

# PLAT OF CRANE CREEK COUNTRY CLUB

PHASE III  
IN SECTIONS 11 & 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA

JANUARY 1979

MARTIN COUNTY, FLA.  
79 FEB 15 P1: 13  
LOUIS V. ISAACS  
COUNTY CLERK

I, LOUISE V. ISAACS,  
COUNTY CLERK OF MARTIN  
COUNTY, FLORIDA, HEREBY  
CERTIFY THAT THIS PLAT  
HAS BEEN EXAMINED AND  
THAT IT COMPLIES IN FULL  
WITH ALL THE REQUIREMENTS  
OF THE STATUTES OF  
PERTAINING TO MAPS,  
PLATS, AND THAT  
HAS BEEN FILED  
IN PLAT BOOK  
PAGE 97  
RECORDS OF MARTIN  
COUNTY, FLORIDA, THIS  
DAY OF JANUARY  
1979.  
LOUISE V. ISAACS,  
MARTIN COUNTY, FLORIDA  
BY Charlotte  
FILE NO.  
33/860

THIS INSTRUMENT PREPARED BY:  
GARY M. F. RAYMAN OF  
LINDAHL, BROWNING & FERRARI, INC.  
426 W. INDIANTOWN ROAD  
P. O. BOX 727  
JUPITER, FLORIDA 33458

### DESCRIPTION

A PARCEL OF LAND IN SECTIONS 11 AND 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 38 SOUTH, RANGE 40 WEST, RUN N 89°32'39" W, ALONG THE NORTH BOUNDARY OF SAID SECTION 11, A DISTANCE OF 992.67 FEET TO THE POINT OF BEGINNING; THENCE PROCEED S 00°15'48" E, ALONG THE WEST BOUNDARY OF RUSTIC HILLS, PHASE III, AS RECORDED IN PLAT BOOK 6, PAGE 97, A DISTANCE OF 1320.80 FEET TO THE SOUTHWEST CORNER OF RUSTIC HILLS, PHASE III; THENCE S 89°39'20" E, ALONG THE SOUTH BOUNDARY OF RUSTIC HILLS, PHASE III, A DISTANCE OF 991.56 FEET TO A POINT IN THE EAST LINE OF SAID SECTION 11; THENCE S 00°13'10" E, ALONG THE SAID EAST LINE OF SECTION 11, A DISTANCE OF 675.00 FEET TO A POINT IN THE CENTER OF BESSY CREEK; THENCE RUN ALONG THE CENTER OF THE BED OF BESSY CREEK S 44°00'30" E - 335.24 FEET; THENCE S 30°35'58" E - 490.34 FEET; THENCE S 00°21'22" W - 400.02 FEET; THENCE S 35°31'41" E - 323.52 FEET AND S 36°56'11" W 849.41 FEET; THENCE FROM THE CENTER OF THE BED OF BESSY CREEK RUN S 36°56'11" W - 165.52 FEET; THENCE N 43°46'32" W, A DISTANCE OF 887.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 410.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°33'02", A DISTANCE OF 89.81 FEET; THENCE RUN ALONG THE NORTHEASTERN BOUNDARY OF CRANE CREEK COUNTRY CLUB, PHASE I, AS RECORDED IN PLAT BOOK 7, PAGE 22, RECORDS OF MARTIN COUNTY, N 44°54'13" - 142.57 FEET; THENCE N 15°56'43" W - 385.85 FEET; THENCE N 62°59'14" W - 114.49 FEET; THENCE N 56°32'48" W - 134.24 FEET; THENCE N 50°25'22" W 194.60 FEET; THENCE N 29°20'15" W - 647.00 FEET; THENCE N 20°48'10" W - 543.43 FEET; THENCE N 32°09'45" W - 270.51 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 50.00 FEET AND WHOSE CENTER BEARS N 16°48'24" E; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°59'05", A DISTANCE OF 40.13 FEET; THENCE S 80°43'39" W - 248.24 FEET; THENCE N 55°27'46" W - 412.74 FEET; THENCE N 57°18'02" W - 96.25 FEET; THENCE N 42°34'15" W - 233.56 FEET; THENCE N 49°06'00" W - 646.98 FEET; THENCE N 57°44'27" E - 157.96 FEET; THENCE N 32°15'33" W - 60.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 670.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°44'45", A DISTANCE OF 301.06 FEET; THENCE NORTH 330.40 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 11, THENCE S 89°32'39" E ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1607.39 FEET TO THE POINT OF BEGINNING.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

GENESIS HOLDINGS, INC. 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 DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF CRANE CREEK COUNTRY CLUB, PHASE III, 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 III, 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 III, 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 III, 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 31<sup>st</sup> DAY OF January, 1979, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

GENESIS HOLDINGS, INC.  
BY Thomas E. Lewis  
THOMAS E. LEWIS  
ITS PRESIDENT

ATTEST:  
Peter D. Cummings  
PETER D. CUMMINGS  
VICE PRESIDENT & SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS E. LEWIS AND PETER D. CUMMINGS, TO ME WELL KNOWN TO BE THE PRESIDENT AND VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF GENESIS HOLDINGS, 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 31 DAY OF January, 1979.

*Sandra B. Manning*  
Sandra B. Manning  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:  
June 1980

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

I, PETER VAN ANDEL, 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 PERSON(S), CORPORATION, OR OTHER ENTITY EXECUTING IN THE DECLARATION HEREON
2. ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE, AS OF JAN. 24, 1979 AT 8 A.M.

DATED THIS 31<sup>st</sup> DAY OF JANUARY, 1979

*Peter Van An del*  
Peter Van An del  
ATTORNEY AT LAW  
251 SOUTH COUNTY ROAD  
PALM BEACH, FLORIDA 33480

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.

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

*Jan E. Browning*  
Jan E. Browning  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 1000

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN S.S.

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

Feb. 14, 1979  
COUNTY ENGINEER

Feb. 14, 1979  
COUNTY ATTORNEY

Feb 14, 1979  
PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA  
BY: *Thomas E. Lewis*  
CHAIRMAN

Feb 15, 1979  
BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
BY: *Kurt...*  
CHAIRMAN

ATTEST:  
*Louise V. Isaacs*  
Louise V. Isaacs  
CLERK  
By *Charlotte Surkey*  
Charlotte Surkey  
CLERK