

A PLAT OF HOLLY CREEK SUB-PHASE "B-3"

BEING A PORTION OF SECTION 21
TOWNSHIP 37 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

AND A PORTION OF SUB-PHASE B-1 (INFRASTRUCTURE)

SHEET 1 OF 3
CERTIFICATE OF OWNERSHIP & DEDICATION

86 NOV 21 P 2: 34
LOUISE V. ISAACS
CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLA.

I, LOUISE V. ISAACS,
CLERK OF THE CIRCUIT
COURT OF MARTIN COUNTY,
FLORIDA, HEREBY CERTIFY
THAT THIS PLAT HAS FILED
FOR RECORD IN PLAT
BOOK 10, PAGE 53,
MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS, THIS
DAY OF November,
1986.
Marsha Stiller
CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
C Tracy E. Chase
DEPUTY CLERK

FILE NO.
629002

OCTOBER, 1986

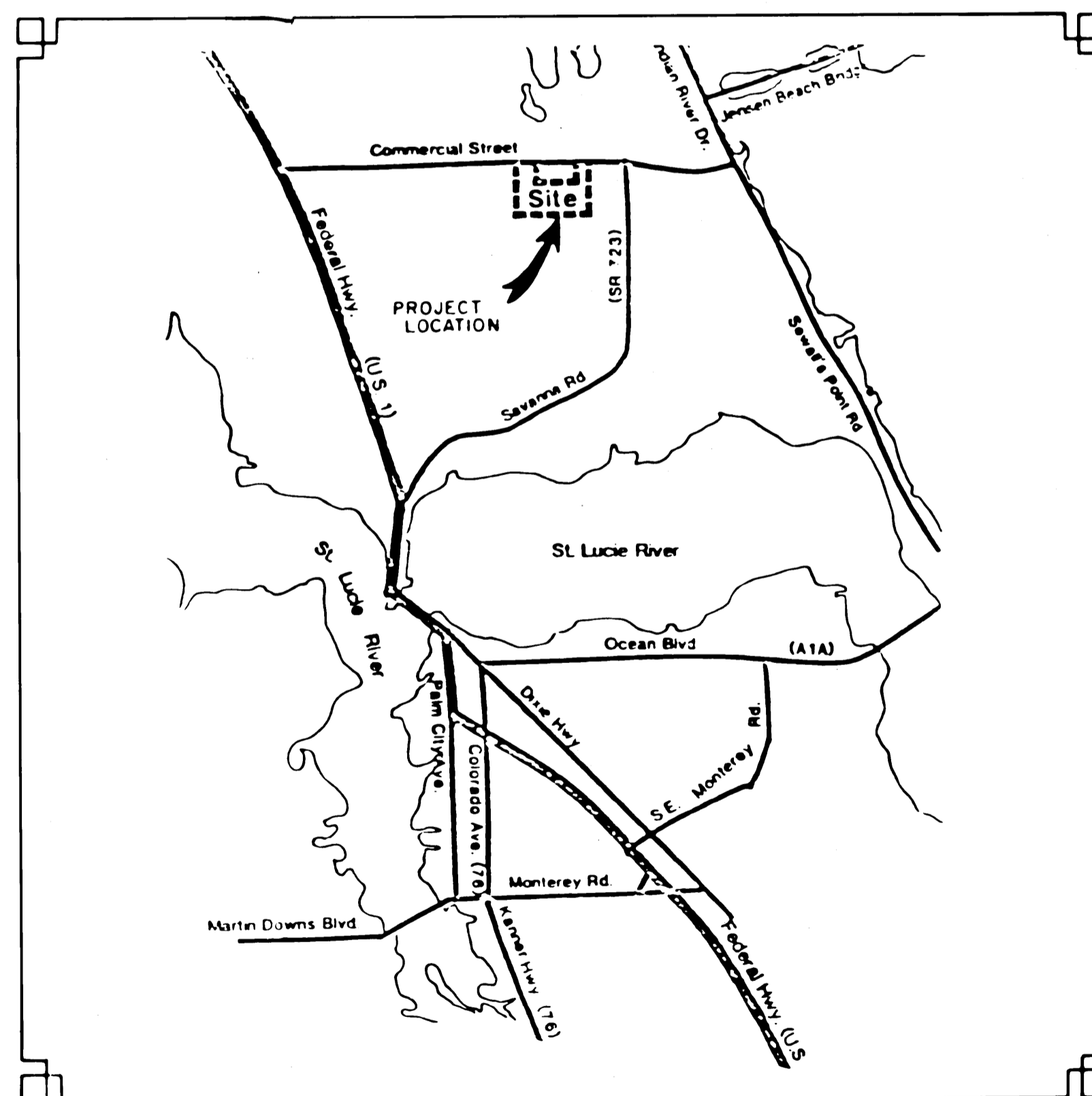
DESCRIPTION

STATE OF FLORIDA
COUNTY OF MARTIN

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

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11, WEST JENSEN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 67; THENCE N 89°14'01" W, ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 128.44 FEET; THENCE PERPENDICULAR TO SAID SOUTH LINE S 00°45'59" W, A DISTANCE OF 715.57 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 70°08'35" E, A DISTANCE OF 79.78 FEET; THENCE S 65°13'51" E, A DISTANCE OF 61.12 FEET; THENCE S 72°55'48" E, A DISTANCE OF 105.67 FEET; THENCE S 87°59'56" E, A DISTANCE OF 77.18 FEET; THENCE S 32°41'34" E, A DISTANCE OF 32.98 FEET; THENCE S 59°27'56" E, A DISTANCE OF 82.07 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 124.52 FEET, THE CENTER OF WHICH BEARS S 23°19'41" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°40'25", A DISTANCE OF 114.47 FEET; THENCE S 87°15'21" E, A DISTANCE OF 130.77 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE AVENUE (A 25.00 FOOT RIGHT-OF-WAY); THENCE S 00°31'02" E, ALONG SAID WEST LINE, A DISTANCE OF 256.89 FEET TO A POINT ON THE NORTH LINE OF THE PLAT OF TIMBERWICK, PHASE I, AS RECORDED IN PLAT BOOK 7, PAGE 52; THENCE N 88°54'18" W, ALONG SAID NORTH LINE A DISTANCE OF 333.12 FEET; THENCE N 89°17'34" W, ALONG THE NORTH LINE OF PINECREST LAKES, PHASE II, AS RECORDED IN PLAT BOOK 8, PAGE 51, A DISTANCE OF 608.20 FEET; THENCE N 00°42'26" E, A DISTANCE OF 152.00 FEET; THENCE S 89°17'34" E, A DISTANCE OF 98.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N 00°42'26" E, A DISTANCE OF 12.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 171.04 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°36'58", A DISTANCE OF 85.43 FEET TO THE POINT OF TANGENCY; THENCE N 27°54'23" W, A DISTANCE OF 38.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 240.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°26'04", A DISTANCE OF 152.62 FEET; THENCE S 81°26'03" E, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 190.00 FEET, THE CENTER OF WHICH BEARS S 81°26'03" E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°28'29", A DISTANCE OF 120.00 FEET TO THE POINT OF TANGENCY; THENCE S 27°54'32" E, A DISTANCE OF 7.07 FEET; THENCE N 78°07'33" E A DISTANCE OF 173.34 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 6.614 ACRES.



VICINITY MAP

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 OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED 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, SUB-PHASE "B-3" ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES 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 STREETS AND RIGHTS-OF-WAY.
2. THE ADDITIONAL RIGHT-OF-WAY FOR LAKE AVENUE AS SHOWN ON THIS PLAT OF HOLLY CREEK, SUB-PHASE "B-3", IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA, FOR THE GENERAL USE OF THE PUBLIC.
3. THE WATER MANAGEMENT TRACT, 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 SAID WATER MANAGEMENT TRACT.
4. THE DRAINAGE AND UTILITY 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.
6. THE MAINTENANCE EASEMENT, SHOWN ON THIS PLAT OF HOLLY CREEK SUB-PHASE B-3, ARE HEREBY DEDICATED TO HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF ACCESS TO WATER MANAGEMENT TRACTS AS SHOWN HEREON AND FOR THE PURPOSES OF MAINTENANCE, REPAIR AND OPERATION OF SAID WATER MANAGEMENT TRACTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH MAINTENANCE EASEMENT.
7. THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.), SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE PURPOSES.

SIGNED AND SEALED THIS 24th DAY OF October, 1986, ON BEHALF OF SAID CORPORATION, BY JAMES B. DOWNING, JR., PRESIDENT AND SECRETARY/TREASURER.

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

WITNESS: *Shirley Lyders* WITNESS: *David B. Johnson*

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 24th DAY OF October, 1986.

THIS INSTRUMENT PREPARED BY:
GARY PORTER

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

MY COMMISSION EXPIRES:
3-31-88
Shirley Lyders
NOTARY PUBLIC

Subdivision Parcel Control #: 21-37-41-012-000-0000-0-0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
FLORIDA 33468-0727 STUART, FLORIDA 33497 FORT PIERCE, FLORIDA 34946

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