

# THE OAK HAMMOCKS

BEING A REPLAT OF A PORTION OF TRACTS 15 & 16, TROPICAL FRUIT FARMS AS RECORDED IN P.B. 3, PG. 6, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA LYING IN GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 39S, RANGE 41E

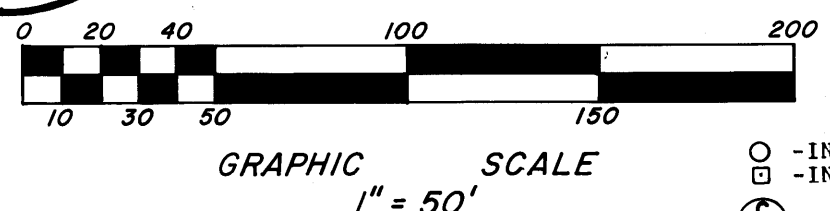
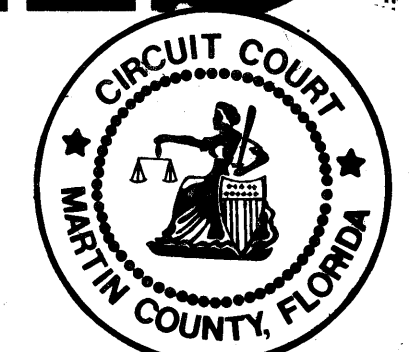
CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON PLAT BOOK 12, PAGE 7, MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS 4th DAY OF August, 1989.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER 781995, BY John Webster, Jr. DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NO. 6-39-41-007-ADD-0000-0



LEGEND

○ - INDICATES PERMANENT CONTROL POINT.

○ - INDICATES PERMANENT REFERENCE POINT.

⊙ - INDICATES CONTROL OF ACCESS - NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.

### CERTIFICATION OF OWNERSHIP AND DEDICATION

THE DEV GROUP, INC., BY AND THROUGH THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE AS FOLLOWS:

THE DEV GROUP, INC., BY AND THROUGH THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

THE STREETS SHOWN ON THIS PLAT OF THE OAK HAMMOCKS ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO THE OAK HAMMOCKS ASSOCIATION, INC., FOR USE OF THE OWNERS OF PROPERTY WITHIN THE PLAT OF THE OAK HAMMOCKS AND FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE T.V. 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS. THE PRIVATE STREETS AS SHOWN HEREON MAY BE USED BY THE U.S. POSTAL AUTHORITY, FIRE AND POLICE DEPARTMENTS AND OTHER GOVERNMENTAL OR QUASI GOVERNMENTAL AGENCIES AND THEIR EMPLOYEES WHILE ENGAGED IN THEIR RESPECTIVE OFFICIAL FUNCTIONS.

2. ADDITIONAL RIGHT-OF-WAY FOR LOCKS ROAD:

"PARCEL A" AS SHOWN ON THIS PLAT OF THE OAK HAMMOCKS IS HEREBY DECLARED TO BE ADDITIONAL RIGHT-OF-WAY FOR LOCKS ROAD AND IS HEREBY DEDICATED TO THE USE OF THE PUBLIC.

3. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS SHOWN HEREON ON THIS PLAT OF THE OAK HAMMOCKS ARE PRIVATE EASEMENTS AND ARE HEREBY DEDICATED TO THE OAK HAMMOCKS ASSOCIATION, INC., FOR THE PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.

4. PRESERVATION AREA EASEMENTS:

NO ALTERATION WITHIN THE PRESERVATION AREA EASEMENTS IS ALLOWED EXCEPT AS SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY AND RECORDED WITHIN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAID OAK HAMMOCKS ASSOCIATION. THE PRESERVATION AREA EASEMENTS SHOWN ON THIS PLAT OF THE OAK HAMMOCKS ARE HEREBY DEDICATED TO THE OAK HAMMOCKS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.

5. UTILITY EASEMENTS:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF THE OAK HAMMOCKS MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE TELEVISION 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.

DATED THIS 13th DAY OF July, 1989

THE DEV GROUP, INC., A FLORIDA CORPORATION

BY: Charles D. O'Hara, PRESIDENT

ATTEST: A. L. Broeg, Jr., SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

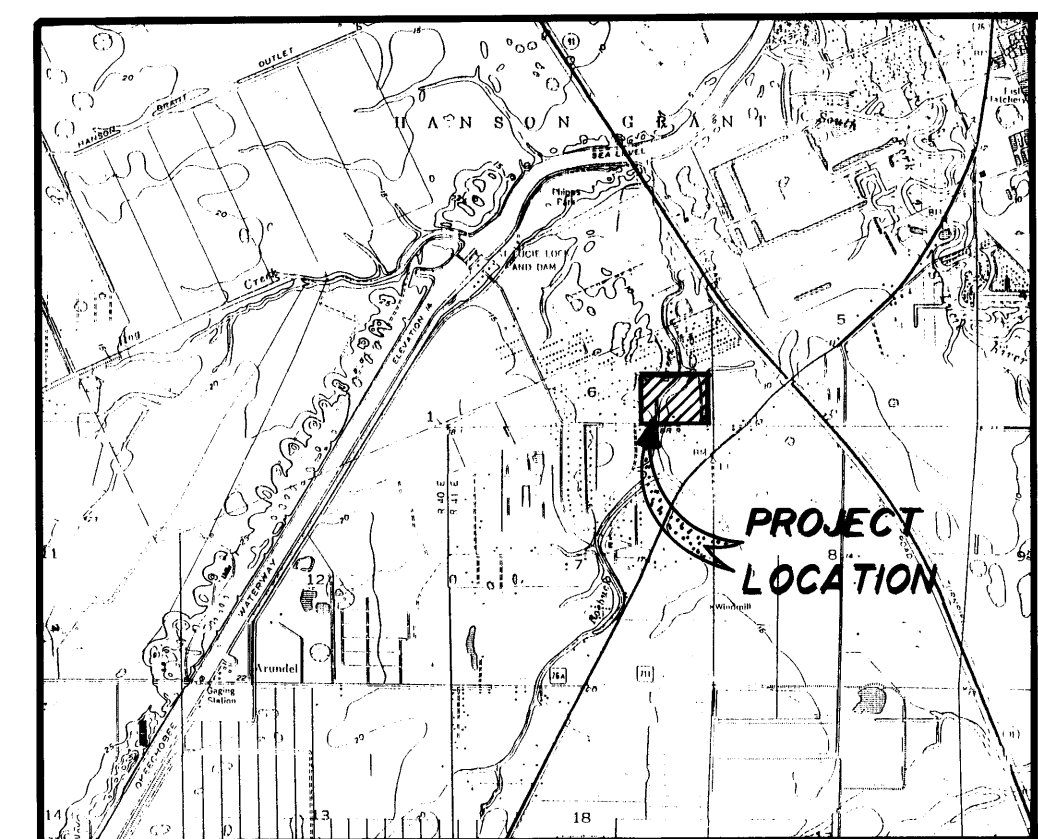
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES D. O'HARA AND A. L. BROEG, JR., TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE DEV GROUP, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF July, 1989.

Annelle Rodwell  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

**GCY, Inc.**  
Civil Engineers & Land Surveyors  
P.O. Box 1469  
Palm City, FL 34990  
Palm City 286-8083 Ft. Pierce 466-9500



### NOTES: LOCATION MAP

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 41 EAST.
2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION ON TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
4. THERE SHALL BE NO LOT SPLITTS EXCEPT TO CREATE LARGER LOTS.

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

### APPROVAL OF COUNTY

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

7-27-89  
June 13, 1989  
June 13, 1989  
June 13, 1989

Donald E. Holloman  
DONALD E. HOLLAMAN, COUNTY ENGINEER

John A. Fagan  
JOHN A. FAGAN, COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA

BY: Joseph Banks  
JOSEPH BANKS, CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: Paul W. Walker  
PAUL W. WALKER, CHAIRMAN

### ATTEST:

Marsha Stiller  
MARSHA STILLER, CLERK  
by John Webster, Jr.

### LEGAL DESCRIPTION

A parcel of land lying and being in Government Lot 1, Section 6, Township 39 South, Range 41 East, Martin County, Florida, and also being in Tract 16, Tropical Fruit Farms Subdivision as recorded in Plat Book 3, Page 6, Palm Beach County, now Martin County, Florida, Public Records. Said parcel of land being more particularly described as follows:

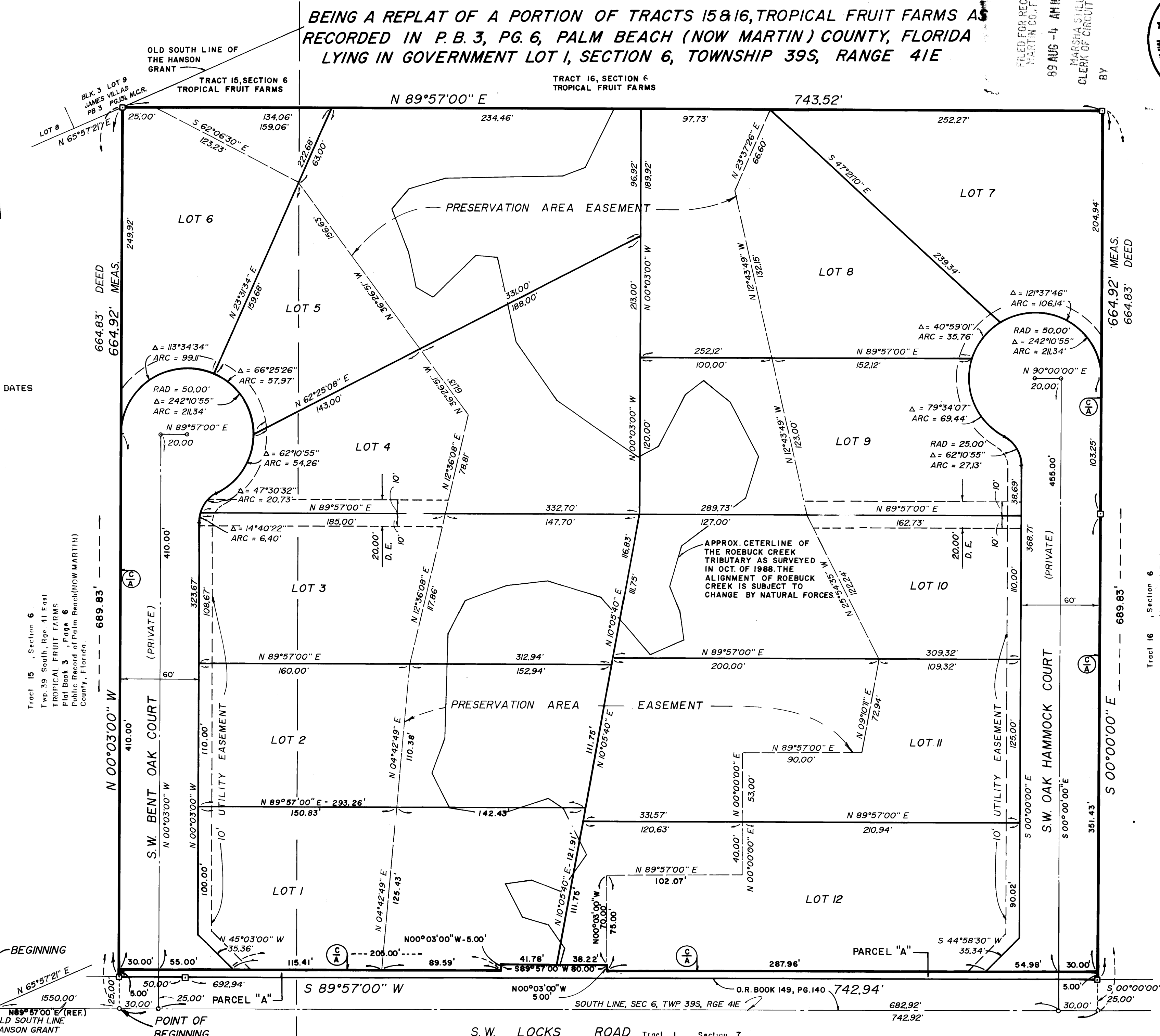
BEGINNING at the point of intersection of the South line of Section 6 and the Old South Line of the Hanson Grant; thence proceed North 89° 57' 00" East along the South line of said Section 6 for a distance of 1550 feet to a point. Said point being the Southeast corner of lands previously conveyed to James M. Hedden, Jr., and recorded in Official Record Book 235, Page 478, Martin County, Florida, Public Records. Said point also being the POINT OF BEGINNING. (1) Thence proceed North 00° 03' 00" West along the East line of the Hedden property for a distance of 689.83 feet to a point on the Old South Line of the Hanson Grant. (2) Thence proceed North 89° 57' 00" East along the South line of a parcel of land previously conveyed to Edwin B. Ing and recorded in Official Record Book 239, Page 375, Martin County, Florida, Public Records, for a distance of 743.52 feet to a point. (3) Thence proceed South 00° 00' 00" East along the West line of the East 712.74 feet of the above described Tract 16, Tropical Fruit Farms Subdivision, for a distance of 689.83 feet to a point on the South line of said Section 6. (4) Thence proceed South 89° 57' 00" West along the South line of said Section 6 for a distance of 742.92 feet to the POINT OF BEGINNING.

Less and excepting rights-of-way for a county road commonly known as Locks Road.

### SURVEYORS CERTIFICATION

I, RICHARD W. BUSSELL, DO HEREBY CERTIFY THAT THIS PLAT OF THE OAK HAMMOCKS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Richard W. Bussell  
RICHARD W. BUSSELL, R.L.S.  
FLORIDA REGISTRATION NO. 3858



### MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA  
COUNTY OF MARTIN

SEABOARD SAVINGS BANK HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 14th DAY OF July, 1989.

Joseph Morris-Rlew  
JOSEPH MORRIS-REW, JR.  
CHARLES E. HENDINHALL, JR.  
SR. VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES E. HENDINHALL, JR. AND John Webster, Jr. TO ME WELL KNOWN TO BE THE SR. VICE PRESIDENT AND DEPUTY CLERK, RESPECTIVELY, OF SEABOARD SAVINGS BANK AND THEY ACKNOWLEDGE BEFORE ME THAT THEY EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF July, 1989.

Marilyn J. Wilkins  
MARILYN J. WILKINS  
NOTARY PUBLIC  
STATE OF FLORIDA

MY COMMISSION EXPIRES:

### TITLE CERTIFICATION

I, JILL A. BROTHERTON, PRESIDENT OF SOUTH FLORIDA TITLE SERVICES, INC., DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES LIENS OR ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

A. MORTGAGOR: THE DEV GROUP, INC., A FLORIDA CORPORATION  
MORTGAGEE: SEABOARD SAVINGS BANK; O.R. BOOK 219, PAGE 1796, DATED 7-7-89.

DATED THIS 14th DAY OF July, 1989.

SOUTH FLORIDA TITLE SERVICES, INC.  
BY: Jill A. Brotherton  
JILL A. BROTHERTON, PRESIDENT  
SOUTH FLORIDA TITLE SERVICES, INC.  
215 E. OCEAN BLVD.  
STUART, FLORIDA 34997