

HAMMOCK CREEK PLAT NO.5 A P.U.D.

BEING A REPLAT OF A PORTION OF BLOCK 24, PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

NOTICE:

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

DESCRIPTION:

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF BLOCK 24, PLAT OF PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE BOUNDARY OF THE PLAT OF HAMMOCK CREEK PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 75, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA; SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 198, HAMMOCK CREEK PLAT NO. 4 A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 78, SAID PUBLIC RECORDS; THENCE, NORTH 50°02'12" WEST, DEPARTING THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1 AND ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 4 A P.U.D., A DISTANCE OF 200.00 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT OF HAMMOCK CREEK PLAT NO. 1; THENCE THE FOLLOWING TWENTY-NINE (29) COURSES ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1: THENCE, NORTH 39°50'17" EAST, A DISTANCE OF 19.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°31'04", A DISTANCE OF 63.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 115°22'41", A DISTANCE OF 402.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°30'57", A DISTANCE OF 67.22 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 80°10'57" EAST, A DISTANCE OF 160.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°35'02", A DISTANCE OF 107.78 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 59°35'55" EAST, A DISTANCE OF 503.81 FEET; THENCE, NORTH 27°31'18" WEST, A DISTANCE OF 435.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°37'22", A DISTANCE OF 287.18 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2288.86 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°36'24", A DISTANCE OF 702.73 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 395.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°01'13", A DISTANCE OF 524.09 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 87°16'19" EAST, A DISTANCE OF 469.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 773.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°20'00", A DISTANCE OF 274.32 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 72°23'41" EAST, A DISTANCE OF 334.43 FEET; THENCE, SOUTH 06°15'45" EAST, A DISTANCE OF 142.29 FEET; THENCE, SOUTH 45°19'41" WEST, A DISTANCE OF 28.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 45°19'41" WEST; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 115°26'34", A DISTANCE OF 100.74 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 17°36'19" EAST, A DISTANCE OF 125.02 FEET; THENCE, SOUTH 72°23'41" WEST, A DISTANCE OF 170.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 177.41 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°10'20", A DISTANCE OF 245.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°29'21", A DISTANCE OF 183.07 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 03°42'43" WEST, A DISTANCE OF 504.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°53'12", A DISTANCE OF 512.09 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 59°35'55" WEST, A DISTANCE OF 1307.77 FEET; THENCE, NORTH 30°24'05" WEST, A DISTANCE OF 177.60 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 11°16'36" WEST; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°27'33", A DISTANCE OF 12.73 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 80°10'57" WEST, A DISTANCE OF 232.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°20'40", A DISTANCE OF 193.64 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 39°50'17" WEST, A DISTANCE OF 66.23 FEET TO THE POINT OF BEGINNING.

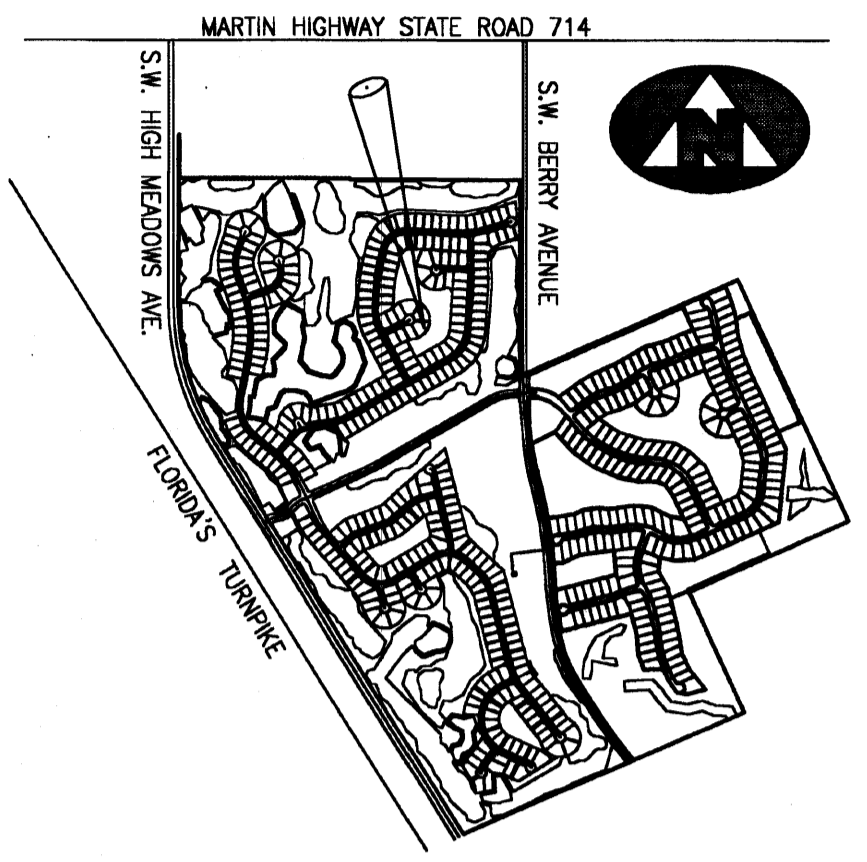
CONTAINING: 55.94 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

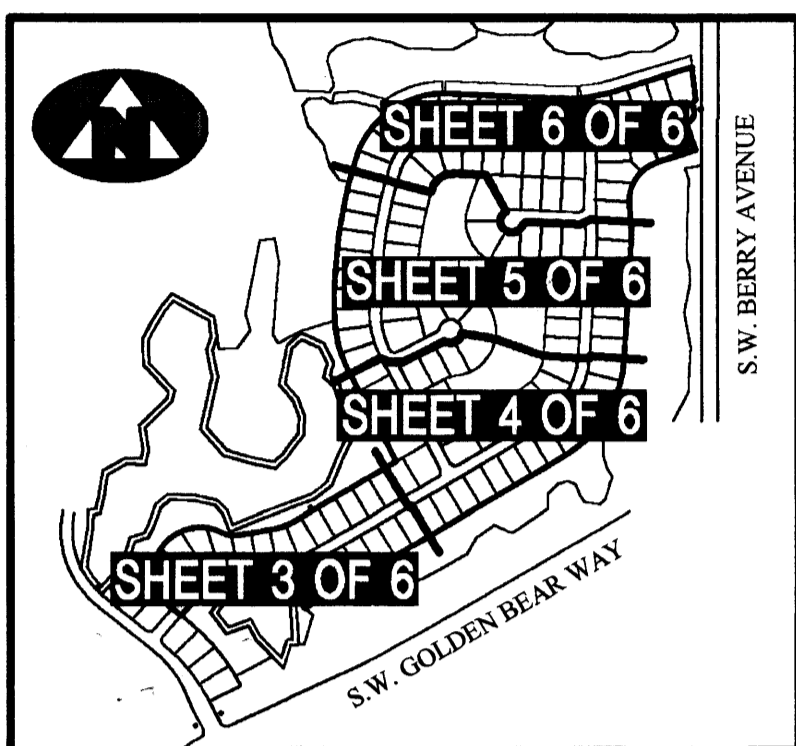
PALM TREE GOLF CORP., INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF HAMMOCK CREEK PLAT NO. 5 A P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

- 1. "TRACT A", THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF HAMMOCK CREEK PLAT NO. 5 A P.U.D. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION") ITS SUCCESSORS AND/OR ASSIGNS, 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 PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF HAMMOCK CREEK PLAT NO. 5 A P.U.D. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION"), ITS SUCCESSORS AND/OR ASSIGNS, 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.
- 3. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF HAMMOCK CREEK PLAT NO.5 A P.U.D. 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 FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- 4. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER LIFT STATION FACILITIES.
- 5. TRACT "L", (LAKE TRACT) AS SHOWN HEREON IS HEREBY DEDICATED, AS COMMON PROPERTY, TO THE HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION") ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT.
- 6. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED, AS COMMON PROPERTY, TO THE HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION") ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE 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 SUCH EASEMENTS.
- 7. TRACT "O", (OPEN SPACE) AS SHOWN HEREON IS HEREBY DEDICATED, AS COMMON PROPERTY, TO THE HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION") ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES, AND IS 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 TRACT.

SUBDIVISION PARCEL CONTROL NO. 24-38-40-003-000-0000.0



LOCATION MAP



KEY MAP (NOT TO SCALE)

AREA TABULATION

TRACT "A"	7.99 ACRES
TRACT "O"	0.10 ACRES
TRACT "L"	6.43 ACRES
LOTS (132)	41.42 ACRES
TOTAL	55.94 ACRES

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF MARTIN) SS

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE AND GREGORY J. FAGAN WHO ~~(ARE)~~ (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED _____ (AND _____) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF September, 2000.
MY COMMISSION EXPIRES: July 19, 2003 NOTARY PUBLIC: Sue Walsh

CERTIFICATE OF SURVEYOR AND MAPPER:

I, WM. F. VAN CAMPEN, HEREBY CERTIFY THAT THIS PLAT OF HAMMOCK CREEK PLAT NO.5 A P.U.D. 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 (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND THAT MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH MARTIN COUNTY FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED: THIS 6th DAY OF SEPTEMBER 2000. BY: William F. Van Campen
WM. F. VAN CAMPEN, P.S.M.
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 2424

SURVEYOR'S NOTES:

- 1. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
- 2. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- 3. BEARINGS SHOWN OR STATED HEREON ARE BASED ON, OR ARE RELATIVE TO, THE BEARING BASE SHOWN ON HAMMOCK CREEK PLAT NO. 1 AS RECORDED IN PLAT BOOK 13, PAGE 75, MARTIN COUNTY, FLORIDA.
- 4. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
- 5. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

LEGEND:

(R)	DENOTES A RADIAL LINE
CL	DENOTES A CENTERLINE
P.C.	DENOTES POINT OF CURVATURE
P.T.	DENOTES POINT OF TANGENCY
P.R.C.	DENOTES POINT OF REVERSE CURVATURE
P.C.C.	DENOTES POINT OF COMPOUND CURVATURE
R	DENOTES RADIUS DISTANCE
L	DENOTES ARC LENGTH DISTANCE
CA	DENOTES CENTRAL ANGLE
LCB	DENOTES LONG CHORD BEARING
CHD	DENOTES CHORD DISTANCE
POB	DENOTES POINT OF BEGINNING
POC	DENOTES POINT OF COMMENCEMENT
ORB	DENOTES OFFICIAL RECORDS BOOK
PB	DENOTES PLAT BOOK NUMBER
PG	DENOTES PAGE NUMBER
PCP	DENOTES PERMANENT CONTROL POINT
PRM	DENOTES PERMANENT REFERENCE MONUMENT
LME	DENOTES LAKE MAINTENANCE EASEMENT
UE	DENOTES UTILITY EASEMENT

THIS INSTRUMENT PREPARED BY WM. F. VAN CAMPEN P.S.M. IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404.

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RECORD PLAT
HAMMOCK CREEK
PLAT NO.5 A P.U.D.
DWN: M.K.H. FB DATE: 02/01/00 WO# P150.PL5
CKD: B.V.C. FILE: P150SHT1 SCALE: NONE SHEET 1 OF 6

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 95, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 7th DAY OF November, 2000.
MARSHA STILLER
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: James L. Caputo
DEPUTY CLERK
(CIRCUIT COURT SEAL)
FILE NO. 1464649