

OAK HAMMOCK TOWNHOMES SUBDIVISION

A SUBDIVISION OF A PORTION OF THE SE 1/4, OF SECTION 17, IN TOWNSHIP 56 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA.
NE 1/4 AND

P.B. 170 PG. 21
SHEET 1 OF 3

KNOW ALL MEN BY THESE PRESENTS:

THAT CH - OAK HAMMOCK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "OAK HAMMOCK TOWNHOMES SUBDIVISION", THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY.

LEGAL DESCRIPTION:

A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE S89°10'16"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 17 FOR 1342.51 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE S00°34'19"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 17.50 FEET; THENCE CONTINUE S00°34'19"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 1606.58 FEET; THENCE N64°37'20"W FOR 215.48 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 64°03'01"; FOR AN ARC DISTANCE OF 111.79 FEET TO A POINT OF TANGENCY; THENCE N00°34'19"W FOR 42.93 FEET; THENCE S89°25'41"W FOR 655.71 FEET; THENCE S25°24'01"W FOR 122.62 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BLACK CREEK CANAL (C-1) BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S25°24'01"W FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1170.00 FEET, THROUGH A CENTRAL ANGLE 17°37'47" FOR AN ARC LENGTH OF 360.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 102ND AVENUE; THENCE N00°47'47"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 249.37 FEET TO THE POINT OF BEGINNING; THENCE N23°12'28"E FOR 223.59 FEET; THENCE N36°23'16"E FOR 85.68 FEET; THENCE N48°34'04"E FOR 118.87 FEET; THENCE S89°12'13"W FOR 46.94 FEET; THENCE N00°47'47"W FOR 528.85 FEET; THENCE S89°10'16"W ALONG THE SOUTHERN PROPERTY LINE OF THE PLATTED SUNSET APARTMENTS AS RECORDED IN PLAT BOOK 156, PAGE 89 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR A DISTANCE OF 30.00 FEET; THENCE N00°49'44"W ALONG THE WESTERN PROPERTY LINE OF SAID SUNSET APARTMENTS PLAT FOR A DISTANCE OF 252.59 FEET TO A POINT OF TANGENCY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 224TH STREET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 287.37 FEET, THROUGH A CENTRAL ANGLE OF 25°07'50" FOR AN ARC DISTANCE OF 126.04 FEET TO A POINT INTERSECTING WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 102ND AVENUE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF S.W. 102ND AVENUE NORTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 122°48'04" FOR AN ARC DISTANCE OF 53.58 FEET; THENCE CONTINUING S00°47'47"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1153.59 FEET TO THE POINT OF BEGINNING.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THE SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

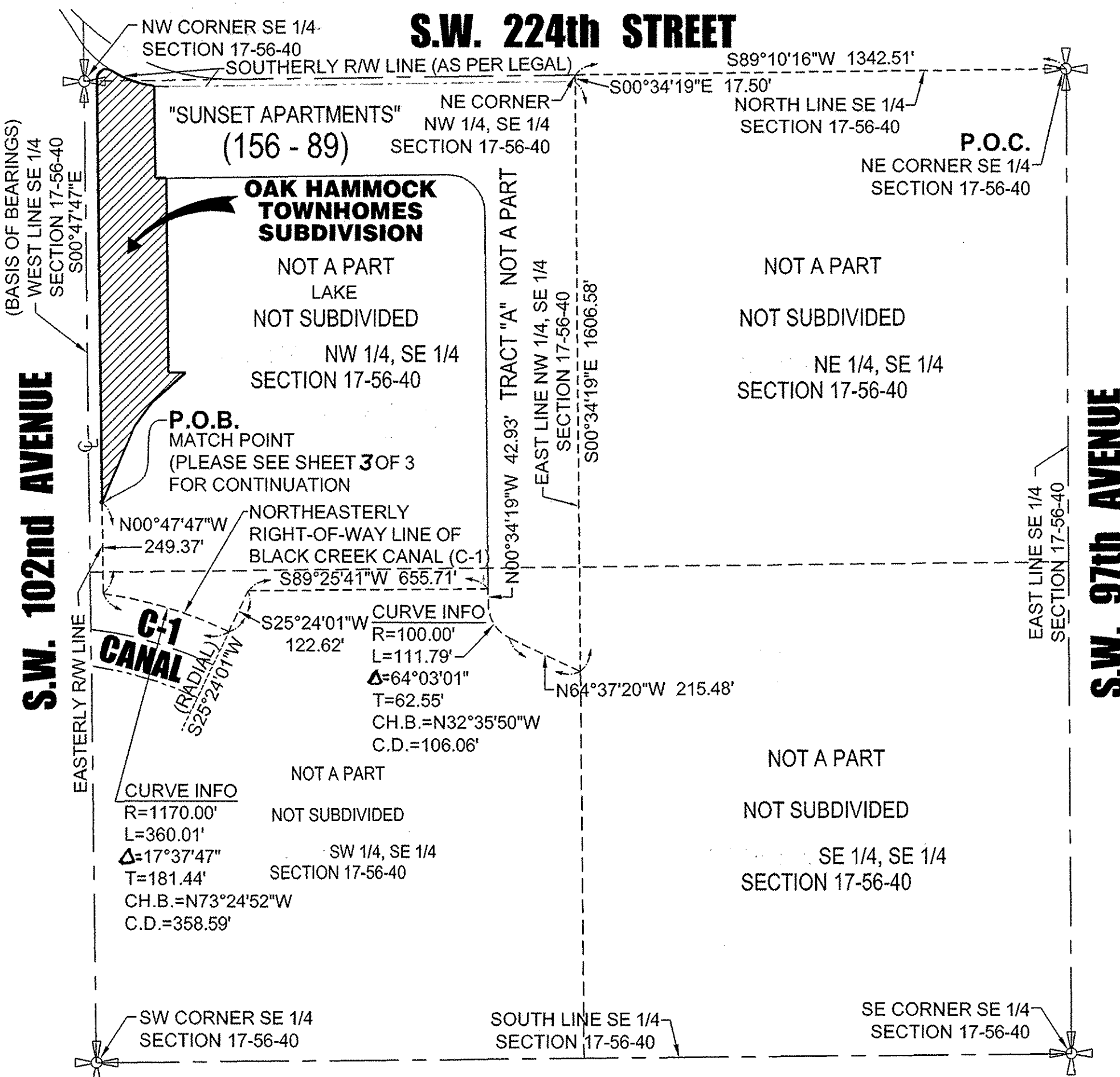
THAT TRACT "A", AS SHOWN HEREON IS RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF PROPERTY OWNERS WITHIN THE SUBDIVISION AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS' ASSOCIATION OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT THE LIMITED ACCESS RIGHT-OF-WAY LINES, AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT VEHICULAR ACCESS TO AND FROM ADJOINING ARTERIAL ROADS.

THAT S.W. 224TH STREET AND S.W. 102ND AVENUE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENT AS SHOWN BY DASHED LINE ON THE ATTACHED PLAT IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.



LOCATION MAP

SE 1/4 OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = 1" : 300'

IN WITNESS WHEREOF:

THAT CH - OAK HAMMOCK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES THIS 12TH DAY OF FEBRUARY A.D., 2014.

CH - OAK HAMMOCK, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

BY: KAREN RODRIGUEZ
MANAGING MEMBER
PRINT NAME

WITNESS: OVIDIO P. RODRIGUEZ
PRINT NAME

WITNESS: ALEJANDRO RODRIGUEZ
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE] S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, KAREN RODRIGUEZ AS MANAGING MEMBER OF CH - OAK HAMMOCK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE PURPOSES AS SUCH OFFICER THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 12TH DAY OF FEBRUARY A.D., 2014.

Marilyn Rose
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

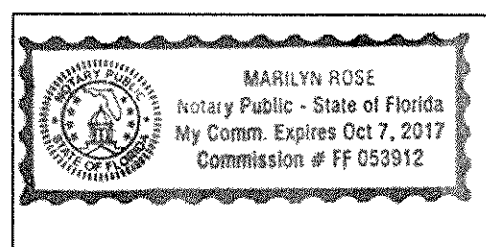
PRINTED NAME OF ACKNOWLEDGER: Marilyn Rose

NOTARY PUBLIC, STATE OF FLORIDA

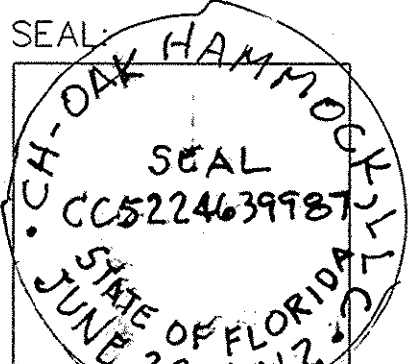
COMMISSION NUMBER: FF 053912

MY COMMISSION EXPIRES: October 2, 2017

CH - OAK HAMMOCK, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY



NOTARY SEAL



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:

CABRERA CONSULTING SERVICES
Land Planning-Surveying-Mapping
CERTIFICATE No. L.B.-7102, STATE OF FLORIDA
10412 SW 23RD TERRACE
MIAMI, FLORIDA 33165
PHONE: (305) 389-8321

AUGUST, 2013

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES THIS 14th DAY OF FEBRUARY, A.D., 2014. THE SIZE OF THE LOTS, TRACTS, AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES.

BY: [Signature]
DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT THIS 17th DAY OF APRIL, A.D., 2014.

BY: [Signature]
DIRECTOR

BY: [Signature]
COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33G CODE OF MIAMI-DADE COUNTY, FLORIDA, SUBJECT TO ALL OF THE CONDITIONS OF THE CONCURRENCY REVIEW AGENCIES AND SAID CHAPTER 33G. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. 2-315-19 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS 29th DAY OF April A.D., 2014.

ATTEST: CLERK OF THE CIRCUIT COURT

BY: [Signature] DEPUTY CLERK

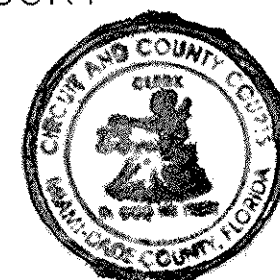
SIGNED: [Signature] MAYOR

RECORDING STATEMENT:

FILED FOR RECORD THIS 29 DAY OF April A.D., 2014 AT 14:27 P.M. IN BOOK 170 OF PLATS, AT PAGE 21 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: Orlando Charles #33685
DEPUTY CLERK



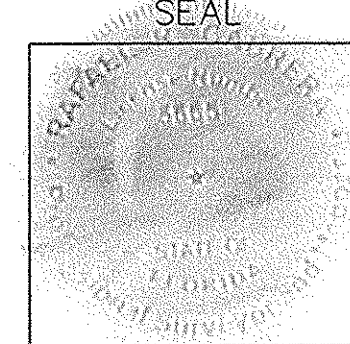
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "OAK HAMMOCK TOWNHOMES SUBDIVISION", IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE ON THE 30th DAY OF AUGUST 2013 IN ACCORDANCE WITH PART I, CHAPTER 177, OF THE FLORIDA STATUTES.

CABRERA CONSULTING SERVICES

BY: [Signature]
RAFAEL R. CABRERA, P.S.M.
CERTIFICATE No. L.S.-5665
STATE OF FLORIDA

RAFAEL R. CABRERA
PROFESSIONAL SURVEYOR
AND MAPPER



PLANTING

OAK HAMMOCK TOWNHOMES SUBDIVISION

P.B. 170 PG. 21²
SHEET 2 OF 3

A SUBDIVISION OF A PORTION OF THE SE 1/4, OF SECTION 17, IN TOWNSHIP 56 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA.

NE 1/4 AND

PREPARED BY:

CABRERA CONSULTING SERVICES

Land Planning-Surveying-Mapping
CERTIFICATE No. L.B.-7102, STATE OF FLORIDA

10412 SW 23rd TERRACE
MIAMI, FLORIDA 33165
PHONE: (305) 389-8321

AUGUST, 2013

MORTGAGEE APPROVAL:

THAT OCEAN BANK, A FLORIDA BANKING CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JANUARY 8, 2014 AND FILED FOR RECORD ON JANUARY 10, 2014, AND FILED IN OFFICIAL RECORDS BOOK NO. 28984 AT PAGE 332 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

THAT THE SAID OCEAN BANK, A FLORIDA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR ON ITS BEHALF BY ROGELIO VILLAREAL, SR. VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED TO IN THE PRESENCE OF GUILLERMO MOLINA, VICE-PRESIDENT, THIS 22 DAY OF JANUARY, A.D., 2014.

OCEAN BANK
A FLORIDA BANKING CORPORATION

BY: [Signature]
ROGELIO VILLAREAL
PRINT NAME
SR. VICE-PRESIDENT
PRINT TITLE

BY: [Signature]
GUILLERMO MOLINA
PRINT NAME
SR. VICE-PRESIDENT
PRINT TITLE



ACKNOWLEDGMENT:

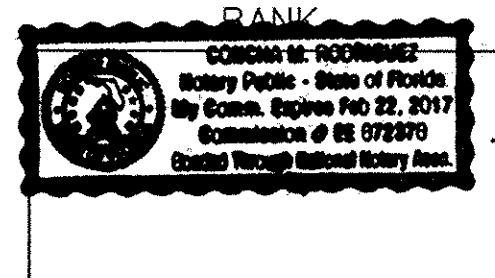
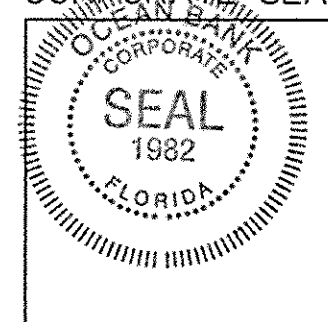
STATE OF FLORIDA]
COUNTY OF MIAMI-DADE] S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ROGELIO VILLAREAL, SR. VICE-PRESIDENT AND GUILLERMO MOLINA, SR. VICE-PRESIDENT OF OCEAN BANK, A FLORIDA BANKING CORPORATION, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF JANUARY, A.D., 2014.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
PRINT NAME:

OCEAN BANK
A FLORIDA BANKING CORPORATION
CORPORATE SEAL:



NOTARY SEAL

THE SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING INSTRUMENTS:

DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 16123, PAGE 794, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

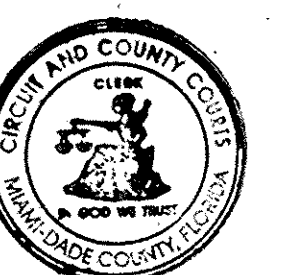
COVENANT RECORDED IN O.R. BOOK 19386, PAGE 3428, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL THE ABOVE AS MAY BE AMENDED.

RECORDING STATEMENT:

FILED FOR RECORD THIS 29 DAY OF APRIL, A.D., 2014 AT 14:27 P.M., IN BOOK 170 OF PLATS, AT PAGE 21² OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: [Signature]
DEPUTY CLERK # 33685



CFN 2014R0307440
PLT BK 00170 Pg 0021 (1pg)
RECORDED 04/29/2014 14:27:25
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

OAK HAMMOCK TOWNHOMES SUBDIVISION

P.B. 170 PG. 213
SHEET 3 OF 3

A SUBDIVISION OF A PORTION OF THE SE 1/4, OF SECTION 17, IN TOWNSHIP 56 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA.

NE 1/4 AND

P.O.C.
NE CORNER SE 1/4
SECTION 17-56-40

NORTH LINE SE 1/4
SECTION 17-56-40

SOUTHERLY R/W LINE
(AS PER LEGAL)

SOUTHERLY R/W LINE
(P.B. 156 - PG. 89)

TRACT "A"
"SUNSET APARTMENTS"
(P.B. 156 - PG. 89)

NOT SUBDIVIDED
LAKE
A PORTION NW 1/4, SE 1/4
SECTION 17-56-40

PREPARED BY:

CABRERA CONSULTING SERVICES
Land Planning-Surveying-Mapping

CERTIFICATE No. L.B.-7102, STATE OF FLORIDA

10412 SW 23rd TERRACE
MIAMI, FLORIDA 33165
PHONE: (305) 389-8521

AUGUST, 2013

GRAPHIC SCALE

30' 0' 15' 30' 60' 120'

(IN FEET)

1 INCH = 30 FEET.

NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON:
AN ASSUMED VALUE OF S00°47'47"E ALONG WEST LINE OF SE 1/4 OF
SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST.

AREA TABLE

Subject	SQ. FT. ±	Acres ±	Description
Tract "A"	173191.36	3.98	Total Gross Area of Property
Block 1	87894.48	2.02	Common Areas
Block 2	10343.62	0.24	Gross Area (Lots 1-4)
Block 3	12210.47	0.28	Gross Area (Lots 1-5)
Block 4	12572.79	0.29	Gross Area (Lots 1-5)
Block 5	19882.38	0.46	Gross Area (Lots 1-8)
Block 6	9991.71	0.23	Gross Area (Lots 1-4)
Block 7	15016.01	0.34	Gross Area (Lots 1-5)
Block 8	5279.84	0.12	Gross Area (Lots 1 & 2)

NOTICE:

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DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO
CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC
OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE
PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES AND LEGEND:

P.C.P. • INDICATES PERMANENT CONTROL POINT (L.S.-5665)
P.R.M. ○ INDICATES PERMANENT REFERENCE MONUMENT (L.S.-5665)

P.B. INDICATES PLAT BOOK
PG. INDICATES PAGE
P.O.B. INDICATES POINT OF BEGINNING
P.O.C. INDICATES POINT OF COMMENCEMENT
Δ= INDICATES DELTA
R= INDICATES RADIUS
L= INDICATES ARC DISTANCE
T= INDICATES TANGENT
CH.B.= INDICATES CHORD BEARING
C.D.= INDICATES CHORD DISTANCE
± INDICATES MORE OR LESS
O.R.B. INDICATES OFFICIAL RECORD BOOK
— INDICATES CENTERLINE
--- INDICATES LIMITED ACCESS RIGHT-OF-WAY LINE
R/W INDICATES RIGHT-OF-WAY
MD/ASD INDICATES MIAMI-DADE WATER AND SEWER DEPARTMENT
T.O.B. INDICATES TOP OF BANK

CFN 2014R0307440
PLT BK 00170 Pg 00211 (Rev)
RECORDED 04/29/2014 14:27:25
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

RECORDING STATEMENT:

FILED FOR RECORD THIS 29 DAY OF April A.D., 2014
AT 14:27 P.M., IN BOOK 170 OF PLATS, AT
PAGE 213, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF
FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: *Orlando Charles*
DEPUTY CLERK #33685

