

JANUARY, 1988

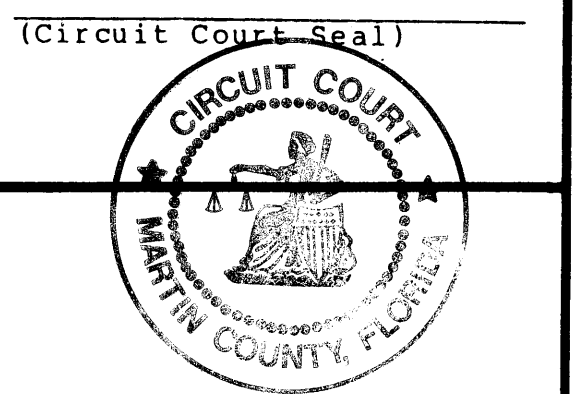
# A PLAT OF HOLLY CREEK SUB-PHASE "B-7"

SHEET 1 OF 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 11, Page 24, Martin County, Florida, Public Records, this 17 day of May, 1988.

Marsha Stiller, Clerk  
Circuit Court  
Martin County, Florida  
By: *Deborah Hampton*  
Deputy Clerk  
File No. 711962



### 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:

Commence 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 also being a point on the South right-of-way line of County Road 707A (a 50.00 foot right-of-way);  
thence S 00°17'09"W, a distance of 225.00 feet;  
thence N 89°14'01"W, a distance of 420.78 feet;  
thence S 00°45'59"W, a distance of 7.00 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 203.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 65°48'35", a distance of 233.17 feet to the point of reverse curvature of a curve, concave to the Northwest, having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 81°27'52", a distance of 35.55 feet to a point of reverse curvature of a curve, concave to the Southwest, having a radius of 325.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 13°25'03", a distance of 76.11 feet to the POINT OF BEGINNING of the herein described parcel of land;  
thence S 25° 20'10"W, a distance of 54.91 feet;  
thence S 08°36'17"W, a distance of 99.00 feet;  
thence S 89°26'45"W, a distance of 93.00 feet;  
thence S 43°41'19"W, a distance of 83.02 feet;  
thence N 46°18'41"W, a distance of 155.25 feet;  
thence N 14°06'58"E, a distance of 64.45 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 68.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 107°27'22", a distance of 112.53 feet to the point of reverse curvature of a curve, concave to the Northeast, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 22°19'54", a distance of 9.74 feet to the point of compound curvature of a curve, concave to the North, having a radius of 325.00 feet; thence Easterly along the arc of said curve, through a central angle of 19°45'41", a distance of 112.09 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 325.00 feet; thence Easterly along the arc of said curve, through a central angle of 13°31'14", a distance of 76.69 feet to the POINT OF BEGINNING.

Said parcel containing 0.9478 acres, more or less.

### MORTGAGEE'S CONSENT

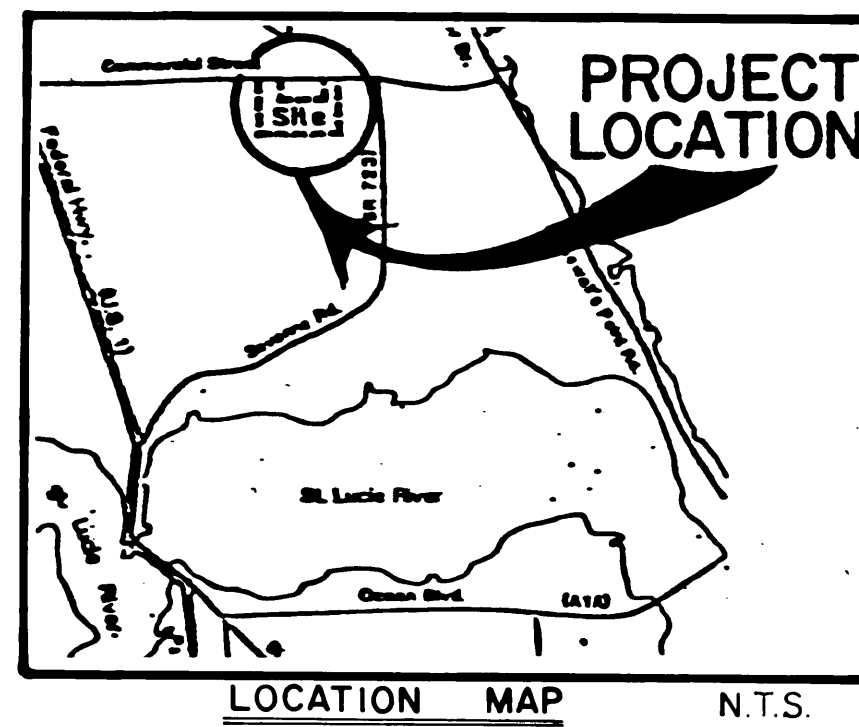
STATE OF FLORIDA  
COUNTY OF MARTIN

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 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 HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF February, A.D., 1988.

SEABOARD SAVINGS BANK, F.S.B., A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

ATTEST: *Mark Brechbill* MARK BRECHBILL VICE PRESIDENT  
BY: *Charles Mindinhall* CHARLES MINDINHALL VICE PRESIDENT



### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES MINDINHALL 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 29 DAY OF February, 1988.

MY COMMISSION EXPIRES January 1992  
*Sharon K. Welker*  
NOTARY PUBLIC

### 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 692, PAGE 177, AND OFFICIAL RECORD BOOK 715, PAGE 410, 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 FIRST VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF February, A.D., 1988.

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* MARY ELLEN OREAR ASSISTANT VICE PRESIDENT  
BY: *Sharon K. Welker* SHARON K. WELKER 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 29 DAY OF Feb., 1988.

MY COMMISSION EXPIRES: February 17, 1991  
*Indy L. Sutton*  
NOTARY PUBLIC

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### 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 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 "B-7" 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. COMMON AREA - ALL AREAS SHOWN HEREON NOT DESIGNATED AS LOTS 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 ORDINANCES 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.

SIGNED AND SEALED THIS 29 DAY OF February, 1988, 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 *Rafaelo* WITNESS *Kay Rahn*

### 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 29 DAY OF February 1988.  
MY COMMISSION EXPIRES: 1-22-91

*Felicia M. Paul*  
NOTARY PUBLIC

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.  
Consulting Engineers, Planners & Surveyors  
P.O. BOX 722 16 CENTRAL PARKWAY  
JUPITER, FLORIDA 33458 SUITE 420  
STUART, FLORIDA 33497

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