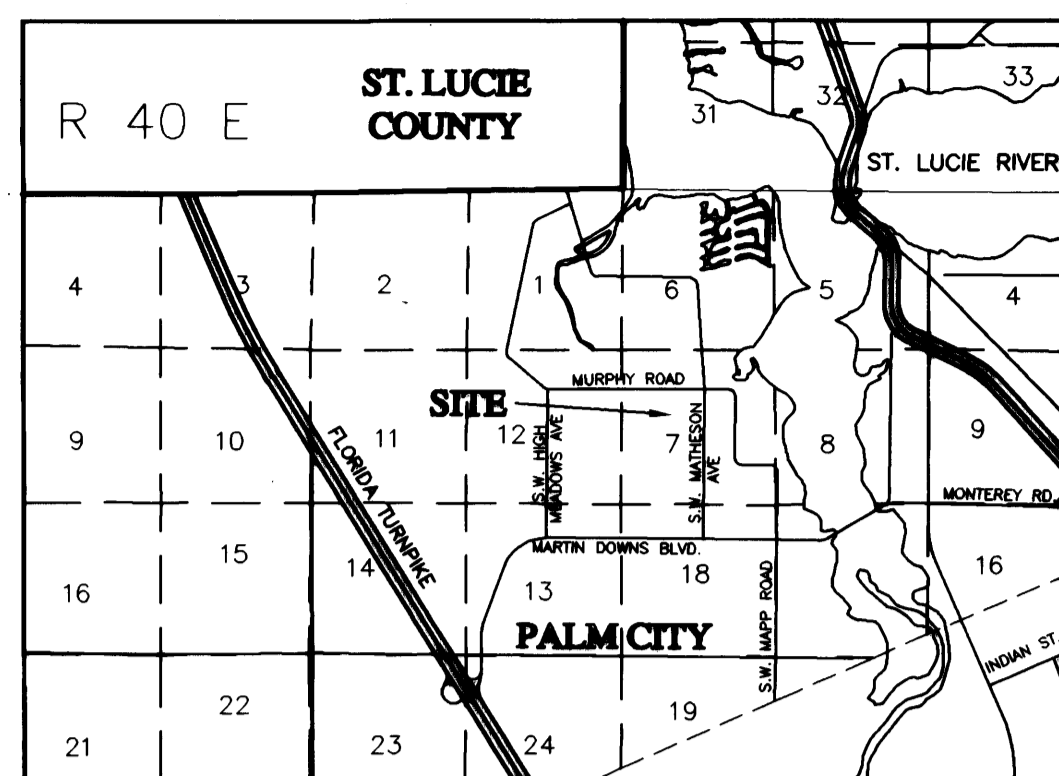


A PLAT OF BROOKHAVEN - PLAT NO. 78 MARTIN DOWNS P.U.D.

BEING A REPLAT OF A PORTION OF MONARCH PARCELS 55 & 56 - PLAT NO. 75
MARTIN DOWNS P.U.D., AS RECORDED IN PLAT BOOK 14, PAGE 39, PUBLIC RECORDS OF
MARTIN COUNTY, FLORIDA



LOCATION MAP

NOT TO SCALE

PARCEL CONTROL NO. 7-38-41-025-000-0000.0

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 30, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 3 DAY OF June, 1998.

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

BY: [Signature]
DEPUTY CLERK

FILE NO. 1301266

(CIRCUIT COURT SEAL)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 35, AND A PORTION OF S.W. FOXPOINT TRAIL, AS SHOWN ON A PLAT OF MONARCH PARCELS 55 & 56 - PLAT NO. 75, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 39, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 20, ON SAID MONARCH PARCELS 55 & 56 - PLAT NO. 75; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID PLAT THROUGH THE FOLLOWING SIX (6) COURSES: THENCE SOUTH 07°23'17" EAST, A DISTANCE OF 99.38 FEET; THENCE SOUTH 37°32'31" WEST, A DISTANCE OF 332.73 FEET; 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; 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; 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; 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 THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. WHITEMARSH WAY (A 50.00 FOOT RIGHT-OF-WAY) AND TO A POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 271.09 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 24°05'22" EAST; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°20'43", A DISTANCE OF 86.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47°37'25" WEST, A DISTANCE OF 22.72 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S.W. FOXPOINT TRAIL (A 50.00 FOOT RIGHT-OF-WAY) AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°06'09", A DISTANCE OF 39.31 FEET TO THE POINT OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°18'49", A DISTANCE OF 188.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°57'37" WEST, A DISTANCE OF 142.15 FEET; THENCE NORTH 66°59'39" WEST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 54.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID S.W. FOXPOINT TRAIL AND THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 88°23'37" EAST; THENCE NORTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°30'05", A DISTANCE OF 285.37 FEET TO THE SOUTHWEST CORNER OF LOT 35, AS SHOWN ON SAID PLAT OF MONARCH PARCELS 55 & 56 - PLAT NO. 75; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 33°53'32" WEST, ALONG THE WEST LINE OF SAID LOT 35, A DISTANCE OF 130.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 430.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 33°53'32" WEST; THENCE ALONG THE NORTHERLY LINES OF LOTS 30 THROUGH 35 THROUGH THE FOLLOWING SIX (6) COURSES: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°04'21", A DISTANCE OF 143.14 FEET TO THE POINT OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3130.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°36'23", A DISTANCE OF 87.76 FEET TO THE POINT OF A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 105.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°50'36", A DISTANCE OF 60.19 FEET TO THE POINT OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°12'07", A DISTANCE OF 11.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27°44'30" EAST, A DISTANCE OF 42.58 FEET; THENCE NORTH 12°40'48" EAST, A DISTANCE OF 9.28 FEET TO A POINT ON THE NORTHERLY LINE OF SAID MONARCH PARCELS 55 & 56 - PLAT NO. 75; THENCE NORTH 89°45'37" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 617.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 8.27 ACRES, MORE OR LESS.

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 BROOKHAVEN - PLAT NO. 78 AND HEREBY DEDICATED AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF BROOKHAVEN - PLAT NO. 78, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MONARCH COUNTRY CLUB HOMEOWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THESE 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.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF BROOKHAVEN PLAT NO. 78, 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.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF BROOKHAVEN PLAT NO. 78, 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.
- THE LANDSCAPE AND SIGN EASEMENT AND LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, ARE 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 EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- 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.

SIGNED AND SEALED THIS 25th DAY OF February, 1998, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT.

MONARCH HOMES OF FLORIDA, INC.
A FLORIDA CORPORATION

BY: [Signature]
JOHN R. PESHKIN, PRESIDENT

ATTEST: [Signature]
KATHRYN B. CLAYTON, VICE PRESIDENT

(CORPORATE SEAL)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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 AS IDENTIFICATION.

[Signature]
PATRICIA A CRANE
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 06567889
MY COMMISSION EXPIRES: _____



(STAMP)

TITLE CERTIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF March 3, 1998 AT 8:00 AM:

- 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.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: NONE
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 3rd DAY OF March, 1998

[Signature]
SHAYLA NAIL, ASSISTANT VICE PRESIDENT & COUNTY MANAGER
729 S. FEDERAL HWY., SUITE 103
STUART, FLORIDA 34994

CERTIFICATE OF SURVEYOR AND MAPPER

I, PASQUALE VOLPE, HEREBY CERTIFY THAT THIS PLAT OF BROOKHAVEN - PLAT NO. 78 IS A 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.

[Signature]
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: 4/22/98 [Signature]
COUNTY SURVEYOR AND MAPPER

DATE: 4/24/98 [Signature]
COUNTY ENGINEER

DATE: 4-24-98 [Signature]
COUNTY ATTORNEY

DATE: 4/25/98 [Signature]
BCC: 5-12-98
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
CLERK

NOTES

- 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.
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

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.S.E. - DENOTES LANDSCAPE AND SIGN EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- P.C.S. - DENOTES PAGES
- P.G. - DENOTES PAGE
- C - DENOTES CENTERLINE
- (R) - RADIAL LINE
- M.E. - MAINTENANCE EASEMENT
- L.B. - LANDSCAPE BUFFER EASEMENT

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

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



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
210 JUPITER LAKES BLVD. SUITE 104 JUPITER, FL 33468 407-746-9248
2400 SE. MONTEREY ROAD SUITE 300 STUART, FL 34996 407-286-3883
2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL 34950 407-461-2450
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33449 407-684-3375

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