

# A PLAT OF HOLLY CREEK SUB-PHASE "B-4"

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

OCTOBER, 1986

06 NOV 21 P 2: 39

LOUISE V. ISAACS  
CLERK OF THE CIRCUIT COURT

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 18, PAGE 54,  
MARTIN COUNTY, FLORIDA,  
PUBLIC RECORDS, THIS  
21<sup>st</sup> DAY OF November,  
A. D. 1986.  
Marsha Stiller, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
Tracy Chase  
DEPUTY CLERK

FILE NO  
629805

## CERTIFICATE OF OWNERSHIP & 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. N.E. SANDALWOOD PLACE AS SHOWN ON THIS PLAT OF HOLLY CREEK, SUB-  
PHASE "B-4", IS HEREBY DECLARED TO BE PRIVATE AND IS 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 SAID N.E. SANDALWOOD PLACE.
2. THE ADDITIONAL RIGHT-OF-WAY FOR LAKE AVENUE AS SHOWN ON THIS  
PLAT OF HOLLY CREEK, SUB-PHASE "B-4", IS HEREBY DEDICATED TO MARTIN  
COUNTY, FLORIDA, FOR THE GENERAL USE OF THE PUBLIC.
3. THE DRAINAGE, UTILITY AND ACCESS 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 COMMISSION-  
ERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABIL-  
ITY REGARDING SAID EASEMENTS.
4. 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, INC., AND  
THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RE-  
SPONSIBILITY, 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 ORDI-  
NANCE, 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.
5. THE MAINTENANCE EASEMENT, SHOWN ON THIS PLAT OF HOLLY CREEK  
SUB-PHASE B-4, IS 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.

SIGNED AND SEALED THIS 24<sup>th</sup> 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.  
PRESIDENT AND SECRETARY/  
TREASURER

WITNESS: Shirley Lyders WITNESS: Dawn B. Johnson

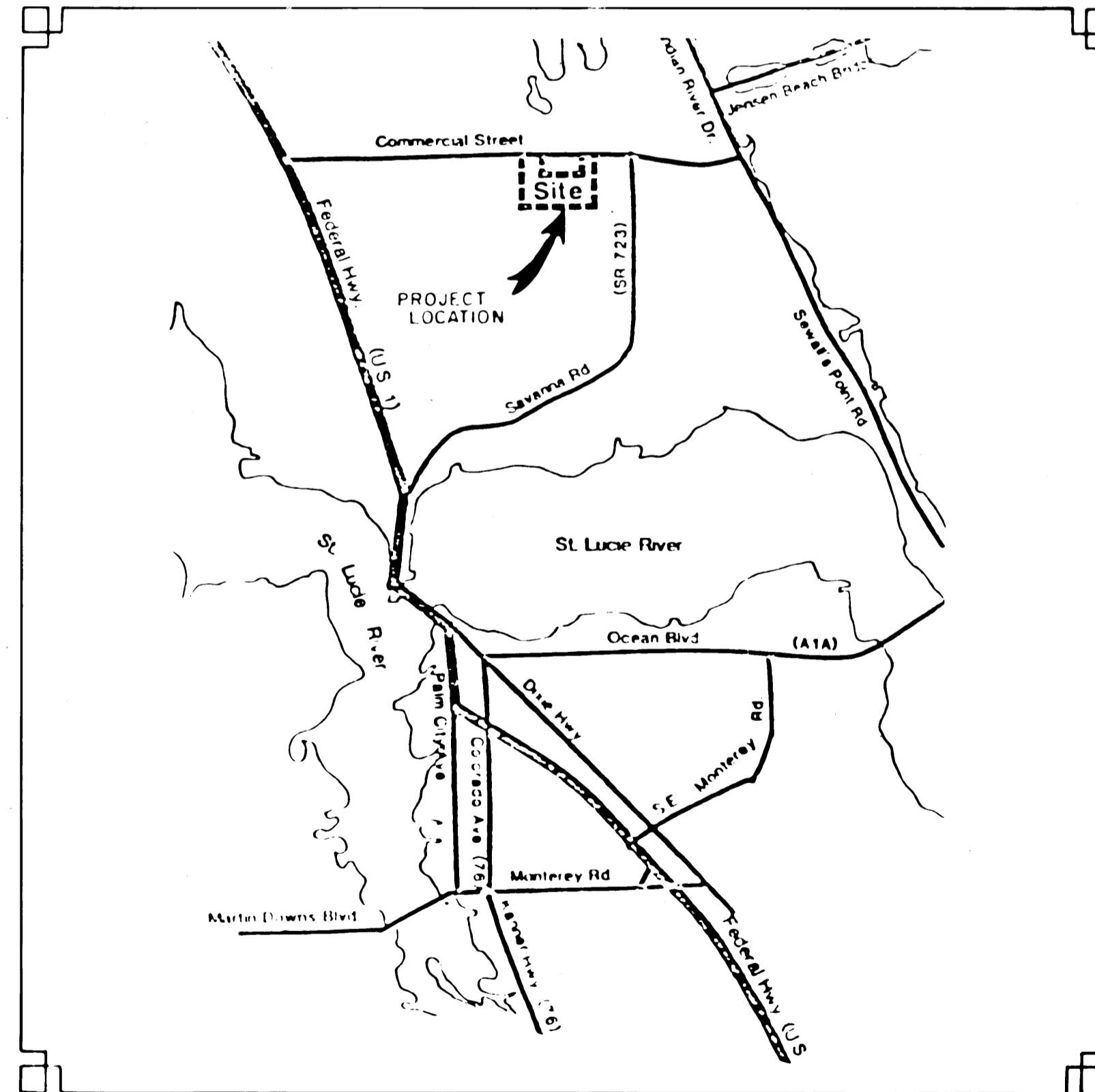
## DESCRIPTION

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:

FROM 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 BEAR 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" W, ALONG SAID WEST LINE A DISTANCE 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 00°07'46" W,  
ALONG SAID WEST LINE A DISTANCE OF 384.03 FEET TO THE SOUTHWEST  
CORNER OF SAID PARCEL AND THE POINT OF BEGINNING OF THE HEREIN  
DESCRIBED PARCEL OF LAND; THENCE PROCEED S 89°15'06" E ALONG THE  
SOUTH LINE OF SAID PARCEL, A DISTANCE OF 285.00 FEET TO A POINT IN  
THE WEST RIGHT-OF-WAY LINE OF LAKE AVENUE (A 50.00 FOOT RIGHT-OF-  
WAY); THENCE S 00°31'03" W, A DISTANCE OF 30.00 FEET; THENCE  
S 89°15'06" E, A DISTANCE OF 25.00 FEET TO A POINT IN THE WEST  
RIGHT-OF-WAY LINE OF LAKE AVENUE (AT THIS POINT A 25.00 FOOT RIGHT-  
OF-WAY); THENCE S 00°31'02" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A  
DISTANCE OF 406.85 FEET; THENCE N 87°15'21" W, A DISTANCE 130.77  
FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF  
124.52 FEET, WHOSE CENTER BEARS S 29°20'45" W; THENCE WESTERLY  
ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°40'25",  
A DISTANCE OF 114.47 FEET; THENCE N 59°27'56" W, A DISTANCE OF  
82.07 FEET; THENCE N 32°41'34" W, A DISTANCE OF 32.98 FEET; THENCE  
N 22°29'48" E, A DISTANCE OF 17.08 FEET; THENCE N 02°00'04" E, A  
DISTANCE OF 6.48 FEET; THENCE N 16°53'55" W, A DISTANCE OF 111.34  
FEET; THENCE N 02°00'04" E, A DISTANCE OF 50.00 FEET; THENCE  
N 87°59'56" W, A DISTANCE OF 27.97 FEET; THENCE N 00°44'54" W, A  
DISTANCE OF 179.75 FEET; THENCE S 89°15'06" E, A DISTANCE OF 8.16  
FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF  
LAND.

SAID PARCEL CONTAINING 3.02 ACRES.



VICINITY MAP

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

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	1	3
JUPITER, FLORIDA 33468-0727	STUART, FLORIDA 33497	FORT PIERCE, FLORIDA 33450