

A PLAT OF HOLLY CREEK

SUB-PHASE "B-2" AND A PORTION OF SUB-PHASE "B-1" (INFRASTRUCTURE)

BEING A PORTION OF SECTION 21
TOWNSHIP 37 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

SHEET 1 OF 3

I, LOUISE V. ISAACS,
CLERK OF THE CIRCUIT
COURT OF MARTIN COUNTY,
FLORIDA, HEREBY CERTIFY
THAT THIS PLAT WAS FILED
FOR RECORD IN PLAT
BOOK 10, PAGE 33,
MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS, THIS
29th DAY OF May
A.D., 1986.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By Gray Chan
DEPUTY CLERK

FILE NO.
605628

MARCH, 1986

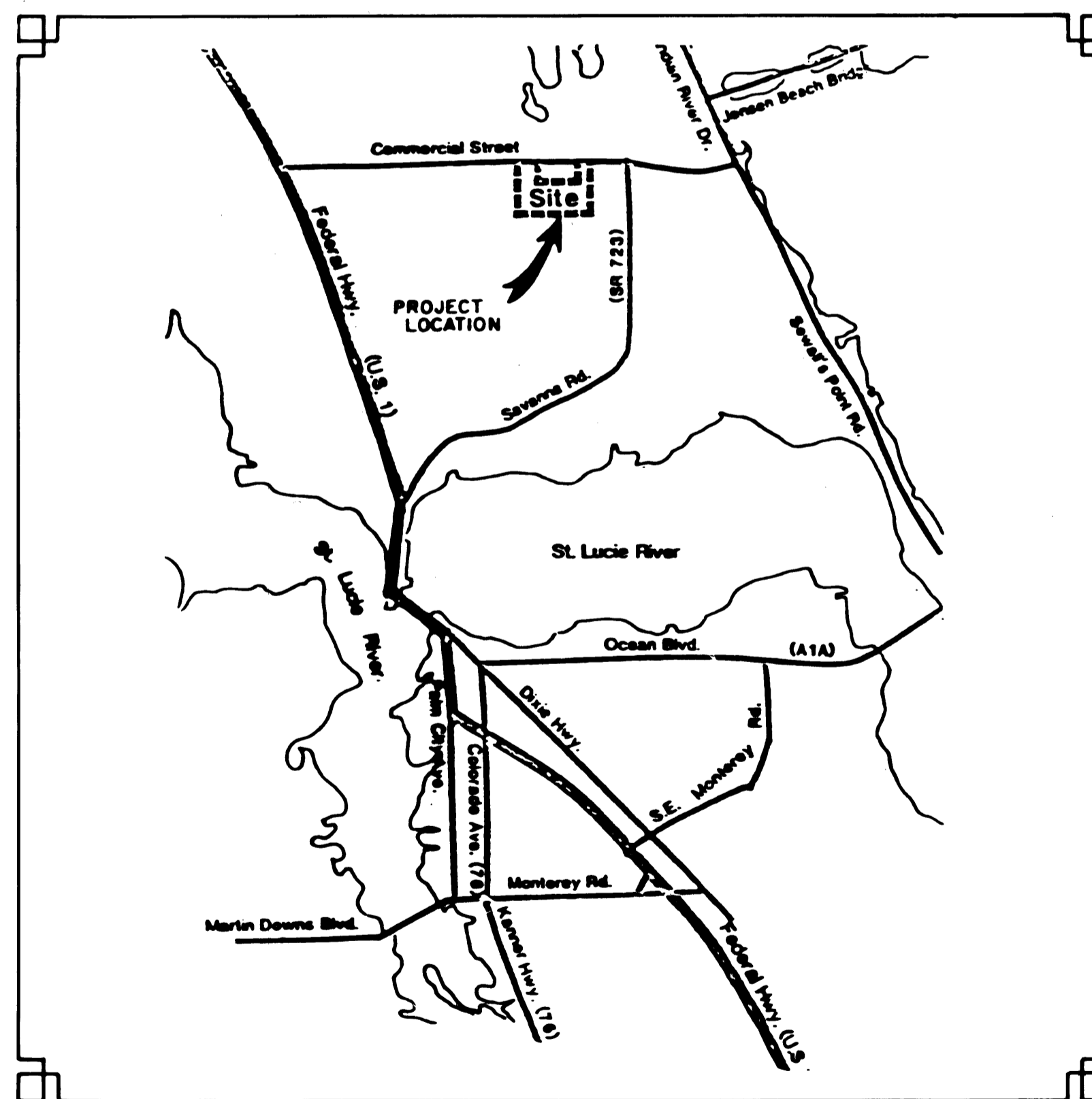
DESCRIPTION

STATE OF FLORIDA
COUNTY OF MARTIN

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 11, WEST JENSEN TERRACE, AS RECORDED IN PLAT BOOK 2, PAGE 67, MARTIN COUNTY, FLORIDA, WITH A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PLAT; THENCE S 10°05'30" W A DISTANCE OF 335.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S 65°36'19" E, A DISTANCE OF 125.83 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 185.00 FEET, THE CENTER OF WHICH BEARS N 52°18'16" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°27'31", A DISTANCE OF 14.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°06'30", A DISTANCE OF 158.11 FEET; THENCE RADIIALLY S 29°44'16" E, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°23'05", A DISTANCE OF 35.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 199.46 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°38'45", A DISTANCE OF 169.35 FEET TO THE POINT OF TANGENCY; THENCE S 87°59'56" E, A DISTANCE OF 82.27 FEET; THENCE S 16°53'55" W, A DISTANCE OF 111.34 FEET; THENCE S 02°00'04" W, A DISTANCE OF 6.48 FEET; THENCE S 22°29'48" W, A DISTANCE OF 17.08 FEET; THENCE N 87°59'56" W, A DISTANCE OF 17.18 FEET; THENCE N 72°55'48" W, A DISTANCE OF 105.67 FEET; THENCE N 65°13'51" W, A DISTANCE OF 61.12 FEET; THENCE S 70°08'35" W, A DISTANCE OF 79.78 FEET; THENCE S 78°07'33" W, A DISTANCE OF 173.34 FEET; THENCE N 27°54'32" W, A DISTANCE OF 7.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 190.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°28'29", A DISTANCE OF 120.95 FEET; THENCE N 81°37'35" W, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THE CENTER OF WHICH BEARS N 81°28'27" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°18'56", A DISTANCE OF 36.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS 400.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'35", A DISTANCE OF 22.55 FEET; THENCE RADIIALLY N 18°26'12" E, A DISTANCE OF 154.49 FEET; THENCE S 65°18'48" E, A DISTANCE OF 18.73 FEET; THENCE S 84°38'16" E, A DISTANCE OF 71.98 FEET; THENCE N 74°08'06" E, A DISTANCE OF 108.24 FEET; THENCE N 55°56'05" E, A DISTANCE OF 145.63 FEET; THENCE N 05°25'52" W, A DISTANCE OF 10.66 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 3.184 ACRES.



VICINITY MAP

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

H.C. PROPERTIES, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND 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, SHOWN ON THIS PLAT OF HOLLY CREEK, PHASE "B-2", ARE HEREBY DEDICATED TO THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY 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 SUCH STREETS AND RIGHTS-OF-WAY.

2. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC., AND SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

3. COMMON AREA - ALL AREAS SHOWN HEREON NOT DESIGNATED AS LOTS OR AREAS OTHERWISE DEDICATED ARE HEREBY DEDICATED TO THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREA. SAID COMMON AREA MAY BE USED FOR DRAINAGE AND UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCE, AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, AND AS APPROVED BY THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC.

SIGNED AND SEALED THIS 19th DAY OF May, 1986, ON BEHALF OF SAID CORPORATION, BY JAMES B. DOWNING, JR., PRESIDENT AND SECRETARY/TREASURER.

H.C. PROPERTIES, INC. BY James B. Downing, Jr.
JAMES B. DOWNING, JR.
PRESIDENT AND SECRETARY/TREASURER

WITNESS: August Kimmick WITNESS: Silvia D. Miraglia

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES B. DOWNING, JR. TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY/TREASURER OF H.C. PROPERTIES, INC., AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF May, 1986.

MY COMMISSION EXPIRES: 3-31-88
Shelley Lyders
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CYNTHIA J. KENDRICK
FOR:
LINDAHL, BROWNING, FERRARI &
HELLSTROM, INC.
ENGINEERS, PLANNERS AND SURVEYORS
BUILDING 5000, SUITE 104
210 JUPITER LAKES BOULEVARD
P. O. BOX 727
JUPITER, FLORIDA 33458

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
JUPITER, FLORIDA 33460-0727 STUART, FLORIDA 33997 FORT PIERCE, FLORIDA 34940

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Subdivision Parcel Control #: 21-37-41-012-000-0000-0-0