

HAMMOCK CREEK PLAT NO.4 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, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 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 14, PAGE 76, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22 DAY OF Sep., 1999.

MARSHA STILLER
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: *Shirley D. R.*
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO. 1389098

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, AND BEING A REPLAT OF A PORTION OF BLOCK 24, PLAT OF PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, AS 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

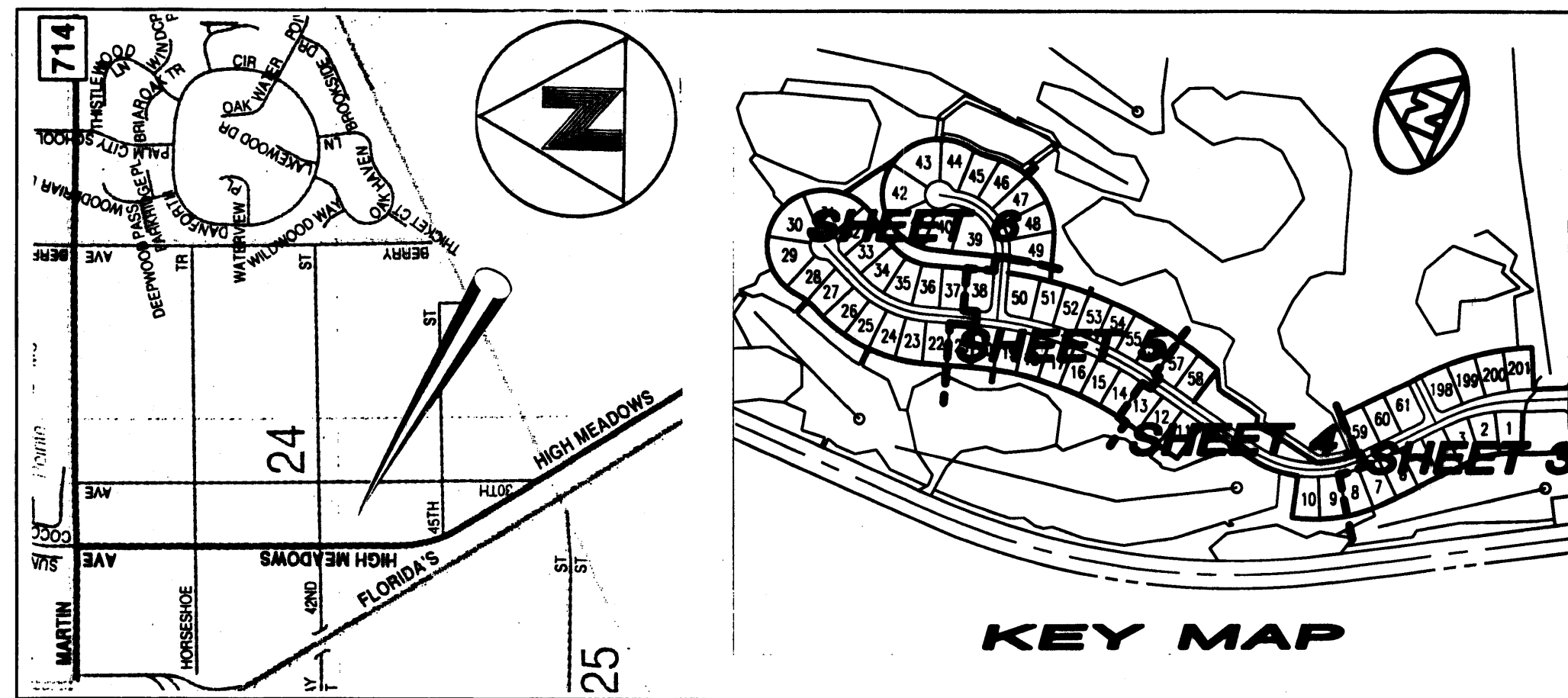
COMMENCING AT THE CENTERLINE INTERSECTION OF S.W. GOLDEN BEAR WAY WITH THE CENTERLINE OF S.W. HAMMOCK CREEK DRIVE AS SHOWN ON THE PLAT OF HAMMOCK CREEK PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 86, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA; THENCE NORTH 26°41'12" WEST, ALONG THE NORTHERLY PROLONGATION OF THE CENTERLINE OF SAID S.W. HAMMOCK CREEK DRIVE, A DISTANCE OF 37.44 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID S.W. GOLDEN BEAR WAY, AS SHOWN ON SAID PLAT OF HAMMOCK CREEK PLAT NO. 2; SAID POINT BEING A POINT ON 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, AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND:

THENCE SOUTH 67°15'27" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE BOUNDARY OF SAID PLAT OF HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 66.49 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 290.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 23°38'17" EAST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT OF WAY AND SAID PLAT BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 24°57'57", A DISTANCE OF 126.36 FEET TO THE END OF SAID CURVE; THENCE, NORTH 26°41'12" WEST, DEPARTING SAID RIGHT OF WAY LINE AND CONTINUING ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 145.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.0 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 06°01'13", A DISTANCE OF 68.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 29°22'13", A DISTANCE OF 178.41 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 50°02'12" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 329.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 33°31'56", A DISTANCE OF 336.52 FEET TO THE END OF SAID CURVE; THENCE, NORTH 73°29'44" EAST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 150.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 425.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 73°29'44" EAST; THENCE, NORTHERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 27°54'59", A DISTANCE OF 207.07 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 11°24'43" EAST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 184.03 FEET; THENCE, NORTH 78°35'17" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 150.00 FEET; THENCE, NORTH 11°24'43" EAST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 220.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1075.0 FEET; THENCE, NORTHERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 31°07'02", A DISTANCE OF 583.83 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 19°42'19" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 170.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 43°18'21", A DISTANCE OF 415.71 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 23°36'02" EAST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 28.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.0 FEET; THENCE, NORTHERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 20°21'51", A DISTANCE OF 71.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 172°25'11", A DISTANCE OF 601.86 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 58°42'05" EAST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 219.86 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 16°13'38" WEST; THENCE, SOUTHEASTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 83°39'29", A DISTANCE OF 292.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 200.0 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 21°25'04", A DISTANCE OF 74.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 285.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 82°02'12", A DISTANCE OF 408.07 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 70°30'16" WEST, A DISTANCE OF 144.77 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1425.0 FEET AND WHOSE RADIUS POINT BEARS SOUTH 80°21'29" WEST; THENCE, SOUTHERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 27°08'16", A DISTANCE OF 674.11 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 61°17'27" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 72.15 FEET; THENCE, SOUTH 14°59'07" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 23.30 FEET; THENCE, SOUTH 08°45'26" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 96.39 FEET; THENCE, SOUTH 14°19'36" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 49.77 FEET; THENCE, SOUTH 77°28'02" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 33.21 FEET; THENCE, SOUTH 02°18'12" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 78.32 FEET; THENCE, SOUTH 09°08'28" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 174.90 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 375.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 64°12'03" EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 22°33'42", A DISTANCE OF 147.67 FEET TO THE END OF SAID CURVE; THENCE, NORTH 41°38'21" EAST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 149.90 FEET; THENCE, SOUTH 50°02'12" EAST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 120.00 FEET; THENCE, CONTINUE SOUTH 50°02'12" EAST, DEPARTING SAID PLAT BOUNDARY, A DISTANCE OF 200.00 FEET TO A POINT ON THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1; THENCE CONTINUE SOUTH 50°02'12" EAST, ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 37.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 900.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 23°21'00", A DISTANCE OF 386.78 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 26°41'12" EAST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 7.42 FEET; THENCE, SOUTH 83°18'48" WEST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 150.00 FEET; THENCE, SOUTH 28°41'12" EAST, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, A DISTANCE OF 108.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID HAMMOCK CREEK PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 88°12'53", A DISTANCE OF 38.49 FEET TO THE END OF SAID CURVE; SAID POINT BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID GOLDEN BEAR WAY; THENCE, SOUTH 67°15'27" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 64.37 FEET TO THE POINT OF BEGINNING.

CONTAINING: 27.68 ACRES, MORE OR LESS.

NOTICE:

- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

PALM TREE GOLF CORP., INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF HAMMOCK CREEK PLAT NO. 4 A P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

- "TRACT A", THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF HAMMOCK CREEK PLAT NO. 4 A P.U.D. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PRESERVE AT HAMMOCK CREEK HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION") AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.
- THE UPLAND PRESERVATION AREAS SHOWN ON THIS PLAT OF HAMMOCK CREEK PLAT NO. 4 A P.U.D. AS PARCELS "U-1", "U-2" AND "U-3", ARE HEREBY DECLARED TO BE THE PROPERTY OF THE HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVATION AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PARCELS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UPLAND PRESERVATION AREAS DESIGNATED AS SUCH BY THIS PLAT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF HAMMOCK CREEK PLAT NO. 4 A P.U.D. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF HAMMOCK CREEK PLAT NO. 4 A P.U.D. MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY UTILITIES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER LIFT STATION FACILITIES.
- TRACT "B-3", AS SHOWN HEREON IS HEREBY RESERVED BY THE DEVELOPER FOR OPEN SPACE, LANDSCAPING AND SIGNAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT.
- PUBLIC FLOW THROUGH EASEMENT NOTWITHSTANDING THE OBLIGATION OF THE HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION") OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT: ALL

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS INTERRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

SIGNED AND SEALED THIS 10th DAY OF MAY, 1999 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY.

PALM TREE GOLF CORP., INC.
A FLORIDA CORPORATION

ATTEST: *GREGORY J. FAGAN, SECRETARY*
BY: *GEORGE T. ELMORE, PRESIDENT*

SUBDIVISION PARCEL CONTROL NO. 24-38-40-003-000-0000.0

AREA TABULATION

TRACT "A"	4.61 ACRES
TRACT "U-1"	0.68 ACRES
TRACT "U-2"	0.17 ACRES
TRACT "U-3"	0.86 ACRES
TRACT "B3"	0.62 ACRES
LOTS (65)	20.76 ACRES
TOTAL	27.68 ACRES

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF MARTIN) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGE T. ELMORE AND GREGORY J. FAGAN, TO ME WELL KNOWN TO BE PRESIDENT AND SECRETARY, RESPECTIVELY, OF PALM TREE GOLF CORP., INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.



NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 14017
MY COMMISSION EXPIRES: 12/31/01

CERTIFICATE OF SURVEYOR AND MAPPER:

I, WM. R. VAN CAMPEN, HEREBY CERTIFY THAT THIS PLAT OF HAMMOCK CREEK PLAT NO. 4 A P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND THAT MONUMENTS ACCORDING TO SECTION 177.001(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH MARTIN COUNTY FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404
CERTIFICATE OF AUTHORIZATION NUMBER LB2171

DATED: THIS 5th DAY OF MAY, 1999. BY: *Wm. R. Van Campen*
WM. R. VAN CAMPEN, P.S.M.
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 2424

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.
- 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 75, MARTIN COUNTY, FLORIDA.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE 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.

LEGEND:

(RADIAL)	DENOTES A RADIAL LINE	
CL	DENOTES A CENTERLINE	
P.C.	DENOTES POINT OF CURVATURE	
P.T.	DENOTES POINT OF TANGENCY	
P.R.C.	DENOTES POINT OF REVERSE CURVATURE	
P.C.C.	DENOTES POINT OF COMPOUND CURVATURE	
R	DENOTES RADIUS DISTANCE	☐ DENOTES A SET PERMANENT REFERENCE MONUMENT (NO. 2424)
L	DENOTES ARC LENGTH	■ DENOTES A FOUND PERMANENT REFERENCE MONUMENT (NO. 2424)
CA	DENOTES CENTRAL ANGLE	⊙ DENOTES A SET PERMANENT CONTROL POINT (NO. 2424)
LCB	DENOTES LONG CHORD BEARING	⊗ DENOTES A FOUND PERMANENT CONTROL POINT (NO. 2424)
CHD	DENOTES CHORD DISTANCE	⦿ DENOTES LOT CORNER MONUMENT POSITION
POB	DENOTES POINT OF BEGINNING	
POC	DENOTES POINT OF COMMENCEMENT	
ORB	DENOTES OFFICIAL RECORDS BOOK	
PB	DENOTES PLAT BOOK NUMBER	
PG	DENOTES PAGE NUMBER	
PCP	DENOTES PERMANENT CONTROL POINT	
PRM	DENOTES PERMANENT REFERENCE MONUMENT	

THIS INSTRUMENT PREPARED BY WM. R. VAN CAMPEN P.S.M. IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404.

BENCH MARK Land Surveying & Mapping Inc.
4152 West Blue Heron Blvd., Suite 121,
Riviera Beach, FL 33404

Phone 848-2102 L.B. 2171 Fax (561) 844-9659
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

RECORD PLAT
HAMMOCK CREEK
PLAT NO.4 A P.U.D.

DWN: M.K.H.	FB	DATE: 5/01/99	WO: #P150.P4
CKD: B.V.C.	FILE: SHT1.PUB	SCALE: NONE	SHEET 1 OF 6