

A PLAT OF HUNTER'S CREEK A P.U.D.

LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 6,
TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA
MAY 1989

DESCRIPTION

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. CONTAINING 40.07 ACRES, MORE OR LESS.


CERTIFICATE OF OWNERSHIP & DEDICATION

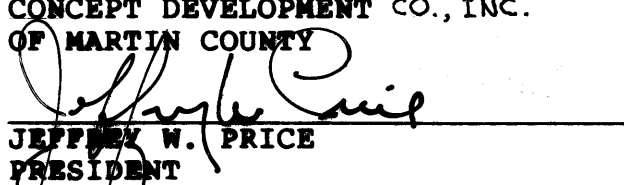
STATE OF FLORIDA
COUNTY OF MARTIN

CONCEPT DEVELOPMENT CO., INC. OF MARTIN COUNTY, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- S. W. HUNTER'S CLUB WAY, S. W. SAND OAK DRIVE AND S. W. HUNT CLUB CIRCLE, SHOWN ON THIS PLAT OF HUNTER'S CREEK P.U.D. ARE HEREBY DEDICATED TO THE HUNTER'S 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 S. W. HUNTER'S CLUB WAY, S. W. SAND OAK DRIVE AND S. W. HUNT CLUB CIRCLE.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF HUNTER'S CREEK P.U.D. MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY (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 AND APPROVED BY THE HUNTER'S CREEK PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE WETLANDS PRESERVATION AREAS AND THE NATIVE VEGETATION PRESERVATION AREAS SHOWN ON THIS PLAT OF HUNTER'S CREEK P.U.D. ARE HEREBY DEDICATED TO THE HUNTER'S CREEK PROPERTY OWNERS ASSOCIATION, INC. FOR PRESERVATION OF WETLANDS AND OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID AREAS EXCEPT IN COMPLIANCE WITH THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PRESERVATION AREAS.
- THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF HUNTER'S CREEK P.U.D. ARE HEREBY DEDICATED TO THE HUNTER'S CREEK PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE 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 EASEMENTS.
- THE PRESERVATION EASEMENTS, SHOWN ON THIS PLAT OF HUNTER'S CREEK P.U.D. ARE HEREBY DEDICATED TO THE HUNTER'S CREEK PROPERTY OWNERS ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID EASEMENTS EXCEPT IN COMPLIANCE WITH PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE LIFT STATION EASEMENT SHOWN ON THIS PLAT OF HUNTER'S CREEK P.U.D. IS HEREBY DEDICATED TO THE HUNTER'S CREEK PROPERTY ASSOCIATION, INC. FOR THE MAINTENANCE AND OPERATION OF THE SANITARY LIFT STATION AND ACCESSORIES APPURTENANT THERETO. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

SIGNED AND SEALED THIS 8th DAY OF May, 1989, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST:

 CHARLES S. WATKINS
 SECRETARY


 CONCEPT DEVELOPMENT CO., INC.
 OF MARTIN COUNTY
 JEFFREY W. PRICE
 PRESIDENT

ACKNOWLEDGEMENT

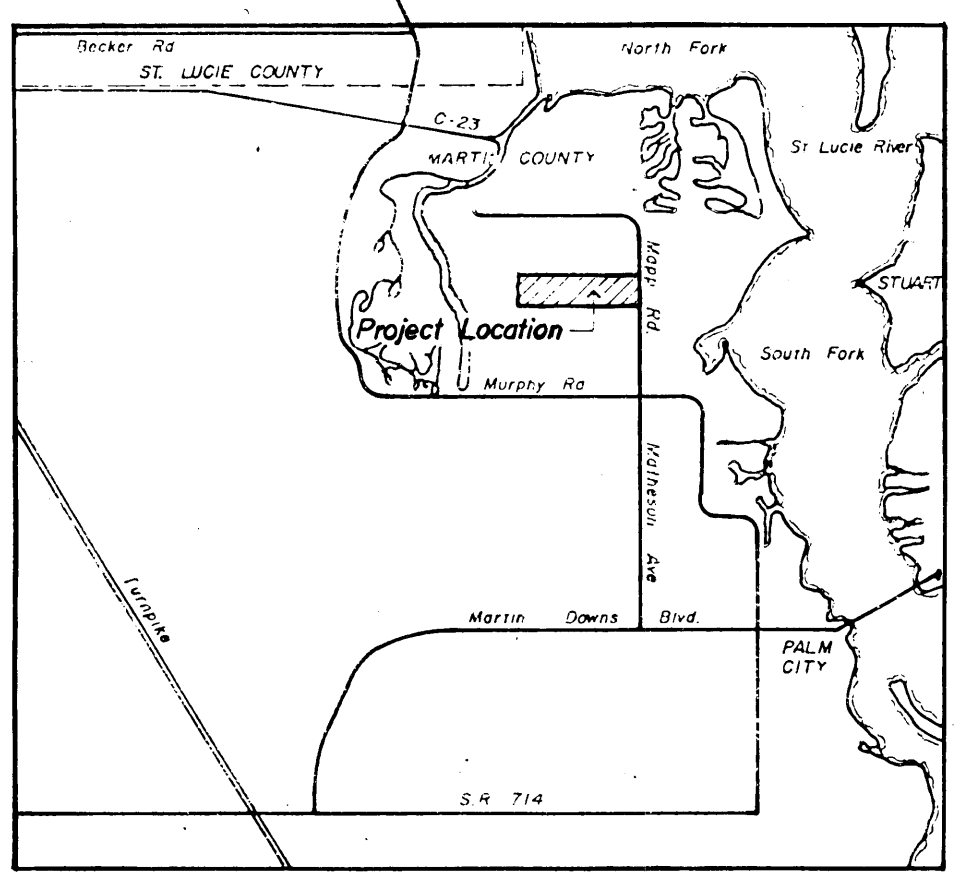
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY W. PRICE AND CHARLES S. WATKINS, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF CONCEPT DEVELOPMENT CO., INC. OF MARTIN COUNTY, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF May, 1989.

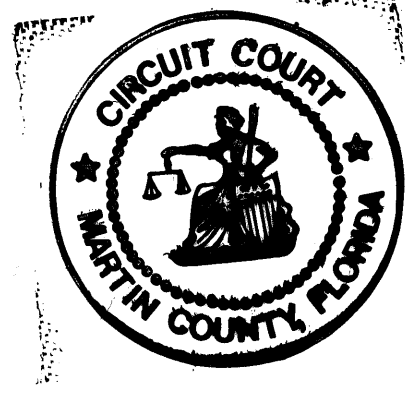
Dec 5, 1989
 MY COMMISSION EXPIRES:


 NOTARY PUBLIC
 STATE OF FLORIDA



Location Map

FILED FOR RECORD
 MARTIN CO. FLA.
 89 JUN 22 PM 2:35
 MARSHA STILLER
 CLERK OF CIRCUIT COURT
 BY Charlotte Busby
 D.C.



I, MARSHA STILLER, CLERK OF THE CIRCUIT COUNTY OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 100, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 22 DAY OF June, 1989.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY: Charlotte Busby DEPUTY CLERK

FILE NO. 775170
(CIRCUIT COURT SEAL)

MORTGAGE HOLDER'S CONSENT

AMERICAN BANK OF MARTIN COUNTY HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED 8-3-87 AND RECORDED IN OFFICIAL RECORDS BOOK 730, PAGE 222, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND DOES CONSENT TO THE DEDICATIONS HEREON, AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION. As modified

SIGNED AND SEALED THIS 8 DAY OF May, 1989 ON BEHALF OF SAID ASSOCIATION BY IT VICE PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND CASHIER.

AMERICAN BANK OF MARTIN COUNTY
 BY: Duane P. Walton, V.P.
 DUANE P. WALTON, VICE-PRESIDENT

ATTEST:
 BY: Vincent Giordano
 VINCENT GIORDANO,
 SENIOR VICE-PRESIDENT AND CASHIER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DUANE P. WALTON AND VINCENT GIORDANO TO ME WELL KNOWN TO BE VICE-PRESIDENT AND SENIOR VICE-PRESIDENT & CASHIER, RESPECTIVELY OF AMERICAN BANK OF MARTIN COUNTY, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF May, 1989.

James P. McLeary
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: 11-15-89

APPROVAL OF COUNTY

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

5-24-89
 DATE
April 25, 1989
 DATE
April 25, 1989
 DATE
April 25, 1989
 DATE

Wm. E. Wallman
 COUNTY ENGINEER

James S. Dreyer
 COUNTY ATTORNEY

Joseph Bonini
 CHAIRMAN, PLANNING & ZONING COMMISSION OF MARTIN COUNTY FLORIDA

Kimberly Anderson
 CHAIRMAN-BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST:
 BY: Marsha Stiller
 CLERK
 By Charlotte Busby D.C.

SURVEYOR'S CERTIFICATE

I, W. L. WILLIAMS, DO HEREBY CERTIFY THAT THIS PLAT OF HUNTER'S CREEK P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

W.L. Williams
 W. L. WILLIAMS
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 1272

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

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, JAMES F. LITTMAN, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY THAT:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF HUNTER'S CREEK P.U.D. IS IN THE NAMES OF THE PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE DEDICATIONS HEREIN.
- ALL MORTGAGES NOT SATISFIED, RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

a. CONCEPT DEVELOPMENT CO., INC. OF MARTIN COUNTY TO AMERICAN BANK OF MARTIN COUNTY, DATED 8-3, 1987, FILED 8-5, 1987 IN OFFICIAL RECORD BOOK 730, PAGE 222, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AS MODIFIED

DATED THIS 8th DAY OF May, 1989.
James F. Littman
 JAMES F. LITTMAN, ATTORNEY AT LAW
 P. O. BOX 1197, STUART, FLORIDA 34995

THIS INSTRUMENT PREPARED BY:
 Arthur Speedy for:
 C. Calvert Montgomery & Associates, Inc.
 P.O. Box 92, 256 Osceola Avenue
 Stuart, Florida 34995