

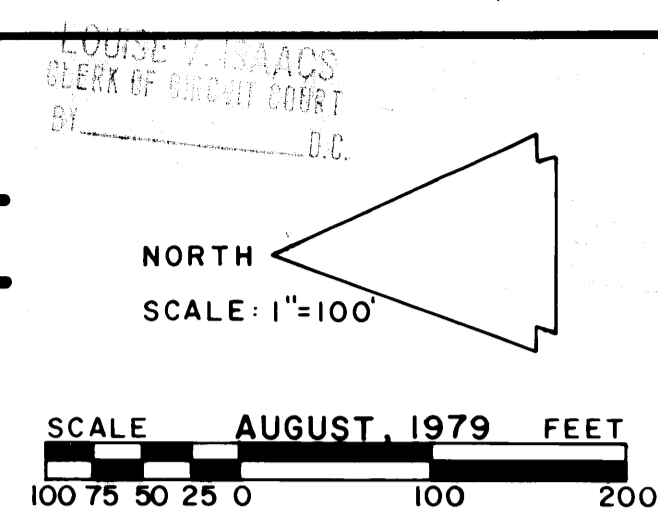
FILED FOR RECORD  
MARTIN COUNTY, FLA.

79 OCT 26 P3:16

PB 7 PG 101

# CRANE CREEK RACQUET CLUB PHASE FIVE

Section 12, Township 38 South, Range 40 East, Martin County, Florida.



I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 7, PAGE 101, MARTIN COUNTY FLORIDA, PUBLIC RECORDS, THIS 26th DAY OF OCTOBER, 1979.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

FILE NO.  
**357305**

BY: *Charlotte Burkey*  
DEPUTY CLERK

### LEGAL DESCRIPTION

Start at the Southwest corner of Section 12, Township 38 South, Range 40 East, Martin County, Florida; thence run S 88°54'27" E along the South line of said Section 12, a distance of 2602.06 feet to the Point of Intersection with the Westerly Right of Way line of S.W. High Meadow Avenue; thence run N 00°30'53" E, along said Westerly Right of Way line, a distance of 887.06 feet to the Point of Intersection with the Northerly line of CRANE CREEK RACQUET CLUB, PHASE TWO, Plat Book 7, Page 66, Public Records of Martin County, Florida; thence run N 89°29'07" W, along said Northerly line, a distance of 660.00 feet for the POINT OF BEGINNING; thence run S 61°22'47" W a distance of 384.33 feet; thence run N 57°45'19" W a distance of 301.25 feet to the Point of Intersection with the Easterly Right of Way line of S.W. Forest Hills Lane; thence run S 32°14'41" W along said Easterly Right of Way line a distance of 275.00 feet to the Point of Curvature of a curve concave to the Northeast, having a radius of 25.00 feet; thence run Southeasterly, along the arc of said curve a distance of 39.27 feet, through a central angle of 90°00'00" to the Point of Cusp of said curve, said point lying on the Northerly Right of Way line of S.W. Racquet Club Drive, a radial line to which point bears S 32°14'41" W; thence run N 57°45'19" W a distance of 110.00 feet to the Point of Cusp of a curve concave to the Northwest having a radius of 25.00 feet; said point lying on the Westerly Right of Way line of S.W. Forest Hills Lane, a radial line to which point bears S 32°14'41" W; thence run Easterly, along the arc of said curve and said Westerly Right of Way line, a distance of 39.27 feet through a central angle of 90°00'00"; thence run N 32°14'41" E a distance of 325.00 feet to the Point of Curvature of a curve concave to the Southwest, having a radius of 325.00 feet; thence run Northwesterly along the arc of said curve a distance of 486.37 feet through a central angle of 85°44'41" to the Point of Intersection with the Southerly line of CRANE CREEK RACQUET CLUB, PHASE SIX, PUD Plat Book 1, Page 8, Public Records of Martin County, Florida, a radial line to which point bears N 36°30'00" W; thence run N 36°30'00" W along said Southerly line, a distance of 487.25 feet to the Point of Intersection with the Southerly line of CRANE CREEK RACQUET CLUB, PHASE FOUR, PUD Plat Book 1, Page 8, Public Records of Martin County, Florida; thence run S 76°45'19" E, along said Southerly line a distance of 426.31 feet to the Point of Intersection with the Westerly line of CRANE CREEK RACQUET CLUB PHASE THREE, PUD Plat Book 1, Page 8, Public Records of Martin County, Florida; thence run S 00°30'53" W along said Westerly line a distance of 779.61 feet to the Point of Intersection with the Northerly line of said CRANE CREEK RACQUET CLUB, PHASE TWO, said point being the POINT OF BEGINNING.

### CERTIFICATION 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:

- STREETS: THE STREETS SHOWN ON THIS PLAT OF CRANE CREEK RACQUET CLUB PHASE FIVE ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO THE CRANE CREEK PROPERTY OWNER'S ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN CRANE CREEK RACQUET CLUB. THE BOARD OF COUNTY COMMISSIONER'S OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS.
- UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF CRANE CREEK RACQUET CLUB PHASE FIVE 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.
- DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF CRANE CREEK RACQUET CLUB PHASE FIVE MAY BE USED FOR DRAINAGE PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. CRANE CREEK PROPERTY OWNER'S ASSOCIATION, INC. SHALL BEAR RESPONSIBILITY TO MAINTAIN SAID DRAINAGE EASEMENTS.

SIGNED AND SEALED THIS 21<sup>st</sup> DAY OF August, 1979, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: *Wyn Pope*  
SECRETARY

GENESIS HOLDINGS, INC.  
(CORPORATE SEAL)  
BY: *Peter D. Cummings*  
PETER D. CUMMINGS  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS AND WYN POPE, TO ME WELL KNOWN TO BE THE 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 21<sup>st</sup> DAY OF August, 1979.

MY COMMISSION EXPIRES: **March 31, 1982**

*Lynn K. Cheney*  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MARCH 31, 1982  
BOUNDED BY THE STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, PETER VAN ANDEL, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 30<sup>th</sup> DAY OF September, 1979:

- 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 THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
MORTGAGE DATED JUNE 11, 1979, FROM GENESIS HOLDINGS, INC. AND SOUTH FLORIDA LAND, INC., BOTH FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, RECORDED IN OFFICIAL RECORD BOOK 473, PAGE 152, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 10<sup>th</sup> DAY OF October, 1979.

*Peter Van Andel*  
PETER VAN ANDEL  
ATTORNEY AT LAW  
251 SOUTH COUNTY ROAD  
PALM BEACH, FLA. 33480

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

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

DATE October 25, 1979 *Ernest Green*  
COUNTY ENGINEER

DATE October 25, 1979 *John Vandy*  
COUNTY ATTORNEY

DATE October 25, 1979 *Frank Medina*  
CHAIRMAN, PLANNING & ZONING COMMISSION

DATE October 25, 1979 *Frank Medina*  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, LEE BROCK, DO HEREBY CERTIFY THAT THIS PLAT OF CRANE CREEK RACQUET CLUB PHASE FIVE 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, PART ONE, FLORIDA STATUTES.

LEE BROCK, REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 2157

CRANE CREEK RACQUET CLUB, PHASE FOUR  
P.U.D. PLAT BOOK 1, PAGE 8  
MARTIN COUNTY, FLORIDA

CRANE CREEK RACQUET CLUB, PHASE SIX  
P.U.D. PLAT BOOK 1, PAGE 8  
MARTIN COUNTY, FLORIDA

CRANE CREEK RACQUET CLUB, PHASE ONE  
P.U.D. PLAT BOOK 1, PAGE 8  
MARTIN COUNTY, FLORIDA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C 1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 77°14'41" E
C 2	85°44'41"	325.00'	486.37'	301.72'	442.24'	N 10°37'39" W
C 3	28°47'27"	385.00'	193.46'	98.82'	191.43'	S 39°06'17" E
C 4	82°17'27"	25.00'	35.91'	21.84'	32.90'	S 65°51'17" E
C 5	63°53'46"	25.00'	27.88'	15.59'	26.46'	N 41°03'07" E
C 6	51°46'04"	100.00'	89.77'	48.16'	86.78'	S 34°49'16" W
C 7	40°01'48"	100.00'	69.87'	36.43'	68.45'	S 80°33'12" W
C 8	36°19'49"	100.00'	63.41'	32.81'	62.35'	N 61°15'59" W
C 9	60°54'11"	100.00'	106.30'	58.79'	101.36'	N 12°38'59" W
C 10	30°22'24"	100.00'	53.01'	27.14'	52.39'	N 32°59'18" E
C 11	45°17'15"	100.00'	79.04'	41.72'	77.00'	N 70°49'08" E
C 12	43°26'01"	100.00'	75.81'	39.83'	74.00'	S 64°49'14" E
C 13	63°53'46"	25.00'	27.88'	15.59'	26.46'	S 75°03'07" E
C 14	82°17'27"	25.00'	35.91'	21.84'	32.90'	N 31°51'17" W
C 15	26°28'47"	385.00'	177.93'	90.58'	176.35'	S 03°56'57" W
C 16	15°03'21"	385.00'	101.17'	50.88'	100.88'	S 24°43'01" W
C 17	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 12°18'19" E
A	49°14'41"	355.00'	305.12'	162.70'	295.81'	N 07°37'21" E
B	36°30'00"	355.00'	226.15'	117.06'	222.35'	N 35°15'00" W
C	85°44'41"	355.00'	531.27'	329.57'	483.06'	N 10°37'39" W

