

See Surveys
Affidavit for
Conceded in
OR BK 442
Pg 2257
4/11/78
OR BK 437
Pg 747
2/17/78
OR BK 435
Pg 448
1/16/78
By: Stanley
Johnson
D.C.

PLAT OF
**CRANE CREEK
COUNTRY CLUB**
PHASE II

IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 40 EAST,
LYING EAST OF FLORIDA'S TURNPIKE
MARTIN COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

OCTOBER 1977

DESCRIPTION

A PARCEL OF LAND IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHEAST CORNER OF SAID SECTION 11, RUN N 0°14'48" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 660.90 FEET; THENCE N 89°46'26" W, A DISTANCE OF 416.18 FEET; THENCE N 37°30'00" W, A DISTANCE OF 1152.40 FEET; THENCE N 89°46'30" W, A DISTANCE OF 179.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°46'30" W, A DISTANCE OF 3176.69 FEET TO THE INTERSECTION WITH A LINE 300 FEET NORTHEASTERLY OF AND PARALLEL TO THE SUNSHINE STATE PARKWAY; THENCE N 31°32'33" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 370.01 FEET TO THE SOUTHWESTERLY CORNER OF CRANE CREEK COUNTRY CLUB, PHASE I, AS RECORDED IN PLAT BOOK 7, PAGE 23, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 58°27'27" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 146.52 FEET; THENCE N 16°57'42" W, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 209.10 FEET; THENCE S 70°28'30" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 149.60 FEET; THENCE N 84°59'13" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 171.66 FEET; THENCE N 66°52'12" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 768.80 FEET; THENCE N 20°39'04" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 190.30 FEET; THENCE N 35°52'18" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 757.71 FEET; THENCE N 75°47'06" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 1009.92 FEET; THENCE S 57°07'55" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 154.78 FEET; THENCE S 14°42'58" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 531.43 FEET; THENCE S 35°10'14" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 526.03 FEET; THENCE S 67°00'03" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 151.00 FEET; THENCE S 16°07'58" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 483.65 FEET; THENCE S 37°35'15" W, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 72.36 FEET; THENCE SOUTH, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I, A DISTANCE OF 302.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.69 ACRES, MORE OR LESS.

See affidavit of Jan E. Browning, L.S., recorded January 6, 1978 in O.R. Book 435 page 448 public records of Martin County, Florida January 10, 1978 Louise V. Isaacs, Clerk Circuit Court, Martin County By: Katherine Johnson, D.C.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

NORTH TRAIL GOLF CLUB, INCORPORATED, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATED AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF CRANE CREEK COUNTRY CLUB, PHASE II, ARE HEREBY DEDICATED TO THE CRANE CREEK COUNTRY CLUB PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF CRANE CREEK COUNTRY CLUB, PHASE II, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
3. THE PRESERVATION ZONE AS SHOWN ON THIS PLAT OF CRANE CREEK COUNTRY CLUB, PHASE II, SHALL REMAIN FREE OF ALTERATIONS AND STRUCTURES EXCEPT FOR EROSION CONTROL OR ACCESS AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
4. THE STORM WATER RETENTION AREA SHOWN ON THIS PLAT OF CRANE CREEK COUNTRY CLUB, PHASE II, IS HEREBY DEDICATED TO THE CRANE CREEK COUNTRY CLUB PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STORM WATER RETENTION AREA.

SIGNED AND SEALED THIS 14th DAY OF OCTOBER 1977 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

NORTH TRAIL GOLF CLUB, INCORPORATED
BY: Arthur M. Young
ARTHUR M. YOUNG
ITS PRESIDENT

ATTEST:
James P. Barry
JAMES P. BARRY
ITS SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ARTHUR M. YOUNG AND JAMES P. BARRY, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF NORTH TRAIL GOLF CLUB, INCORPORATED, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF OCTOBER, 1977.

Eleanor A. Young
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
January 6, 1981

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

M & W LAND, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE THEIR MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 17th DAY OF OCTOBER 1977 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

M & W LAND, INC.

ATTEST:
Clarence Edmunds
CLARENCE EDMUNDS, SECRETARY

BY: WILLIAM H. WATSON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM H. WATSON AND CLARENCE EDMUNDS, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF M & W LAND, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF October, 1977.

Dorothy K. Freeman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
July 9, 1979

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, EVANS CRARY, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: OR Book 429

DATE OF MORTGAGE: 12 October 1977
RECORDING DATA: OR Book 429 Page 2727
DATED THIS 17th DAY OF October 1977.

Evans Crary, Jr.
EVANS CRARY, JR.
ATTORNEY AT LAW
SUITE 201
FIRST NATIONAL BANK BUILDING
STUART, FLORIDA 33494

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 435, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 19th DAY OF October, A.D. 1977.

LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA
BY: Charlotte Burkey DC

FILE NO.
286338

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.

I, JAN E. BROWNING, DO HEREBY CERTIFY THAT THIS PLAT OF CRANE CREEK COUNTRY CLUB, PHASE II, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Jan E. Browning
JAN E. BROWNING
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2049

BEARING BASE: BEARINGS ARE BASED ON THE EAST LINE OF SECTION 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST, AS RECORDED ON THE PLAT OF CRANE CREEK COUNTRY CLUB, PHASE I, PLAT BOOK 7, PAGE 23, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

Oct. 19, 1977
October 19, 1977
October 19, 1977
October 19, 1977

J. B. Wynn
COUNTY ENGINEER

John D. Carmichael
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA
BY: John D. Blackford
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
BY: [Signature]
CHAIRMAN

ATTEST:
Louise V. Isaacs
CLERK
By Charlotte Burkey DC