

JULY 1996

HAMMOCK CREEK PLAT NO. 3

SHEET 1 of 3

A P.U.D. 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.

DESCRIPTION:

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 35, HAMMOCK CREEK PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 82, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA; THE FOLLOWING TWENTY-EIGHT (28) COURSES ARE ALONG THE BOUNDARY OF HAMMOCK CREEK PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 75, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA; THENCE, SOUTH 14° 30' 47" EAST, A DISTANCE OF 386.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 485.00 FEET, THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 36' 29", A DISTANCE OF 242.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1175.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 50' 28", A DISTANCE OF 119.79 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 37° 15' 48" EAST, A DISTANCE OF 333.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.0 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 33' 23", A DISTANCE OF 41.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE, SOUTHERLY AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 159° 38' 25", A DISTANCE OF 557.25 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 57° 12' 52" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 172.00 FEET; THENCE, NORTH 77° 54' 38" WEST, A DISTANCE OF 106.82 FEET; THENCE, NORTH 64° 46' 34" WEST, A DISTANCE OF 170.00 FEET; THENCE, NORTH 77° 54' 38" WEST, A DISTANCE OF 58.47 FEET; THENCE, SOUTH 80° 26' 13" WEST, A DISTANCE OF 176.05 FEET; THENCE, NORTH 01° 59' 24" WEST, A DISTANCE OF 75.17 FEET; THENCE, NORTH 31° 37' 15" WEST, A DISTANCE OF 254.41 FEET; THENCE, NORTH 35° 30' 27" EAST, A DISTANCE OF 247.32 FEET; THENCE, NORTH 06° 51' 29" WEST, A DISTANCE OF 122.99 FEET; THENCE, NORTH 24° 38' 58" EAST, A DISTANCE OF 92.17 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 400.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 80° 59' 21" EAST; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 23' 59", A DISTANCE OF 100.53 FEET TO THE END OF SAID CURVE; THENCE, NORTH 84° 36' 40" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 550.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 84° 38' 40" EAST; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56° 40' 32", A DISTANCE OF 544.05 FEET TO THE END OF SAID CURVE; THENCE, NORTH 14° 30' 47" WEST, A DISTANCE OF 133.84 FEET; THENCE, NORTH 14° 30' 47" WEST, A DISTANCE OF 73.38 FEET; THENCE, NORTH 80° 15' 46" WEST, A DISTANCE OF 91.67 FEET; THENCE, SOUTH 46° 38' 51" WEST, A DISTANCE OF 51.49 FEET; THENCE, SOUTH 84° 14' 42" WEST, A DISTANCE OF 21.56 FEET; THENCE, NORTH 14° 30' 47" WEST, A DISTANCE OF 113.71 FEET TO THE SOUTHWEST CORNER OF LOT 92, OF SAID PLAT HAMMOCK CREEK PLAT NO. 2; THENCE, NORTH 75° 29' 13" EAST, DEPARTING THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1 AND THENCE, ALONG THE BOUNDARY OF SAID PLAT OF HAMMOCK CREEK PLAT NO. 2, A DISTANCE OF 200.00 FEET; THENCE, NORTH 14° 30' 47" WEST, CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 2, A DISTANCE OF 35.49 FEET; THENCE, NORTH 75° 29' 13" EAST, CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 2, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 24.41 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA )
COUNTY OF MARTIN )

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. 3, A P.U.D. AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED, AS COMMON PROPERTY, TO THE SANCTUARY AT HAMMOCK CREEK 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 TRACTS.
2. TRACT "L-17" (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 "U-1", "U-2", "U-3", "U-4" AND "U-5" (UPLAND PRESERVE TRACTS), AS SHOWN HEREON ARE HEREBY DEDICATED AS COMMON AREAS TO HAMMOCK CREEK MASTER HOMEOWNERS 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 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 BUILDING ON OR ABOVE THE GROUND, BY 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 SAID AREAS; BUT HAVE THE AUTHORITY TO ENFORCE SAID UPLAND PRESERVE AREAS.
4. THE DRAINAGE EASEMENTS AND THE DRAINAGE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED, TO HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE 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 RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
5. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED, 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 OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
6. THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., HEREBY DEDICATED 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.
7. THE 12' DRAINAGE TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO HAMMOCK CREEK MASTER HOMEOWNERS 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 RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.

DATED THIS 29th DAY OF March, 1996.

PALM TREE GOLF CORP., INC. A FLORIDA CORPORATION
ATTEST: GEORGE T. ELMORE, PRESIDENT
BY: GREGORY J. FAGAN, SECRETARY

ACKNOWLEDGMENT:

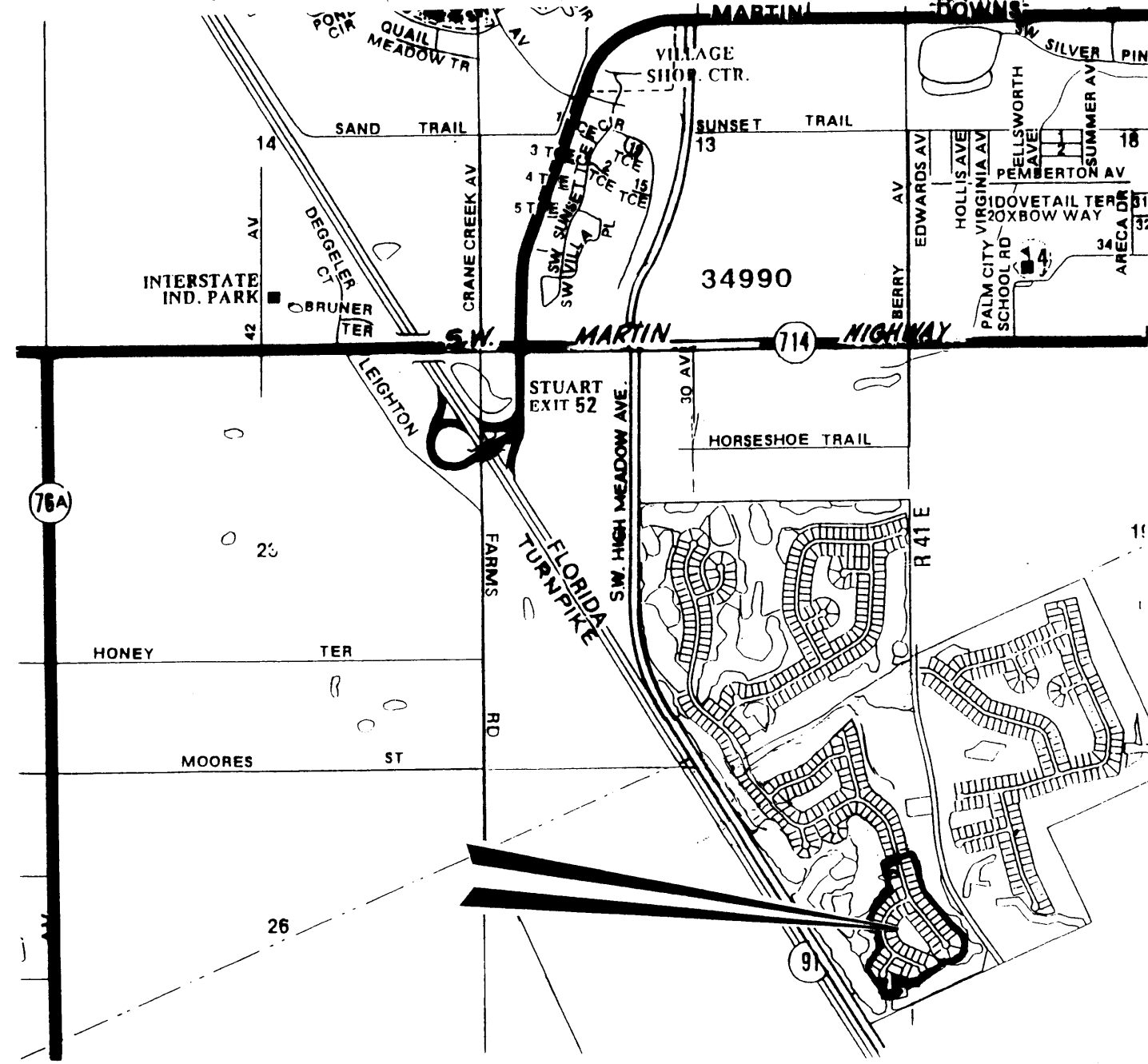
STATE OF FLORIDA )
COUNTY OF PALM BEACH )

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 29th DAY OF March, 1996.

NOTARY PUBLIC

NOTARY SEAL



LOCATION MAP (NOT TO SCALE)

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AND DOES 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 1169, PAGE 308, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, WE, EDITH BERLIN, GENERAL PARTNER OF THE EDITH A. BERLIN FAMILY LIMITED PARTNERSHIP #1, AND GLADYS RASKIN, DO HERETO UNTO SET OUR HANDS AND SEALS THIS 29th DAY OF March, A.D., 1996.

BY: Gladys F. Raskin, Gladys Raskin
EDITH BERLIN, Edith Berlin
WITNESS: Joel T. Strawn, Joel T. Strawn
WITNESS: [Signature]

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF MARTIN )

BEFORE ME PERSONALLY APPEARED EDITH BERLIN, GENERAL PARTNER OF THE EDITH A. BERLIN FAMILY LIMITED PARTNERSHIP #1, AND GLADYS RASKIN, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF March, 1996.

NOTARY PUBLIC

NOTARY SEAL

- LEGEND:
INDICATES SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
INDICATES FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
INDICATES SET #2424 PERMANENT CONTROL POINT (P.C.P.)
INDICATES FOUND #2424 PERMANENT CONTROL POINT (P.C.P.)
C.L. INDICATES CENTERLINE
D.E. INDICATES DRAINAGE EASEMENT
F.P. & L. INDICATES FLORIDA POWER AND LIGHT
"L-17" INDICATES LAKE TRACT
L.M.E. INDICATES LAKE MAINTENANCE EASEMENT
O.R.B. INDICATES OFFICIAL RECORD BOOK
P.C. INDICATES POINT OF CURVATURE
P.C.C. INDICATES POINT OF COMPOUND CURVATURE
P.R.C. INDICATES POINT OF REVERSE CURVATURE
P.T. INDICATES POINT OF TANGENCY
(RADIAL) INDICATES RADIAL LINE
SQ. FT. INDICATES SQUARE FEET
U.E. INDICATES UTILITY EASEMENT

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

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. 3" 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.

DATED: THIS 5 DAY OF FEBRUARY, A.D., 1996.

BY: [Signature] WM. R. VAN CAMPEN, R.L.S.
FLORIDA REGISTRATION NO. 2424

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF MARTIN )

I, JOEL T. STRAWN, ESQUIRE, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF THIS 29th DAY OF March, 1996 AT Delray Beach, Florida.

- 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) MORTGAGE FROM PALM TREE GOLF CORP., INC., A FLORIDA CORPORATION TO THE EDITH A. BERLIN FAMILY LIMITED PARTNERSHIP #1, AND GLADYS RASKIN, DATED March 19, 1996, AS RECORDED IN OFFICIAL RECORD BOOK 1169, PAGE 308, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 29th DAY OF March, 1996.

BY: [Signature] JOEL T. STRAWN
ATTORNEY-AT-LAW
Florida Bar No. 095581

COUNTY APPROVAL:

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

DATE: 5-1-96 BY: [Signature] SMALL E. LILLMAN
COUNTY ENGINEER

DATE: 9-20-96 BY: [Signature]
COUNTY ATTORNEY

DATE: 10-3-96 BY: [Signature] ALICIA MASTALSKI
CHAIRMAN

DATE: 12-19-95 BY: [Signature]
CHAIRMAN

DATE: 12-19-95 BY: [Signature]
VICE CHAIRMAN

ATTEST: [Signature] MARSHA STILLER
CLERK

[Signature] DEBORAH LANGSTON

AREA TABULATION

Table with 2 columns: Tract Name and Area (Acres). Includes tracts A, U-1, U-2, U-3, U-4, U-5, L-17, Drainage Tract, and Lots (56).

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

BENCH MARK Land Surveying and Mapping, Inc. Logo and contact information.

RECORD PLAT HAMMOCK CREEK PLAT NO. 3

Table with 6 columns: DWN, DW, FB, DATE, WO.#, P130. Includes file name P150PL3T.dwg and scale N.T.S.

See Affidavit recorded in O.R. Book 1417 pg 257 on 4-17-00, Marsha Stiller, Clerk of Court, by CA Sierra D.C.

See Affidavit recorded in O.R. Book 433-PG 588 Marsha Stiller, Clerk of Court, by C.A. Sierra 9-13-99

