

PLAT OF
CRANE CREEK COUNTRY CLUB
PHASE IV
IN SECTIONS 10 & 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA

79 FEB 15 11:15
L.O.U.
CLERK'S OFFICE
MARTIN COUNTY, FLA.

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 7, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 15TH DAY OF February, A.D. 1979.
LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA
BY Charlotte Burkey
FILE NO. 331861

JANUARY 1979

DESCRIPTION

A PARCEL OF LAND IN SECTIONS 10 AND 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 11, RUN N 89°32'39" W, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 2600.06 FEET TO THE NORTHEASTERN CORNER OF CRANE CREEK COUNTRY CLUB, PHASE I, AS RECORDED IN PLAT BOOK 7, PAGE 22, ACCORDING TO THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN DUE SOUTH ALONG THE EASTERLY BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I - 330.40 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 670.00 FEET AND WHOSE CENTER BEARS S 06°30'48" E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°44'45", AN ARC DISTANCE OF 301.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE PROCEED S 32°15'33" E, A DISTANCE OF 60.00 FEET; THENCE S 57°44'27" W, A DISTANCE OF 327.24 FEET; THENCE S 34°57'54" E, ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE I - 349.31 FEET; THENCE S 86°54'55" W - 167.24 FEET; THENCE S 77°37'31" W - 685.94 FEET; THENCE S 86°49'13" W - 378.58 FEET; THENCE S 71°36'27" W - 855.71 FEET; THENCE N 39°11'54" W - 664.55 FEET; THENCE N 18°55'29" W - 296.00 FEET; THENCE N 34°39'21" W - 157.93 FEET; THENCE N 86°35'02" W - 217.99 FEET; THENCE N 25°26'10" W - 181.60 FEET; THENCE DUE EAST 677.00 FEET; THENCE N 80°37'33" E - 534.13 FEET; THENCE S 79°49'49" E - 492.74 FEET; THENCE N 87°47'51" E - 806.60 FEET; THENCE DUE SOUTH 398.30 FEET; THENCE DUE EAST 30.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 320.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°15'33", AN ARC DISTANCE OF 180.17 FEET; THENCE N 57°44'27" E - 327.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND IN SAID SECTION 11, FROM THE SOUTHEAST CORNER OF SAID SECTION 11, RUN N 00°13'10" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 661.01 FEET; THENCE N 89°23'44" W, A DISTANCE OF 411.97 FEET; THENCE N 37°30'00" W, A DISTANCE OF 1148.26 FEET; THENCE N 89°46'30" W, AND ALONG THE SOUTH BOUNDARY OF CRANE CREEK COUNTRY CLUB, PHASE II, AS RECORDED IN PLAT BOOK 7, PAGE 28, ACCORDING TO THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 3376.59 FEET TO THE SOUTHWEST CORNER OF SAID CRANE CREEK COUNTRY CLUB, PHASE II; THENCE CONTINUING ALONG THE BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE II, N 31°32'33" W - 370.01 FEET; THENCE N 58°27'27" E - 146.52 FEET; THENCE N 16°57'42" W - 209.10 FEET; THENCE S 70°28'30" E - 149.60 FEET; THENCE N 84°59'13" E - 171.66 FEET; THENCE N 66°52'12" E 768.80 FEET; THENCE N 20°39'04" E - 89.36 FEET TO THE POINT OF BEGINNING; THENCE SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.W. BRANCH TERRACE AS SHOWN ON THE PLAT OF SAID CRANE CREEK COUNTRY CLUB, PHASE II, AND ALSO BEING ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1530.00 FEET AND WHOSE CENTER BEARS N 36°28'39" E; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°19'31", AN ARC DISTANCE OF 142.20 FEET TO A POINT ON SAID CURVE; THENCE S 76°45'23" W, A DISTANCE OF 641.40 FEET; THENCE S 83°24'12" W, A DISTANCE OF 147.98 FEET; THENCE N 73°02'18" W, A DISTANCE OF 209.09 FEET; THENCE N 43°53'19" W, A DISTANCE OF 401.00 FEET; THENCE N 01°52'11" W, A DISTANCE OF 225.80 FEET; THENCE N 61°16'36" E, A DISTANCE OF 688.75 FEET; THENCE N 65°00'38" E, A DISTANCE OF 504.20 FEET; THENCE S 86°14'52" E, A DISTANCE OF 407.54 FEET; THENCE S 23°57'45" E, A DISTANCE OF 364.41 FEET; THENCE S 57°45'03" W, A DISTANCE OF 302.32 FEET; THENCE S 36°11'10" W, A DISTANCE OF 334.53 FEET; THENCE S 48°11'50" E, A DISTANCE OF 180.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1470.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°39'40", AN ARC DISTANCE OF 119.59 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID CRANE CREEK COUNTRY CLUB, PHASE II, AND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID S.W. BRANCH TERRACE; THENCE S 20°39'04" W, ALONG SAID NORTHWESTERLY BOUNDARY OF CRANE CREEK COUNTRY CLUB, PHASE II, A DISTANCE OF 62.47 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 IV, 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 IV, 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 IV, 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 IV, 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 31ST 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 31ST DAY OF January, 1979.
Sandra B. Musing
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 EXECUTED 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. 2ND, 1979 AT 8 A.M.

DATED THIS 31ST DAY OF JANUARY, 1979
Peter Van Anandel
PETER VAN ANDEL
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 IV, 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. 2041

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
Feb. 14, 1979
Feb 14, 1979
Feb 15, 1979
James B. Wain
COUNTY ENGINEER
John A. ...
COUNTY ATTORNEY
PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA
BY: Thomas ...
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
BY: ...
CHAIRMAN

ATTEST:
Louise V. Isaacs
CLERK
By Charlotte Burkey D.C.