

FERN CREEK, A P.U.D.

A SUBDIVISION OF TRACT 5, BLOCK 56 AND TRACT 8, BLOCK 53 OF ST. LUCIE INLET FARMS LOCATED IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA

Legal Description

Tract 5, Block 56 and Tract 8, Block 53 of St. Lucie Inlet Farms as recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County Public Records.

Title Certificate

I, Larry M. Stewart, a member of the Florida Bar, hereby certify that:

- 1.) Apparent record title to described and shown on this plat is in the name of the individuals executing the dedication thereon.
- 2.) All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

Jack M. Braddock and Emily M. Braddock, his wife, to American Bank of Martin County, recorded in O.R. Book 509, Page 120, Martin County, Florida, public records, filed November 21, 1980.

Dated this 21 day of NOVEMBER, 1980

Larry M. Stewart
Larry M. Stewart, Attorney-at-law
401 E. Osceola St. Suite 102
Stuart, Fla. 33494

APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.

L. J. [Signature]
County Engineer
November 24, 1980

Planning & Zoning Commission
Martin County, Florida

By: *[Signature]*
Chairman

November 26, 1980

Attest: *Louise V. Isaacs*
Clerk
By: *Charlotte Burky* O.C.

Board of County Commissioners
Martin County, Florida

By: *[Signature]*
Chairman

November 26, 1980

CLERK'S RECORDING CERTIFICATE

I, Louise V. Isaacs, Clerk of the Circuit of Martin County, hereby certify that this plat was filed for record in plat book 8, Page 43, Martin County, Florida, public records, this 21 day of November, 1980

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

By: *Charlotte Burky*
DEPUTY CLERK

FILE NO.
394332

Certificate of Ownership and Dedication

Jack M. Braddock and Emily M. Braddock, his wife, do hereby certify that they are the owners of the property described hereon and do hereby dedicate all of the streets shown on this plat of FERN CREEK, A P.U.D. to the use of the public.

Parcels A & B as shown hereon are hereby declared to be retention parcels and are hereby dedicated to the Fern Creek Property Owners Association, Inc., as retention parcels and shall be the permanent maintenance responsibility of said Property Owners Association. Drainage and utility easements shown hereon are hereby dedicated to the Fern Creek Property Owners Association, Inc., and shall be the permanent maintenance responsibility of said Association. The Board of County Commissioners of Martin County shall have no responsibility, duty or liability regarding said Parcels A & B or said drainage and utility easements.

The parcel shown as PARK hereon, is hereby declared to be a recreation and retention parcel and is hereby dedicated to the Fern Creek Property Owners Association, Inc., as a recreation and retention parcel and shall be the permanent maintenance responsibility of said Property Owners Association. The Board of County Commissioners of Martin County shall have no responsibility, duty or liability regarding said PARK.

The drainage and utility easements shown on this plat of FERN CREEK, A P.U.D. may be used by any utility or by Martin County in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County.

Signed and Sealed this 21 day of November, 1980

Signed, Sealed and delivered in the presence of
Jack M. Braddock
Jack M. Braddock, husband
Emily M. Braddock
Emily M. Braddock, wife
Robin L. Rogers
Robin L. Rogers, witness

Acknowledgment

State of Florida - County of Martin

Before me, the undersigned notary public, personally appeared Jack M. Braddock and Emily M. Braddock, husband and wife, to me well known and they acknowledged that they executed the foregoing Dedication.

Witness my hand and official seal this 21 day of November, 1980

Robin L. Kuder
Notary Public, State of Florida at Large
My Commission expires: 3-30-81

Mortgage Holder's Consent

American Bank of Martin County, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien, or encumbrance to such dedication.

Signed and Sealed, this 21 day of November, 1980 on behalf of American Bank of Martin County by its Vice Pres. and attested to by its Assist. Vice President

Attest: *A.D. Sheffield, Jr.*
A.D. Sheffield, Jr.
Assistant Vice President

American Bank of Martin County
By: *Duane P. Walton*
Duane P. Walton, Vice President

Acknowledgment

State of Florida - County of Martin

Before me, the undersigned notary public, personally appeared Duane P. Walton and A.D. Sheffield, Jr., to me well known to be the Vice President & Assistant Vice Pres., respectively of American Bank of Martin County, and they acknowledged that they executed such instruments as such officers of said bank.

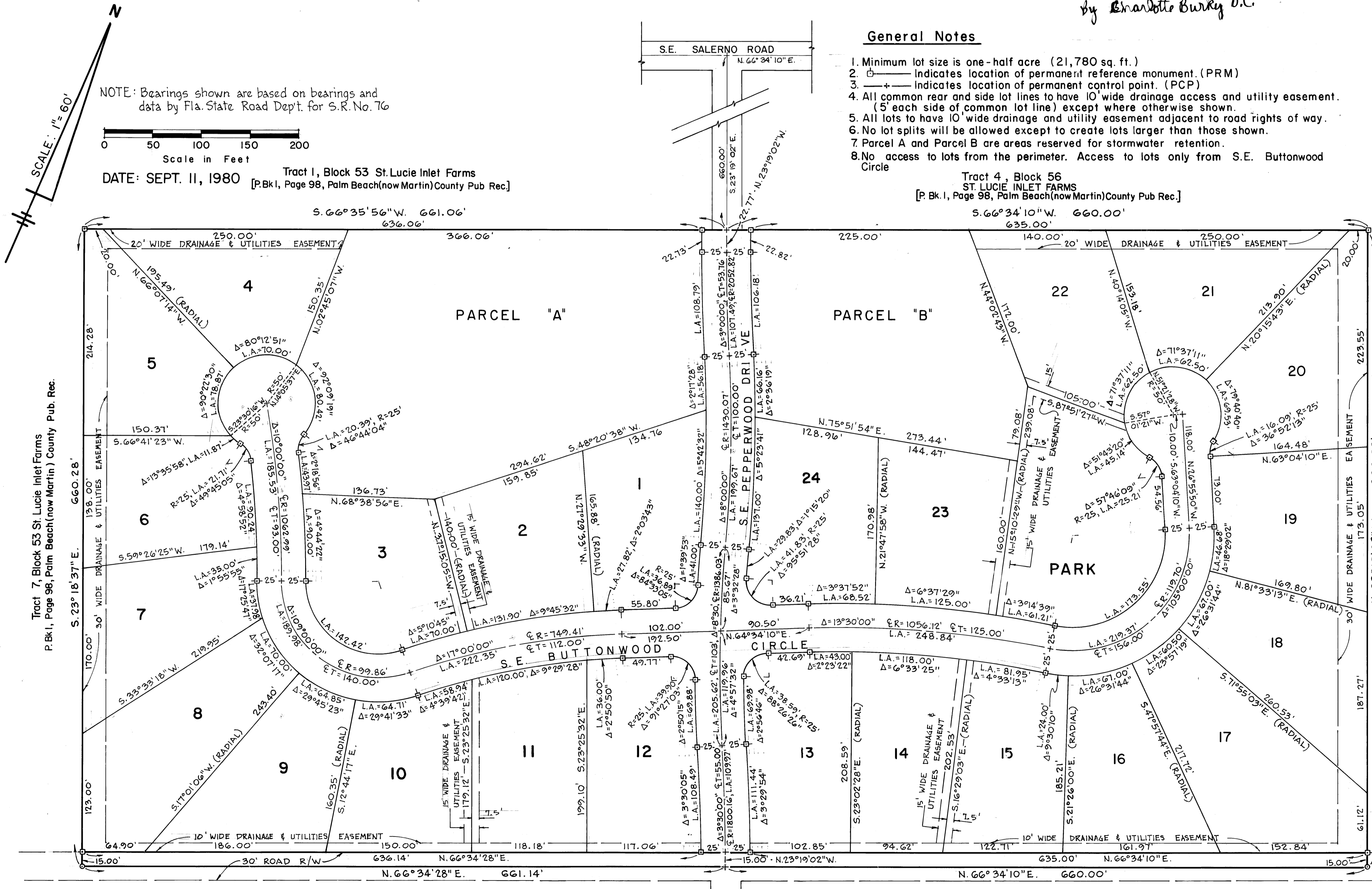
Witness my hand and official seal this 21 day of November, 1980

Robin L. Kuder
Notary Public State of Florida at Large
My Commission expires: 3-30-81

Surveyor's Certificate

I, D.P. DeBerry, do hereby certify that this plat of FERN CREEK, 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 of the requirements of chapter 177, Florida Statutes.

D.P. DeBerry
D.P. DeBerry, Registered Land Surveyor Florida Registration No. 1446.



General Notes

1. Minimum lot size is one-half acre (21,780 sq. ft.)
2. \square indicates location of permanent reference monument. (PRM)
3. \square indicates location of permanent control point. (PCP)
4. All common rear and side lot lines to have 10' wide drainage access and utility easement. (5' each side of common lot line) except where otherwise shown.
5. All lots to have 10' wide drainage and utility easement adjacent to road rights of way.
6. No lot splits will be allowed except to create lots larger than those shown.
7. Parcel A and Parcel B are areas reserved for stormwater retention.
8. No access to lots from the perimeter. Access to lots only from S.E. Buttonwood Circle

DATE: SEPT. 11, 1980 Tract 1, Block 53 St. Lucie Inlet Farms
[P. Bk. 1, Page 98, Palm Beach (now Martin) County Pub Rec.]

Tract 4, Block 56 ST. LUCIE INLET FARMS
[P. Bk. 1, Page 98, Palm Beach (now Martin) County Pub Rec.]

Tract 7, Block 53 St. Lucie Inlet Farms
P. Bk. 1, Page 98, Palm Beach (now Martin) County Pub. Rec.

Tract 6, Block 56 St. Lucie Inlet Farms
[P. Bk. 1, Page 98, Palm Beach (now Martin) County Pub Rec.]

Tract 1, Block 54 St. Lucie Inlet Farms
[P. Bk. 1, Page 98, Palm Beach (now Martin) County Pub. Rec.]

Tract 4, Block 55 St. Lucie Inlet Farms
[P. Bk. 1, Page 98, Palm Beach (now Martin) County Pub. Rec.]