MARCH 1995

DESCRIPTION:

HAMMOCK CREEK PLAT NO. 2

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.

SHEET 1 of 5

This instrument was prepared by Wm. R. Van Campen, R.L.S., in 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

24-38-40-002-000-0000.0 SUBDIVISION PARCEL CONTROL NO.

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AND DO . HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1/29, PAGE 1887, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE EDITH A BERLIN FAMILY LIMITED PARTNERSHIP DO HEREUNTO SET OUR HANDS AND SEALS THIS 36 DAY OF

THE EDITH A. BERLIN FAMILY LIMITED PARTNERSHIP #1 A FLORIDA LIMITED PARTNERSHIP

WITNESS: Aisha Khan

BY: Lette G Buli Am. Partner

EDITH A.BERLIN, GENERAL PARTNER

FI DR Lig B 645-300-546-0



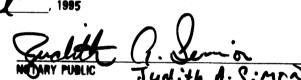
MORTGAGEE'S CONSENT:

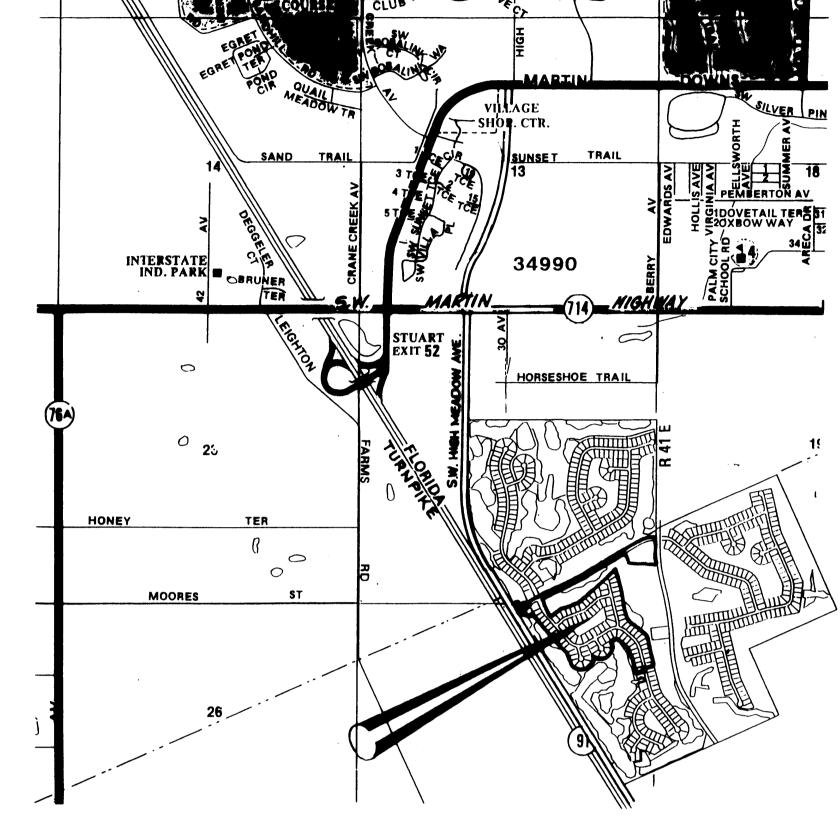
STATE OF FLORIDA

COUNTY OF PALM BEACH

CAND GLADYS RASKIN

BEFORE ME PERSONALLY APPEARED EDITH BERLIN, GENERAL PARTNER OF THE EDITH A. BERLIN FAMILY LIMITED PARTNERSHIP #1, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.





LOCATION MAP (NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION:

ANGLE OF 98°18'56", A DISTANCE OF 36.53 FEET TO THE POINT OF BEGINNING.

STATE OF FLORIDA

COUNTY OF MARTIN

CONTAINING: 51.05 ACRES, MORE OR LESS.

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 DESCRIBED HEREON AS HAMMOCK CREEK PLAT NO. 2. A P.U.D. AND DOES HEREBY DEDICATE AS FOLLOWS:

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF LOT 10 OF THE PLAT OF MILES OR HANSON GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE

RECORDS. MARTIN COUNTY, FLORIDA; SAID POINT "A" SITUATE ON THE EASTERLY PLAT BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1: THENCE, SOUTH 00°80'32" WEST, ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1. A DISTANCE OF 210.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE

LEFT. HAVING A RADIUS OF 2535.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE. THROUGH A CENTRAL ANGLE OF 6°53'18". A DISTANCE OF 364,77 FEET TO THE INTERSECTION

PLAT NO. 1. A DISTANCE OF 500.40 FEET; THENCE, NORTH 24°18'24" WEST, CONTINUOUS ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 104.57 FEET; THENCE, SOUTH 50°35'55'

WEST. CONTINUING ALONG THE BOUNDARY OF SAID PLAT. A DISTANCE OF 886.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2115.80 FEET: THEMCE. WESTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 5°30'00", A DISTANCE OF 203,03 FEET TO THE POINT OF TAMBENCY: THENCE. SOUTH 05°06'55" WEST. CONTINUING ALONG THE BOUNDARY OF SAID PLAT. A DISTANCE OF 573.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT. HAVING A RABIUS OF 25.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT; THROUGH A CENTRAL ANGLE OF 80°30'46"

A BARTANCE OF 30.12 FEET TO THE POINT OF TANGENCY: THENCE, SOUTH 24°33'53" EAST. CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A BATTANCE OF 248.84 FEET TO THE

POINT OF CURVATURE OF A CURVE TO THE LEFT. HAVING A RABIUS OF 300.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 10°00'35". A DISTANCE OF 83.83 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 40°34'20" EAST, CONTINUING ALONG THE BOUNDARY OF SAKE

PLAT. A DISTANCE OF 21.94 FEET: THENCE. NORTH 46°51'28" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 192.00 FEET: THENCE, NORTH 00°20'08" EAST CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 307.15 FEET: THENCE, NORTH 47°20'21" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 862.83 FEET: THENCE. SOUTH 13°47'87" EAST, CONTINUING ALGNG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 882.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 33°47'41", A DISTANCE OF 103.22 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 47°34'46" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 427.29 FEET; THENCE, SOUTH 14°30'47" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 535.96 FEET; THENCE, SOUTH 75°20'13" WEST, DEPARTING SAID PLAT BOUNDARY LINE

A DISTANCE OF 150.00 FEET; THENCE, SOUTH 14°30'47" EAST, A DISTANCE OF 35.40 FEET; THENCE, SOUTH 75°20'13" WEST, A DISTANCE OF 200.00 FEET TO THE INTERSECTION

THEREOF WITH THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1: THENCE, NORTH 14°36'47" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 304.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RABIUS OF 245.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OFF 33°84'81", A DISTANCE OF 141.48 FEET TO THE POINT OF TANGENCY: THENCE, NORTH 47°34'48" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT. A DISTANCE OF 179.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RABBUS OF 75.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 73°58'12", A DISTANCE OF 86.83 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 58°27'60" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 85.87 FEET; THENCE, SOUTH 31°39'80" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT. A DISTANCE OF 30.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET; THENCE, SOUTHERLY, WESTERLY, AND NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 179°27'30". A DISTANCE OF 826.43 FEET TO A POINT ON A CURVE CONCAVE MORTHERLY, HAVING A RABBUS OF 200.00 FEET AND WHOSE RABBUS POINT BEARS SOUTH 00°32'00" WEST; THENCE, SOUTHERLY, WESTERLY, AND NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 179°05'16", A DISTANCE OF 825.13 FEET TO THE POINT OF TAMORNOY; THROCE, NORTH 24°22'35"

WEST. CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 212.20 FEET; THENCE, NORTH 40°34'20" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE

OF 771.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT. HAVING A RADIUS OF 050.00 FEET: THENCE, NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE

BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 10°19'20", A DISTANCE OF 117.13 FEET TO THE END OF SAID CURNE; THENCE, SOUTH 50°27'90" WEST, CONTINUING ALONG

THE BOUNDARY OF SAID PLAT, A DISTANCE OF 122.90 FEET; THENCE, NORTH 41°21'65" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 45.33 FEET; THENCE, MORTH 71°36'20" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT. A DISTANCE OF 88.82 FEET: THENCE, SOUTH 58°20'57" WEST, CONTINUING ALONG THE BOUNDARY OF SAID

PLAT. A DISTANCE OF 36.64 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST HIGH MEADOW AVENUE (A 100 FOOT ROAD RIGHT-OF-WAY):

THENCE, NORTH 31°33'83" WEST, DEPARTING SAID PLAT BOUNDARY AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 257.50 FEET TO THE INTERSECTION THEREOF WITH THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1: THENCE, NORTH 56°27'80" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 100,00 FEET TO A POINT ON

THE BOUNDARY OF SAID HAMOCK CREEK PLAT NO. 1; SOUTH 31°33'83" EAST, CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 122,10 TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RABBUS OF 100.00 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUOUS ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 45°21'51", A DISTANCE OF 128.88 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RABBUS OF 288.88 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 31°81'22", A DISTANCE OF 157.82 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 67°15'27" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 130.86 FEET; THENCE, NORTH 65°65'55" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 575.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2045.00 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 5°30'00", A DISTANCE OF 196.31 FEET TO THE POINT OF TANGENCY; THENCE, MORTH 50°35'55" EAST, CONTINUOUS ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 1212.22 FEET TO THE POINT OF CURNATURE OF A CURNE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 20°48'32", A DISTANCE OF 209.16 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 90°25'27" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 32.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL

THEREOF WITH THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1 AND THE END OF SAID CURVE; THENCE, NORTH 87°20'30" WEST, ALONG THE BOUNDARY OF SAID HAMMOCK CREEK

MANG AT POINT "A" ÀS SHOWN ON, AND DESCRIBED IN, HAMMOCK CREEK PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 75, PUBLIC

11. PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. TRACTS "A" AND "R", AS SHOWN HEREON ARE HEREBY DEDICATED, AS COMMON PROPERTY, TO THE HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES, INCLUDING CABLE TELEVISION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH .

2. Tract "L-10" (lake tract) as shown hereon, is hereby dedicated, as common property, to hammock creek master homeowners association, inc., a florida not-for-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT.

3. Tracts "B-1" and "B-2" -4, as shown hereon are hereby reserved by the developer for landscaping and signage purposes. The board of county commissione OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT. 4. THE CLUBHOUSE TRACT AS SHOWN HEREON IS HEREBY RESERVED BY THE DEVELOPER FOR RECREATIONAL PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN

5. THE DRAINAGE EASEMENTS AND THE DRAINAGE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED, AS COMMON PROPERTY, TO HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAIMAGE AND LAKE MAINTENANCE ACCESS 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.

6. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED, AS COMON PROPERTY, TO HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LAKE MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE COLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.

7. THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.

B. TRACT "B-3" (UPLAND PRESERVE TRACT), AS SHOWN HEREON IS HEREBY DEDICATED AS COMMON AREA TO HAMMOCK CREEK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT- PALM TREE GOLF CORP., INC. 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 IN NO WAY MAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; BY:

DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR

GENET T. ELMO 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 PETRIMENTAL/ACKNOWLEDGMENT:

TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, CONSERVATION OR PRESERVATION.

COUNTY OF PALM BEACH

DEFORE 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

COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT.

MOLLY FAGAN Notary Public, State of Florida My Comm. Exp. Dac. 20, 1965

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. 2" 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.

NATED: THIS 28 DAY OF APRIL A.D., 198

LEGENO:

FLORIDA REGISTRATION NO. 2424

51.05 ACRES

SURVEYOR'S NOTES:

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 CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

INDICATES LAKE TRACT

INDICATES LAKE MAINTENANCE EASEMENT

INDICATES POINT OF COMPOUND CURVATURE

IMPICATES POINT OF REVERSE CURVATURE

INDICATES OFFICIAL RECORD BOOK

INDICATES POINT OF CURVATURE

INDICATES POINT OF TANGENCY IMDICATES RADIAL LINE INDICATES SOUARE FEET INDICATES UTILITY EASEMENT

- 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 ON, OR ARE RELATIVE TO, THE BEARING BASE SHOWN ON HAMMOCK CREEK PLAT NO. 1 AS RECORDED IN PLAT BOOK 13_, PAGE <u>75</u>, MARTIN COUNTY, FLORIDA.
- 5. IN THOSE INSTANCES WHERE UTILITY/BRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.

AREA TABULATION INDICATES SET #2424 PERMANENT 6.56 ACRES REFERENCE MONUMENT (P.R.M.) TRACT "B-1" 0.24 ACRE **INDICATES FOUND #2424 PERMANENT** TRACT "B-2" O.69 ACRE REFERENCE MONUMENT (P.R.M.) TRACT "B-3" 0.43 ACRE **INDICATES SET #2424 PERMANENT** TRACT "R" 4.63 ACRES CONTROL POINT (P.C.P.) 2.88 ACRES INDICATES CENTERLINE CLUBHOUSE TRACT 4.04 ACRES **INDICATES DRAINAGE EASEMENT** LOTS (100) . . 31.58 ACRES INDICATES FLORIDA POWER AND LIGHT

TITLE CERTIFICATION:

COUNTY OF PALM BEACH

I, JOELT. STRAWN ESQUIRE, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF THIS

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) MORTGAGE FROM PALM TREE GOLF CORP., INC, A FLORIDA CORPORATION TO THE EDITH A. BERLIN FAMILY LIMITED PARTNERSHIP #1 AND GLADYS RASKIN. DATED NOV. 4 199<u>4</u>, AS RECORDED IN OFFICIAL RECORD BOOK 1129 PAGE 1887, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

COUNTY APPROVAL:

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

DATE: 2-28-95 DATE: 2-28-95 **BOARD OF COUNTY**

STATE OF FLORIDA COUNTY OF MARTIN

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK PAGE 86, MARTIN, COUNTY, FLORIDA, PUBLIC RECORDS, THIS 2 7 DAY

CLERK CIRCUIT COURT

MARTIN COUNTY, FLORIDA

COMMISSION # CC 284158

EXPIRES: May 6, 1997

MY COMMISSION # CC 284158

EXPIRES: May 6, 1997

WM. R. VAN CAMPEN

R.L.S. #2424