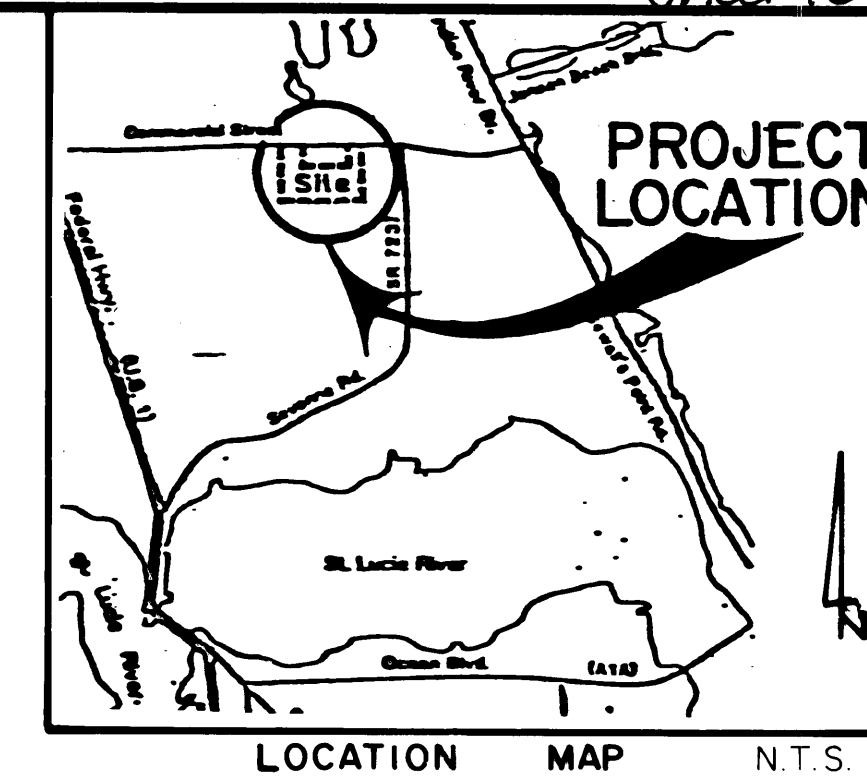


AUGUST, 1987
SHEET 1 OF 2

A PLAT OF HOLLY CREEK SUB-PHASE "C-1" AND A PORTION OF SUB-PHASE "B-1" (INFRASTRUCTURE) BEING A PORTION OF SECTION 21 TOWNSHIP 37 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA



I, Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this Plat was filed for record in Plat Book 10, Page 185, Martin County, Florida, Public Records, this 25th day of Sept., 1987.
Marsha Stiller, Clerk
Circuit Court
Martin County, Florida
By: Maury E. Chase
Deputy Clerk
File No. 676424
(Circuit Court Seal)

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:

Commencing 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 a point on the South right-of-way line of County Road 732 (a 50.00 foot right-of-way);
thence S 00°17'49"W, a distance of 225.00 feet;
thence N 89°14'41"W, a distance of 639.58 feet;
thence S 00°09'53"W, a distance of 17.00 feet;
thence N 89°14'01"W, a distance of 512.76 feet;
thence S 00°09'53"W, a distance of 1868.16 feet to the POINT OF BEGINNING of the herein described parcel of land;
thence N 00°09'53"E, a distance of 185.00 feet;
thence S 89°17'34"E, a distance of 98.99 feet;
thence N 39°02'24"E, a distance of 69.21 feet;
thence N 74°08'42"E, a distance of 45.32 feet;
thence N 42°59'19"E, a distance of 185.54 feet;
thence N 45°59'33"E, a distance of 27.05 feet to a point on a curve, concave to the Northeast, having a radius of 43.00 feet, the radius point of which bears N 41°43'12"E; thence Westerly, along the arc of said curve, through a central angle of 48°26'41", a distance of 36.36 feet;
thence N 00°08'51"E, a distance of 12.05 feet;
thence N 06°42'15"E, a distance of 47.06 feet;
thence N 12°02'14"E, a distance of 48.46 feet;
thence N 00°05'01"E, a distance of 40.81 feet;
thence N 00°09'53"E, a distance of 43.49 feet;
thence N 35°05'07"W, a distance of 74.90 feet;
thence N 66°34'13"W, a distance of 59.52 feet;
thence N 43°14'18"E, a distance of 131.70 feet to Warner Creek;
thence N 46°18'41"W, a distance of 375.24 feet to a point hereinafter referred to as Point "A";
thence N 00°09'53"E, a distance of 41.37 feet;
thence S 46°18'41"E, a distance of 587.10 feet;
thence S 45°03'47"E, a distance of 502.75 feet;
thence S 61°07'29"E, a distance of 126.64 feet to a point on a curve, concave to the West, having a radius of 171.84 feet, the radius point of which bears S 81°41'24"W; thence Southerly, along the arc of said curve, through a central angle of 89°01'02", a distance of 26.92 feet; thence S 00°42'26"W, a distance of 12.40 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 25.00 feet; thence Southerly along, the arc of said curve, through a central angle of 90°00'00", a distance of 39.27 feet;
thence N 89°17'34"W, a distance of 98.77 feet;
thence S 00°42'26"W, a distance of 152.00 feet;
thence N 89°17'34"W, a distance of 712.00 feet to the POINT OF BEGINNING.

Less and Except the following:

Commence at previously described Point "A"; thence S 46°18'41"E, a distance of 183.04 feet; thence S 45°03'47"E, a distance of 118.98 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue S 45°03'47"E, a distance of 145.59 feet; thence S 45°16'34"W, a distance of 97.43 feet to the point of curvature of a curve, concave to the North, having a radius of 28.00 feet; thence Westerly, along the arc of said curve, through a central angle of 90°00'00", a distance of 31.42 feet; thence N 44°43'26"W, a distance of 185.59 feet to the point of curvature of a curve, concave to the East, having a radius of 28.00 feet; thence Northerly, along the arc of said curve, through a central angle of 90°00'00", a distance of 31.42 feet; thence N 45°16'34"E, a distance of 96.57 feet to the POINT OF BEGINNING.

Containing 6.372 acres more or less.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Martin S.S.

LOUISE PEARCE, AS TRUSTEE, DOES HEREBY CERTIFY THAT SHE IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON WHICH IS RECORDED IN OFFICIAL RECORD BOOK 638, PAGE 195, AS MODIFIED IN OFFICIAL RECORD BOOK 676, PAGE 1368, AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE HER MORTGAGE TO SUCH DEDICATIONS.

9-1-87
LOUISE PEARCE, TRUSTEE
SIGNED, SEALED IN THE PRESENCE OF:
WITNESS Maury E. Chase
WITNESS Susan E. Lewis

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Beauvoir S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED, LOUISE PEARCE, AS TRUSTEE TO ME WELL KNOWN AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF September, 1987.

MY COMMISSION EXPIRES: November 3, 1990
Susan E. Lewis
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 727, PAGE 136, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1 DAY OF Sept, A.D., 1987.

SEABOARD SAVINGS BANK, F.S.B., A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
ATTEST: Mark Brechbill VICE PRESIDENT
BY: Charles Mindinwall VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES MINDINWALL AND MARK BRECHBILL, TO ME WELL KNOWN TO BE VICE PRESIDENTS OF SEABOARD SAVINGS BANK AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF Sept, 1987.

MY COMMISSION EXPIRES: 10/22/90
Maury E. Lewis
NOTARY PUBLIC

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 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 RIGHT-OF-WAYS, SHOWN ON THIS PLAT OF HOLLY CREEK, SUB-PHASE "C-1" ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED TO THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID STREETS AND RIGHTS-OF-WAYS MAY BE USED BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONER OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHT-OF-WAYS.

CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

2. TRACT "C", 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 TRACT.

3. THE DRAINAGE 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 COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

4. COMMON AREA - ALL AREAS SHOWN HEREON NOT DESIGNATED AS LOTS, TRACT "C" 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.

5. THE MAINTENANCE EASEMENTS, SHOWN ON THIS PLAT OF HOLLY CREEK SUB-PHASE C-1, ARE HEREBY DEDICATED TO HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC., FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF TRACT "C" AS SHOWN HEREON AND FOR THE PURPOSES OF MAINTENANCE, REPAIR AND OPERATION OF SAID TRACT "C". THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH MAINTENANCE EASEMENTS.

6. THE ROAD AND UTILITY EASEMENTS SHOWN ON THIS PLAT OF HOLLY CREEK, SUB-PHASE "C-1" ARE HEREBY DEDICATED TO THE HOLLY CREEK PROPERTY OWNERS ASSOCIATION FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID EASEMENTS MAY BE USED BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONER OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

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 27th DAY OF August, 1987, ON BEHALF OF SAID CORPORATION, BY JAMES B. DOWING, JR., PRESIDENT AND SECRETARY/TREASURER.

H.C. PROPERTIES, INC. BY: James B. Dowling, Jr.
President and Secretary/
TREASURER

WITNESS Maury E. Lewis
WITNESS Shirley Lyders

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES B. DOWING, 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 27th DAY OF August, 1987.

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

SID Parcel Control #: 31-37-41-012-000-0000-0
LINDAHL BROWNING FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
P.O. BOX 727 10 CENTRAL PARKWAY
JUPITER, FLORIDA 33458 SUITE 420
STUART, FLORIDA 33497
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