

Plat of Creekside

Being a Replat of a portion of Tract 30, Section 18, Township 38 South, Range 41 East of Palm City Farms, as recorded in Plat Book 6, Page 42, Palm Beach (Now Martin) County, Florida

COUNTY APPROVAL

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

DATE 12-12-05 _____
 COUNTY SURVEYOR AND MAPPER

DATE 12-14-05 _____
 COUNTY ENGINEER

DATE 12/29/05 _____
 COUNTY ATTORNEY

DATE 12-29-05 _____
 BCC: 11-16-04
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
Manisha Ewing
 CLERK OF COURT
 By Charolotte Binkley d.c.

TITLE CERTIFICATION

- JEFFERY D. KNEEN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 22, 2005.
- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF CREEKSIDE IS IN THE NAME OF THE RESERVE DEVELOPMENT COMPANY, A FLORIDA CORPORATION, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 MORTGAGE TO: WACHOVIA BANK NATIONAL ASSOCIATION, AS RECORDED IN OFFICIAL RECORD BOOK 2023, PAGE 2986, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 22 DAY OF August, 2005.

Jeffery D. Kneen
 NAME: JEFFERY D. KNEEN, ESQUIRE
 FLORIDA BAR NO.: 147768
 ADDRESS: LEVY KNEEN P.L.
 1601 FORUM PLACE, SUITE 300
 WEST PALM BEACH, FLORIDA 33401

ACCEPTANCE, JOINER AND CONSENT

CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, INC. DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 16th DAY OF August, 2005.

CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, INC.
 BY: Jonathan Rappaport
 JONATHAN RAPPAPORT
 PRESIDENT

WITNESS: Laurie A. Schwab
 LAURIE A. SCHWAB

PRINT NAME: Beth Dudan
 BETH DUDAN

WITNESS: Beth Dudan
 BETH DUDAN

PRINT NAME: Beth Dudan
 BETH DUDAN

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JONATHAN RAPPAPORT TO ME, WELL KNOWN TO BE THE PRESIDENT OF CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, INC. AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE, JOINER AND CONSENT AS SUCH OFFICER 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, HE IS:

[] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

Joan M. King
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 DD 104206
 COMMISSION NO.
 APRIL 10, 2006
 MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT

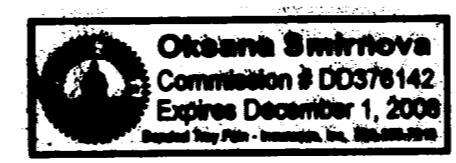
WACHOVIA BANK NATIONAL ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED JUNE 13, 2005 AND RECORDED IN OFFICIAL RECORD BOOK 2023, PAGE 2986, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 19th DAY OF August, 2005.

WACHOVIA BANK NATIONAL ASSOCIATION
 BY: Philip Lyew
 NAME: Philip Lyew
 TITLE: _____
 [CORPORATE SEAL]

ACKNOWLEDGMENT:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Philip Lyew, as Vice President, WACHOVIA BANK NATIONAL ASSOCIATION, HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

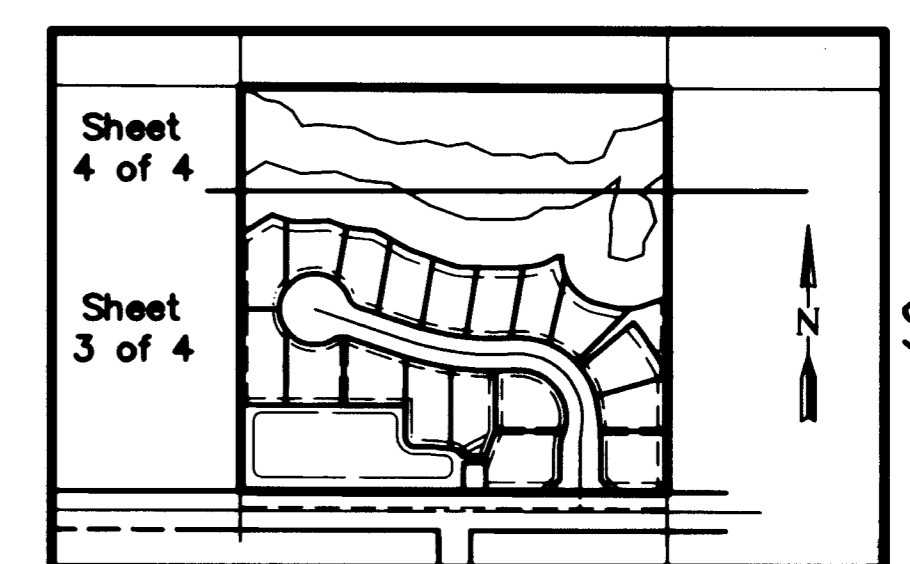


Oksana Smirnova
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 DD 376142
 COMMISSION NO.
 December 1, 2008
 MY COMMISSION EXPIRES

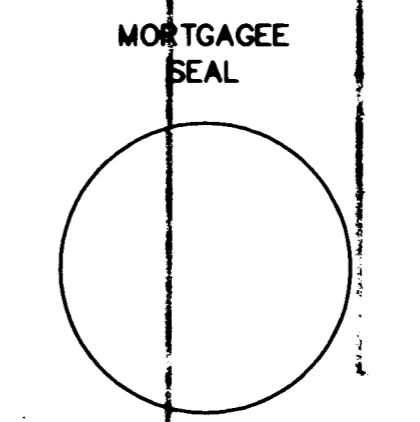
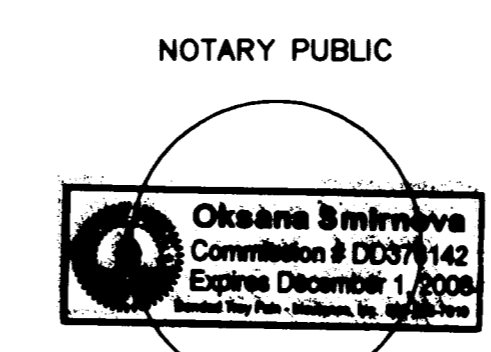
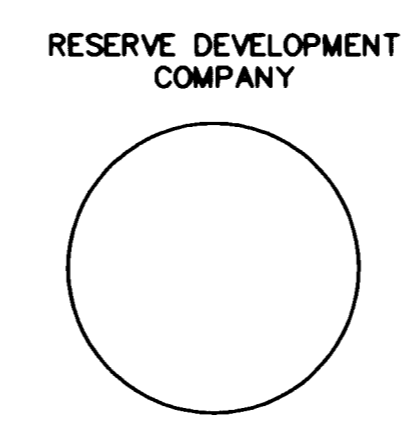
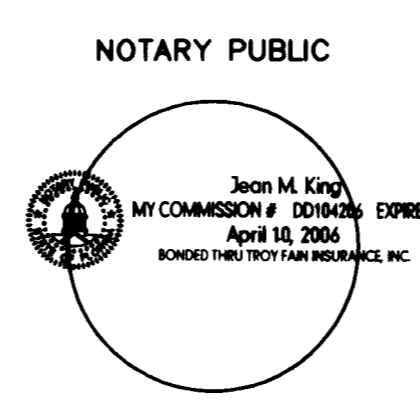
SURVEYOR'S NOTES

- 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 THIS 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.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID LINE BEARS SOUTH 89°49'26" EAST AS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM NAD 83/90 AND MARTIN COUNTY GPS POINTS GS 34 AND GS 35.
- 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. (CODE: 4.343A.13.LDR)

LEGEND	
● = SET PERMANENT CONTROL POINT (PCP) PARKER KALON NAIL & WASHER LABELED "GCY LB 4108"	F.P.L. = FLORIDA POWER AND LIGHT
○ = SET 3/4" IRON PIPE WITH YELLOW CAP LABELED "GCY, INC. LB 4108"	LB = LICENSED BUSINESS
■ = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "GCY INC. P.R.M. LB 4108, PSM 4864"	M.E. = MAINTENANCE EASEMENT (PRIVATE)
D = DELTA (CENTRAL ANGLE)	NAD = NORTH AMERICAN DATUM
L = ARC LENGTH	NGVD = NATIONAL GEODETIC VERTICAL DATUM
R = RADIUS	O.R.B. = OFFICIAL RECORDS BOOK
CB = CHORD BEARING	PC = POINT OF CURVATURE
CD = CHORD DISTANCE	PRC = POINT OF REVERSE CURVATURE
CM = CONCRETE MONUMENT	P.R.M. = PERMANENT REFERENCE MONUMENT
D.E. = DRAINAGE EASEMENT (PRIVATE)	PSM = PROFESSIONAL SURVEYOR AND MAPPER
	PT = POINT OF TANGENCY
	P.U.D. = PLANNED UNIT DEVELOPMENT
	(R) = RADIAL LINE
	U.E. = UTILITY EASEMENT



KEY SHEET



Job Number 03-1035-01-05
 Licensed Business #4108

GCY
 INCORPORATED
 PROFESSIONAL SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE: TALLAHASSEE OFFICE
 PO BOX 1488 • 1505 SW MARTIN HWY. 4909 N. MONROE STREET
 PALM CITY, FL 34991 TALLAHASSEE, FL 32303
 (800) 366-1066 (850) 536-8455