

# A PLAT OF HOLLY CREEK

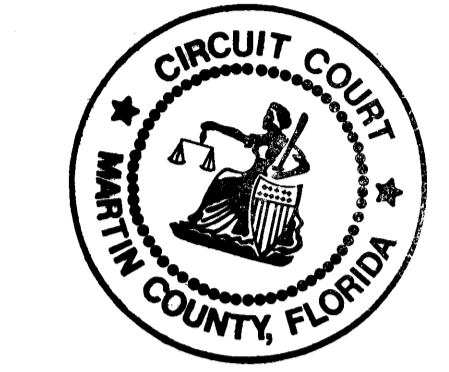
## PHASE "A"

BEING A RE-PLAT OF LOTS 9 AND 10  
WEST JENSEN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 67  
MARTIN COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 21,  
TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

MARCH, 1986

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LOUISE V. ISAACS  
CLERK OF THE CIRCUIT COURT  
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 10, PAGE 26,  
MARTIN COUNTY, FLORIDA,  
PUBLIC RECORDS, THIS  
31<sup>st</sup> DAY OF March  
A.D., 1986.  
  
LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By Shirley E. Lyden  
DEPUTY CLERK  
  
FILE NO.  
955157

SHEET 1 OF 3

### DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

H.C. PROPERTIES, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS  
UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF  
THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEY-  
ED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS  
FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT OF HOLLY  
CREEK, PHASE "A", ARE HEREBY DEDICATED TO THE HOLLY CREEK PROPERTY  
OWNERS ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES  
AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCI-  
ATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL  
BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS  
AND RIGHTS-OF-WAY.
2. THE 17 FOOT ADDITIONAL RIGHT-OF-WAY FOR COUNTY ROAD 732 AS  
SHOWN ON THIS PLAT OF HOLLY CREEK, PHASE "A", IS HEREBY DEDICATED  
TO MARTIN COUNTY, FLORIDA, FOR THE GENERAL USE OF THE PUBLIC.
3. WATER MANAGEMENT TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED  
TO THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC., AND SHALL BE  
THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE  
BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO  
RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH WATER MANAGEMENT  
TRACTS.
4. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE  
HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC., AND SHALL BE THE  
PERPETUAL MAINTENANCE OBLIGATION OF THE HOLLY CREEK PROPERTY OWNERS  
ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY  
SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID  
EASEMENTS.
5. COMMON AREA - ALL AREAS SHOWN HEREON NOT DESIGNATED AS LOTS,  
WATER MANAGEMENT TRACT OR AREAS OTHERWISE DEDICATED ARE HEREBY  
DEDICATED TO THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION. THE  
BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO  
RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREA.  
SAID COMMON AREA MAY BE USED FOR DRAINAGE AND UTILITY PURPOSES BY  
ANY UTILITY COMPANY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH  
ORDINANCE, AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY  
THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, AND  
AS APPROVED BY THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC.

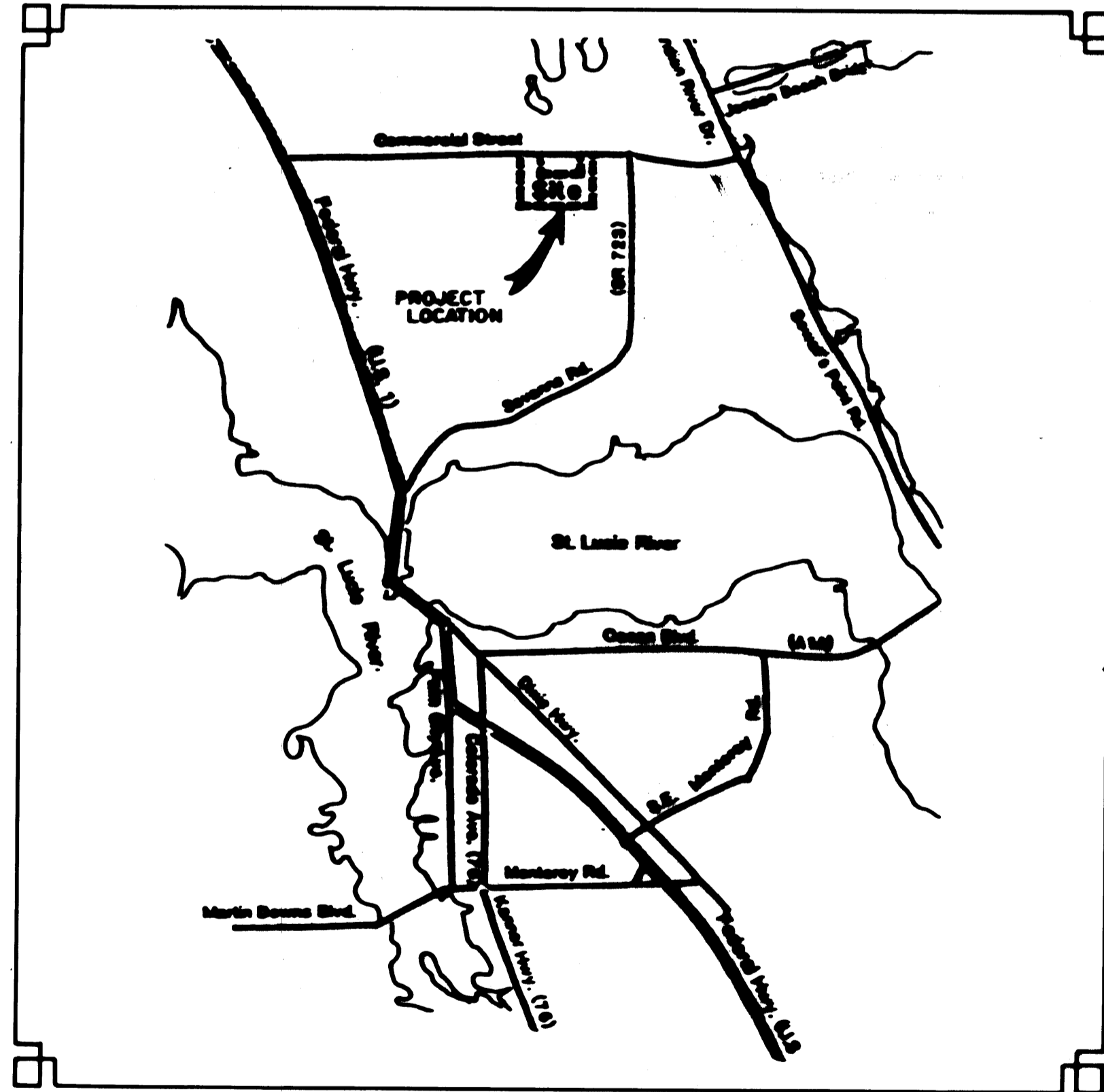
### DESCRIPTION

STATE OF FLORIDA  
COUNTY OF MARTIN

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41  
EAST, MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, WEST JENSEN TERRACE,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 67,  
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, SAID POINT BEING ALSO IN  
THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 732 (A 100.00 FOOT  
RIGHT-OF-WAY), THENCE PROCEED S 89°14'01" E ALONG SAID RIGHT-OF-  
WAY LINE A DISTANCE OF 150.00 FEET TO A POINT IN THE WEST LINE OF A  
40.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE AFORESAID PLAT OF WEST  
JENSEN TERRACE; THENCE S 00°17'09" E ALONG SAID WEST LINE A DIS-  
TANCE OF 200.00 FEET; THENCE S 89°14'01" E, A DISTANCE OF 45.00  
FEET; TO A POINT IN THE WEST LINE OF THAT PARCEL OF LAND RECORDED  
IN DEED BOOK 82, PAGE 577, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS;  
THENCE S 80°07'46" W ALONG SAID WEST LINE A DISTANCE OF 384.03 FEET  
TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; THENCE  
N 89°15'06" W, A DISTANCE OF 8.16 FEET; THENCE S 00°44'54" W, A  
DISTANCE OF 179.75 FEET; THENCE S 87°59'56" E, A DISTANCE OF 27.97  
FEET; THENCE S 02°00'04" W, A DISTANCE OF 50.00 FEET; THENCE  
N 87°59'56" W, A DISTANCE OF 82.27 FEET TO THE POINT OF CURVATURE  
OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 199.46  
FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 48°30'45", A DISTANCE OF 169.35 FEET TO THE POINT  
OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A  
RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE,  
THROUGH A CENTRAL ANGLE OF 80°23'05", A DISTANCE OF 35.07 FEET;  
THENCE N 29°44'16" W, A DISTANCE OF 50.00 FEET TO A POINT  
IN A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.28  
FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 18°06'30", A DISTANCE OF 150.11 FEET TO THE POINT  
OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING  
A RADIUS OF 185.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID  
CURVE, THROUGH A CENTRAL ANGLE OF 84°27'31", A DISTANCE OF 14.39  
FEET;  
THENCE N 65°36'19" W, A DISTANCE OF 125.83 FEET;  
THENCE S 05°25'52" E, A DISTANCE OF 10.65 FEET;  
THENCE S 55°56'05" W, A DISTANCE OF 145.63 FEET;  
THENCE S 74°08'06" W, A DISTANCE OF 108.24 FEET;  
THENCE N 84°38'16" W, A DISTANCE OF 71.98 FEET;  
THENCE N 65°18'48" W, A DISTANCE OF 105.78 FEET;  
THENCE N 35°32'14" W, A DISTANCE OF 84.70 FEET;  
THENCE N 14°56'24" E, A DISTANCE OF 176.39 FEET;  
THENCE N 84°56'24" E, A DISTANCE OF 71.08 FEET;  
THENCE S 89°12'55" E, A DISTANCE OF 262.39 FEET;  
THENCE N 00°45'59" E, A DISTANCE OF 161.01 FEET;  
THENCE S 89°14'01" E, A DISTANCE OF 118.80 FEET TO THE SOUTHEAST  
CORNER OF LOT 11, OF THE AFORESAID PLAT OF WEST JENSEN  
TERRACE; THENCE N 00°17'09" E, ALONG THE EAST LINE OF SAID LOT 11,  
A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.597 ACRES.



VICINITY MAP

SIGNED AND SEALED THIS 18<sup>th</sup> DAY OF March,  
1986, ON BEHALF OF SAID CORPORATION, BY JAMES B. DOWNING, JR.,  
PRESIDENT AND SECRETARY/TREASURER.

H.C. PROPERTIES, INC. BY: James B. Downing, Jr.  
PRESIDENT AND SECRETARY/  
TREASURER

WITNESS: Raymond K. Mark WITNESS: Shirley Lyden

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED  
JAMES B. DOWNING, JR., TO ME WELL KNOWN TO BE THE PRESIDENT AND  
SECRETARY/TREASURER OF H.C. PROPERTIES, INC., AND ACKNOWLEDGED  
BEFORE ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OFFICER OF  
SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF March, 1986.

MY COMMISSION EXPIRES:  
3-31-88

Shirley Lyden  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
CYNTHIA J. KENDRICK

FOR:  
LINDAHL, BROWNING, FERRARI &  
HELLSTROM, INC.  
ENGINEERS, PLANNERS AND SURVEYORS  
BUILDING 5000, SUITE 104  
210 JUPITER LAKES BOULEVARD  
P. O. BOX 727  
JUPITER, FLORIDA 33458

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

JUPITER, FLORIDA 33460-0727 STUART, FLORIDA 33997 FORT PIERCE, FLORIDA 33489