HAMMOCK CREEK PLAT NO.

BEING A REPLAT OF A PORTION OF LOT 10, MILES OR HANSON GRANT, RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF BLOCK 24, PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. SHEET 1 of 13

and for the offices of Bench Mark Land Surveying & Mapping, Inc. BENCH MARK Land Surveying and Mapping, Inc. 4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404, Ph (407) 848-2102

WO.# p150 FILE

IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALSO BEING A PART OF THE PLAT OF MILES OR HANSON GRANT, ACCORDING TO THE COMMENCING AT THE AFOREDESCRIBED "POINT A"; THENCE, SOUTH 00°08'32" WEST, A DISTANCE OF 210.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HANDING PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALSO RECORDED IN PLAT BOOK B, PAGE 59, PUBLIC A RADIUS OF 2535.03 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°53'18", A DISTANCE OF 304.77 FEET TO THE POINT-OF-BEGINNING OF THE RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA, SAID LAND HEREMAFTER REPERMED TO AS "NORTH PARCEL" AND "SOUTH PARCEL", BEING MORE PARTICULARLY DESCRIBED AS SOUTH PARCEL:

OF SAID TRACT 32. A DISTANCE OF 25.00 FEET FOR A POINT-OF-BEGINNING OF THE NORTH PARCEL.

OF TRACTS 32. 33. AND 46. SAID SECTION 24. PLAT OF PALM CITY FARMS. A DISTANCE OF 2005.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RABINS A RADIUS OF 1340.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18*21'51", A DISTANCE OF 465.92 FEET TO THE POINT OF TANGENCY: THROUGH. OF 25.00 FEFT. SAID POINT OF CURVATURE HEREINAFTER REFERRED TO AS "POINT A"; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88'18'56", A SOUTH 31'23'11" EAST, A DISTANCE OF 211.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5000.00 FEET; THENCE, SOUTHEASTERLY ALONG A RADIUS OF 535.00 FEET: THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26*40'32", A DISTANCE OF 260.16 FEET TO THE POINT OF TANGENCY; THENCE, THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF LOT 10, SAID MILES OR HANSON GRANT; THENCE, SOUTH 66*01'18" WEST, ALONG THE SAID SOUTH SOUTH 59°35'55" WEST, A DISTANCE OF 1212.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2046.00 FEET; THENCE, SOUTHWESTERLY ALONG LINE OF THE NORTH ONE-HALF OF LOT 10, A DISTANCE OF 1764.45 FEET TO THE INTERSECTION THEREOF WITH THE SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST HIGH MEADOW AMBLE OF 01*27'33". A DISTANCE OF 12.73 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 30*24'95" EAST, A DISTANCE OF 177.80 FEET; THENCE, NORTH 50*35'55" EAST, A DISTANCE OF 12.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET; THENCE, EASTERLY ALONG SAID CURVE. MINITARICE OF 1307.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RABBUS OF 525.80 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°58'12", A DISTANCE OF 98.83 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 47°34'48" EAST, A DISTANCE OF 179.16 FEET TO THE POINT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET; THENCE, MORTHEASTERLY ALONG SAID CURVE, THENCE, SOUTH 80°15'47" EAST, A DISTANCE OF 91.67 FEET; THENCE, SOUTH 14°30'47" EAST, A DISTANCE OF 73.38 FEET; THENCE, 70°55'22". A DISTANCE OF 244.11 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 72°29'20" EAST, A DISTANCE OF 170.00 FEET; THENCE, NORTH 17°30'19" WEST, A DISTANCE OF 18.33 FEET; THENCE, SOUTH 14°30'47" EAST, A DISTANCE OF 141.05 FEET THEMCE, NORTH 87"16"19" WEST, A DISTANCE OF 460.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RABIUS OF 305.00 FEET; THEMCE, SOUTH 36"30"27" WEST, A DISTANCE OF 247.32 FEET; THEMCE, SOUTH 31"37"16" EAST, A DISTANCE OF 254.41 FEET; THEMCE, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°01'13", A DISTANCE OF 524.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS SOUTH 01°50'24" EAST, A DISTANCE OF 75.17 FEET; THENCE, NORTH 80°26'13" EAST, A DISTANCE OF 176.05 FEET; THENCE, NORTH 06°24'56" WEST, A DISTANCE OF 58.47 FEET; RABBING OF 200.00 FEET; THENCE, SQUTHNIESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 115"22"41", A DISTANCE OF 402.75 FEET TO THE POINT OF REVERSE CHRINATURE THE RIGHT, HANGIS A RABBING OF 465.00 FEET; THORICE, MORTHWESTERLY ALONG SAID THE POINT OF TANGENCY; THENCE, SOUTH 30 50'17" WEST, A DISTANCE OF 19.79 FEET; THENCE, NORTH 50 02'12" WEST, A DISTANCE OF 120.00 FEET; THENCE, SOUTH 41°30'21" TO THE POINT, HANDIS A RABBUS OF 175.00 FEET; THENCE, SOUTH 30 50'17" WEST, A DISTANCE OF 19.79 FEET; THENCE, SOUTH 41°30'21" TO THE POINT. THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'42", A DISTANCE OF 147.87 FEET TO THE END OF SAID CURVE; THENCE, NORTH 40°34'26" WEST, A DISTANCE OF 21.94 FEET TO THE POINT OF CURVATURE A DISTANCE OF 174.90 FEET: THENCE, NORTH 02 18'12" EAST, A DISTANCE OF 78.32 FEET; THENCE, NORTH 14 19'36" OF A CURVE TO THE MIGHT, HAVING A RADIUS OF 300.80 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 '00'35", A DISTANCE OF 83.83 FEET EAST, A DISTANCE OF 48.83 FEET; THENCE, NORTH 08 45 55" EAST, A DISTANCE OF 98.53 FEET; THENCE, NORTH 14 50 87 EAST, A DISTANCE OF 248.84 FEET T

CURVE, THROUGH A CENTRAL AMBLE OF 21"25"04", A BASTANCE OF 74.76 FEET TO THE POINT OF REVERSE CURNATURE OF A CURVE TO THE LEFT, HAVING A RABBUS OF 288.60 POET; THENCE, NORTHWESTERLY ALAMS SAID CHIME, THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH ALAMS SAID CHIME, THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH ALAMS SAID CHIME, THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH ALAMS SAID CHIME, THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH ALAMS SAID CHIME, THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF SAID CHIME; THROUGH A CONTRAL ANGLE OF 88 39'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTANCE OF 202.00 PRET TO THE BUD OF 88 30'20", A DISTA WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 172 25'11", A DISTANCE OF 801.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, MANDIS A RABBUS OF 200.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20"21"51", A DISTANCE OF 71.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 23"38"92" WEST, A DISTANCE OF 26.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.80 FEET; THENCE, SOUTHERLY ALBING SAM CURVE, THROUGH A CENTRAL ANGLE OF 43" 18'21", A DISTANCE OF 415.71 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 18"42'18" EAST, A DISTANCE OF 170.42 PEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1075.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31 0702", A DISTANCE OF SOS.83 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 11"24'43" WEST, A DISTANCE OF 220.70 FEET; THENCE, SOUTH 78"35'17" EAST, A DISTANCE OF 150.00 FEET; THENCE, SOUTH 11"24'43" WEST, A DISTANCE OF 184.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27"54"50", A DISTANCE OF 207.07 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 73"20"44" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 575.00 FEET; AND WHOSE RADIUS POINT BEARS NORTH 73"20"44" EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33"31"56", A DISTANCE OF 336.52 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 50"02'12" EAST, A DISTANCE OF 320.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RABILIS OF 360.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CLINNE, THROUGH A CENTRAL ANGLE OF 20"22"13", A DISTANCE OF 178.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°01'13", A DISTANCE OF 06.30 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 26°41'12" EAST, A DISTANCE OF 145.52 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 46"36'14" EAST, THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06"03'25", A DISTANCE OF 30.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RABBIS OF 100.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45"21"51", A DISTANCE OF 126.66 FEET TO THE END OF SAID CURVE; THENCE, NORTH 31"33"63" WEST, A DISTANCE OF 122.10 FEET; THENCE, SOUTH 58"27"00" WEST, A DISTANCE OF 100.00 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST HIGH MEADOW AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 637, PAGE 1948, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE, NORTH 31"33"63" WEST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST HIGH MEABOW AVENUE, A DISTANCE OF 812.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RABBUS OF 2000.00 FEET; THEMCE, MORTHERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 31"30"03", A DISTANCE OF 1436.51 FEET TO THE POINT OF TAMBENCY; THENCE, NORTH 80 66/80" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1243.22 FEET TO THE INTERSECTION THEREOF WITH THE MORTH LINE OF TRACT 27, SAID SECTION 24; THENCE; SOUTH 80"44'15" EAST, ALGNG THE NORTH LINE OF TRACTS 27 AND 28, SAID SECTION 24, A DISTANCE OF 674.19 FEET TO THE NORTHWEST CORNER OF TRACT 20, SAID SECTION 24; THENCE, SOUTH 80"05"01" WEST ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 8.86 FEET; THENCE, SOUTH 88"44"15" EAST ALONG A LINE 0.96 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 29, A DISTANCE OF 677.96 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF TRACT 30, SAID SECTION 24; THENCE, MORTH 69"65"22" EAST, ALONG THE SAID WEST LINE OF TRACT 30, A DISTANCE OF 0.86 FEET TO MORTHWEST CORNER OF SAID TRACT 30; THENCE, SOUTH 80°44'15" EAST, ALONG THE NORTH LINE OF SAID TRACT 30, A DISTANCE OF 338.94 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE EAST HALF OF SAID TRACT 30; THENCE, SOUTH 80°85'37" WEST, ALONG THE SAID WEST LINE OF THE EAST HALF OF TRACT 30, A DISTANCE OF 18.47 FEET; THENCE, NORTH 80"44"15" EAST, ALONG A LINE PARALLEL WITH AND 10.47 PRET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF TRACTS 32, 31, SAID SECTION 24 AND THE SAID EAST HALF OF TRACT 30, A DISTANCE OF 1000.00 PEET TO THE POINT OF DEGRADUE OF THE NORTH PARCEL.

COMMENCING AT THE NORTHEAST CORNER OF TRACT 32, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00 06'32" WEST, CENTRAL ANGLE OF 320.00 FFET; THENCE, SOUTH 08 20'18" ALONG THE EAST LINE OF SAID TRACT 32, A DISTANCE OF 10.47 FEET; THENCE, NORTH 80°44'15" WEST, ALONG A LINE 10.47 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE EAST, A DISTANCE OF 314.84 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADHUS OF 4521.73 FEET DISTANCE OF 38.53 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°25'27" WEST, A DISTANCE OF 32.85 FEET TO THE POINT OF CURVATURE OF A CURVE, THROUGH A CENTRAL ANGLE OF 64°48'10", A DISTANCE OF 502.12 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 36°11'21" EAST, A DISTANCE OF 205.27 FEET TO SAID CURVE. THROUGH A CENTRAL AMGLE OF 05'30'00". A DISTANCE OF 196.31 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 31'33'03" WEST, A DISTANCE OF 575.26 FEET AVENUE; THENCE, NORTH 31'33'03" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3530.97 FEET; THENCE, NORTH 56°26'57" EAST, DEPARTING SAID EASTERLY DISTANCE OF 38.49 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 26*41'12" WEST, A DISTANCE OF 180.42 FEET; THENCE, NORTH 63*18'48" EAST, A DISTANCE OF 122.80 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 850.00 FEET AND WHOSE RADIUS POINT BEARS NORTH ALOME SAID CURVE. THROUGH A CENTRAL ANGLE OF 23°21'00", A DISTANCE OF 306.76 FEET TO THE POINT OF TAMBENCY; THENCE, NORTH 50°82'12" WEST, A DISTANCE OF 771.08 FEET; THENCE, SOUTH 24°22'35" EAST, A DISTANCE OF 212.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RABBIS FEET: THENCE. NORTH 39 50'17" EAST, A DISTANCE OF 86.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RABBUS OF 275.00 FEET; THENCE, OF 280.00 FEET; THENCE, AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 179 05'16", A DISTANCE OF 825.13 FEET TO A POINT ON A CURVE MINITARICE OF 232.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RABBUS OF 500.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 179°27'30", A DISTANCE OF 626.43 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 31°33'00" WEST, A DISTANCE OF 38.00 FEET; THENCE, CHINYBAL ANGLE OF 55°53'12". A DISTANCE OF 512.00 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 03°42'43" EAST, A DISTANCE OF 504.70 FEET TO THE POINT OF CUINVATURE OF A CUINV SAID CURVE, THROUGH A CENTRAL ANGLE OF 115*20'34", A DISTANCE OF 100.74 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 84*30'40" EAST, A DISTANCE OF 150.00 FEET TO HANNING A RADIUS OF 773.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL AMGLE OF 20*20'00", A DISTANCE OF 274.32 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 24*30'56" WEST, A DISTANCE OF 92.17 FEET; THENCE, SOUTH TO THE RIGHT. HAVING A RADIUS OF 300.00 FEET: THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°33'23", A DISTANCE OF 41.11 FEET. EAST, A DISTANCE OF 72.15 FEET TO A FOINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1425.00 FEET; AND WHOSE RADIUS POINT BEARS NORTH 72°32'15" WEST; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30.12 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 65°05'55" EAST, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°06'16", A DISTANCE OF 674.11 FEET TO THE END OF SAID CURVE; THENCE, NORTH 70°38'16" EAST, A DISTANCE OF 573.77 FEET TO THE LEFT, HAVING A RADIUS OF 2115.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH DF 144.77 PEET TO THE POINT OF CHINNATURE OF A CHINNE TO THE LEFT, HAVING A RABINS OF 285.00 FEET; THENCE, SOUTH 24°18"24" EAST. A DISTANCE OF 184.57 FEET: THENCE, SOUTH 87°26'39" EAST. A DISTANCE OF 500.40 FEET TO THE POINT OF BEGINNING OF SAID SOUTH PARCEL.

CERTIFICATE OF DWINESCHIP AND DEDICATION:

STATE OF FLORIDA

PALM TREE GOLF CORP., INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY

- 1. TRACT "G", AS SHOWN HEREON IS HEREBY DEDICATED TO PALM TREE GOLF CORP., INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT
- 2. TRACTS "L-1", "L-2", "L-3", "L-4, "L-5", "L-6", "L-8", "L-9, "L-11", "L-15", "L-16" AND "L-18" (LAKE TRACTS) AS SHOWN HEREON, ARE HEREBY DEDICATED TO HAMMOCK CREEK PROPERTY OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH
- NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND FOR THE MAINTENANCE AND PRESERVATION OF NATIVE VEGETATION. THEY SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND: DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH: REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, ENOSIGN CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS
- 4. The upland transition easements, as shown hereon is hereby dedicated as common areas to hammock creek property owners association, inc., a florida not FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND FOR THE MAINTENANCE AND PRESERVATION OF NATIVE VEGETATION. THEY SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTICINUISANCE VEGETATION REMOVAL; ANY OTHER ACTIVITIES DETRIMENTAL COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS
- . TRACTS "W-1", "W-2", "W-3", "W-4", "W-5", "W-6", "W-7", "W-8", "W-9" AND "W-10" (WETLAND PRESERVE TRACTS), AS SHOWN HEREON ARE HEREBY DEDICATED AS COMMON AREAS TO HAMMOCK CREEK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND PRESERVATION PURPOSES. THEY SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS
- B. THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO HAMMOCK CREEK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- . THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO HAMMOCK CREEK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LEGE MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLUTTO SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EXSEMENTS.
- 8. THE LIFT STATION EASEMENTS, AS SHOWN HEREON, ARE WERENNINGEDICATED TO MARTIN COUNTY UTILITIES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER LIFT STATION FACILITIES.
- AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- 10. THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED BY PALM TREE GOLF CORP, INC. A FLORIDA CORPORATION FOR LANDSCAPING AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN-COLINTY, ELORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR RELIABILITY REGARDING SUCH EASEMENTS.

PALM TREE GOLF CORP., INC. DATED THIS 20 TH DAY OF OCTOBER 1994

ACKNOWLEDGMEN STATE OF FLORIDA

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE AND GREGORY J. FAGAN, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF PALM TREE GOLF CORP., INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF OCTION, 1994. TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNTY APPROVAL:

I, JOEL T. STRAWN ESQUIRE, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF THIS 15 TH

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF PALM TREE GOLF CORP., INC., A FLORIDA CORPORATION 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS
- A) NONE THERE ARE NO MORTGAGES OF RECORD

DATED THIS 15 TH DAY OF NOVEMBER

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

DATE: 9-27-94

AREA TABULATION

LAKE TRACTS..... 22.23 ACRES

TRACT "U" 48.83 ACRES

DATE: 9-27-94

BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

24-38-40-002-000-0000.0



- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS. . THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- BEARINGS SHOWN OR STATED HEREON ARE BASED UPON AN ASSUMED BEARING OF SOUTH 00°08'32" WEST ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE

F.P.& L. "L-1" L.M.E.

L.S.E.

O.R.B.

P.C.C.

S.W.

U.T.E

MAP

LOCATION

(NOT TO SCALE)

INDICATES SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.) INDICATES DRAINAGE EASEMENT INDICATES FLORIDA POWER AND LIGHT INDICATES GOLF COURSE TRACT INDICATES LAKE TRACT INDICATES LAKE MAINTENANCE EASEMENT INDICATES LIFT STATION EASEMENT INDICATES OFFICIAL RECORD BOOK INDICATES POINT OF CURVATURE INDICATES POINT OF COMPOUND CURVATURE INDICATES POINT OF REVERSE CURVATURE INDICATES POINT OF TANGENCY INDICATES SOUTHWEST INDICATES UPLAND PRESERVE TRACT INDICATES UTILITY EASEMENT

INDICATES UPLAND TRANSITION EASEMENT

INDICATES WETLAND PRESERVE TRACT

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH)

I WM. R. VAN CAMPEN, DO HEREBY CERTIFY THAT THIS PLAT OF "HAMMOCK CREEK PLAT NO. 1" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF MARTIN COUNTY, FLORIDA

BENCH MARK LAND SURVEYING & MAPPING, INC.

BATED: THIS 15 DAY OF NOV. A.D., 1994.

FLORIDA REGISTRATION NO. 2424

PALM TREE GOLF CORPAIN

, Marsha Stiller, Clerk of the

CIRCUIT COURT OF MARTIN COUNTY,

FLORIDA, HEREBY CERTIFY THAT

THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 75, MARTIN COUNTY, FLORIDA, PUBLIC

BY Debord Langeton

RECORDS, THIS // DAY

OF <u>May</u>, 1994.

CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA

1116911

MARSHA STILLER,

FILE NO.



