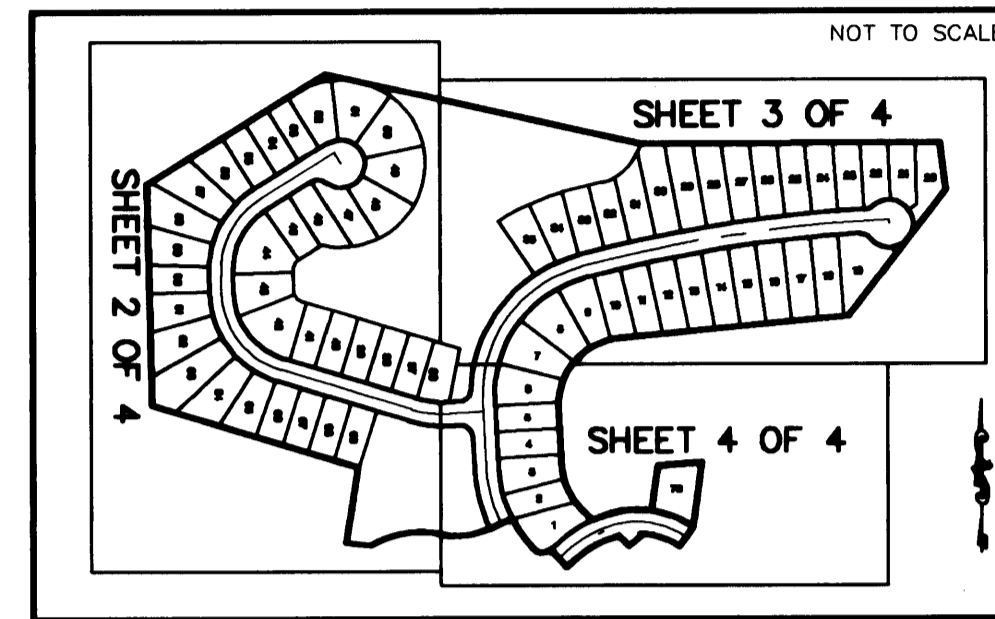
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 22.52 ACRES, MORE OR LESS.

LEGEND

- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. 959 UNLESS NOTED OTHERWISE
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LS 4873
- - DENOTES P.C.P. (PERMANENT CONTROL POINT) SET NO. LS 4873
- U.E. - DENOTES UTILITY EASEMENT
- D.E. - DENOTES DRAINAGE EASEMENT
- L.E. - DENOTES LANDSCAPE EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- PGS. - DENOTES PAGES
- PC. - DENOTES PAGE
- CL - DENOTES CENTERLINE
- (R) - RADIAL LINE



LOCATION MAP
NOT TO SCALE



KEY MAP

PARCEL CONTROL NO. 7-38-41-024-000-0000.0

CERTIFICATE OF OWNERSHIP AND DEDICATION

MONARCH HOMES OF FLORIDA, INC. A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF MONARCH PARCELS 55 & 56 - PLAT NO. 75 AND HEREBY DEDICATED AS FOLLOWS:

(CONTINUED)
SIGNED AND SEALED THIS 1st DAY OF April, 1997, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT.

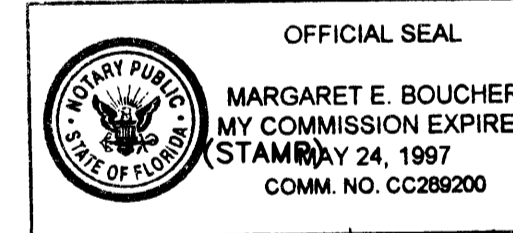
MONARCH HOMES OF FLORIDA, INC.
A FLORIDA CORPORATION
BY: John R. Peshkin
JOHN R. PESHKIN, PRESIDENT

ATTEST: Kathryn B. Clayton
KATHRYN B. CLAYTON, VICE PRESIDENT
(CORPORATE SEAL)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN - SARASITA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN R. PESHKIN AND KATHRYN B. CLAYTON, TO ME WELL KNOWN TO BE THE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MONARCH HOMES OF FLORIDA, INC. A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED PROPER IDENTIFICATION.



TITLE CERTIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF April 2nd, 1997, AT 08:00AM:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: NONE
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 2nd DAY OF April, 1997.

Shayla Nail
SHAYLA NAIL, ASSISTANT VICE PRESIDENT & COUNTY MANAGER
301 EAST OCEAN BOULEVARD - SUITE 300
STUART, FLORIDA 34994

THIS PLAT PREPARED BY:
PASQUALE VOLPE, P.L.S.
FOR:
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
210 JUPITER LAKES BLVD. SUITE 104 JUPITER, FL 33468
2400 SE. MONTNEY ROAD SUITE 201 STUART, FL 34996
2822 COLUMBIA ROAD SUITE 201 FT. PIERCE, FL 34950
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409
746-9248 206-3082 461-2450 684-3375

1 4
Sheet of

CERTIFICATE OF SURVEYOR AND MAPPER

S.S.

I, PASQUALE VOLPE, HEREBY CERTIFY THAT THIS PLAT OF MONARCH PARCELS 55 & 56 - PLAT NO. 75 IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Pasquale Volpe
PASQUALE VOLPE
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 4873
(OFFICIAL SEAL)

COUNTY APPROVAL

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

DATE: 4/16/97
Paul Fleming
COUNTY SURVEYOR AND MAPPER

DATE: 5-8-97
De A. McLorman
COUNTY ENGINEER/Acting

DATE: 10-16-97
Janey R. Cepus
COUNTY ATTORNEY

DATE: 10-20-97
BCC: 10/17/97
M. J. Wilcox
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
Marsha Stiller
CLERK
By: Janney Cepus P.C.

NOTES

1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
4. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
5. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.