

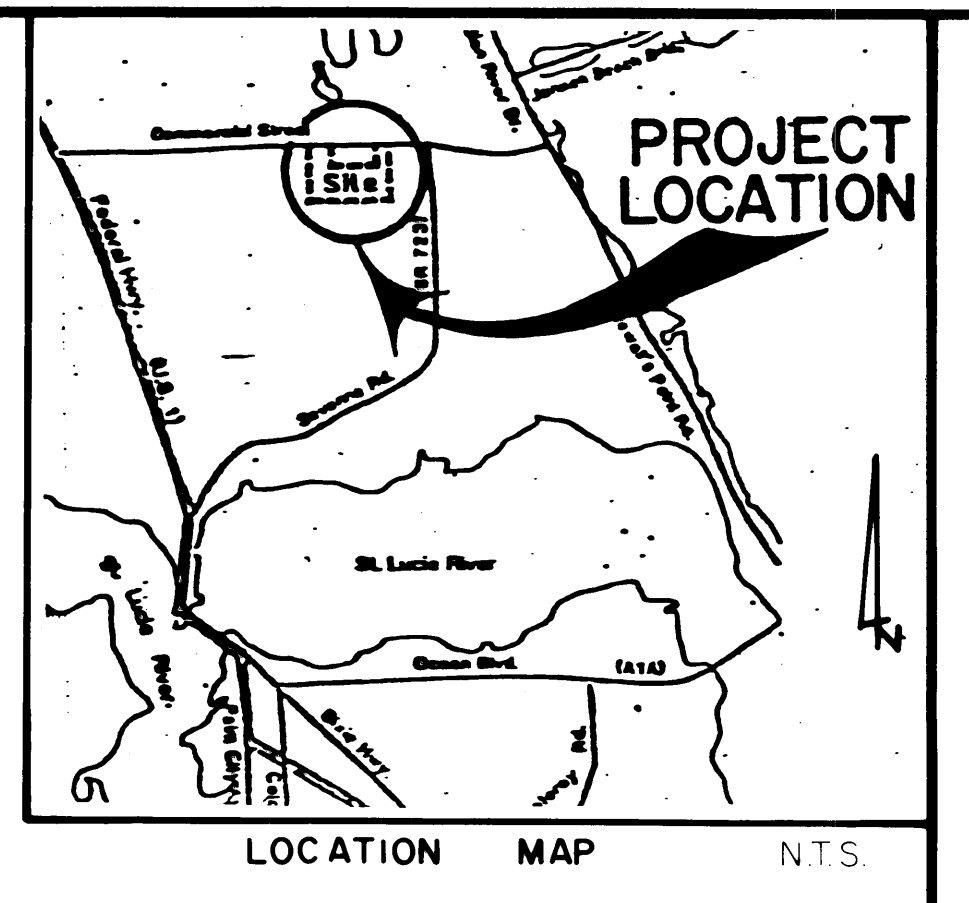
FILED 1987 SEP 21 10 10 AM '87

Sheet 1 of 2

AUGUST, 1987
SHEET 1 OF 2

A PLAT OF HOLLY CREEK SUB-PHASE "C-2"

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 86, Martin County, Florida, Public Records, this 20th day of Sept., 1987.

Marsha Stiller, Clerk
Circuit Court
Martin County, Florida
By: Mary E. Chase
Deputy Clerk

File No.
076425
(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 88°17'09"W, a distance of 225.00 feet;
thence N 89°14'01"W, a distance of 639.58 feet;
thence S 88°29'53"W, a distance of 17.88 feet;
thence N 89°04'41"W, a distance of 512.76 feet;
thence S 89°09'53"W, a distance of 465.16 feet to the POINT OF BEGINNING of the herein described parcel of land;
thence S 89°05'07"E, a distance of 139.88 feet;
thence S 66°34'13"E, a distance of 106.49 feet;
thence S 35°05'07"E, a distance of 74.90 feet;
thence S 88°09'53"W, a distance of 45.49 feet;
thence S 88°05'01"W, a distance of 48.81 feet;
thence S 12°21'44"W, a distance of 48.46 feet;
thence S 86°42'15"W, a distance of 47.06 feet;
thence S 89°08'52"W, a distance of 12.05 feet to a point of curvature of a curve, concave to the Northeast, having a radius of 43.00 feet; thence Southerly, along the arc of said curve, through a central angle of 48°26'41", a distance of 36.35 feet;
thence S 45°59'33"W, a distance of 27.05 feet;
thence S 42°59'19"W, a distance of 185.54 feet;
thence S 74°08'42"W, a distance of 45.32 feet;
thence S 39°02'24"W, a distance of 68.21 feet;
thence N 89°17'34"E, a distance of 98.99 feet;
thence N 88°09'53"E, a distance of 498.88 feet to the POINT OF BEGINNING.

Containing 2.646 acres more or less.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 676, PAGE 1353, AND OFFICIAL RECORD BOOK 62, PAGE 177, AND OFFICIAL RECORD BOOK 715, PAGE 410, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOF.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS FIRST VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31 DAY OF August, A.D., 1987.

FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

ATTEST: Mary Ellen Orear By: Sharon K. Welker
MARY ELLEN OREAR SHARON K. WELKER
ASSISTANT VICE PRESIDENT SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHARON K. WELKER AND MARY ELLEN OREAR, TO ME WELL KNOWN TO BE THE SENIOR VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, OF FIRST NATIONAL BANK AND TRUST COMPANY OF STUART AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF August 1987.

MY COMMISSION EXPIRES: 5/31/91
Mary E. Chase
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

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 HEREOF.

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 HERON 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 By: Charles Mindinball
MARK BRECHBILL CHARLES MINDINBALL
VICE PRESIDENT VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES MINDINBALL 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
Mary E. Chase
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Broward

LOUISE PEARCE, AS TRUSTEE, DOES HEREBY CERTIFY THAT SHE IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HERON 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 HERON AND DOES SUBORDINATE HER MORTGAGE TO SUCH DEDICATIONS.

DATE 9-1-87
Louise Pearce
LOUISE PEARCE, TRUSTEE

SIGNED, SEALED IN THE PRESENCE OF:
Ray Adda Susan E. Lewis
WITNESS WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward

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 Sept, 1987.

MY COMMISSION EXPIRES: November 8, 1990
Susan E. Lewis
NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

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 HERON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HERON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHT-OF-WAYS, SHOWN ON THIS PLAT OF HOLLY CREEK, SUB-PHASE "C-2" 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 COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHT-OF-WAYS.
2. THE MAINTENANCE EASEMENT, SHOWN ON THIS PLAT OF HOLLY CREEK SUB-PHASE C-2, ARE HEREBY DEDICATED TO HOLLY CREEK PROPERTY OWNERS ASSOCIATION, INC., FOR THE PURPOSE OF ACCESS TO WATER MANAGEMENT TRACTS AS SHOWN HERON 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.
3. THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.), SHOWN HERON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE PURPOSES.
4. THE DRAINAGE AND ACCESS EASEMENTS AS SHOWN HERON 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. THE ROAD AND UTILITY EASEMENTS SHOWN ON THIS PLAT OF HOLLY CREEK, SUB-PHASE "C-2" 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 COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

SIGNED AND SEALED THIS 27th DAY OF August, 1987, 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

Heidi Smithler Shelby Lyders
WITNESS WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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 27th DAY OF August, 1987.

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

LINDAHL BROWNING FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
P.O. BOX 727 30 CENTRAL PARKWAY
JUPITER, FLORIDA 33458 SUITE 420
STUART, FLORIDA 33497

1 2

Subdivision Parcel Control #: 21-37-41-012-000-0000.0