

DESCRIPTION

Being a parcel of land situate in Sections 1 and 6, Township 38 South, Range 40 and 41 East, Martin County, Florida, more specifically described as follows:

Commencing at the northeast corner, of the southeast one-quarter of said Section 1, Township 38 South, Range 40 East, said corner also being the southeast corner of Government Lot 4, lying on the north line of the south 33 feet of Mapp Road, as recorded at O.R.B. 20, Page 591, of the public records of said Martin County; thence north 89°24'31" east, along said north right-of-way line, a distance of 327.55 feet to the Point of Beginning.

From the Point of Beginning, departing from said north right-of-way line, North 00°35'28" West a distance of 14.00 feet to the beginning of a curve, having a radius of 105.00 feet from which a radial line bears South 89°24'31" West; thence northwesterly along the arc of said curve, subtending a central angle of 58°29'58", a distance of 107.21 feet to a point of reverse curvature, having a radius of 175.00 feet from which a radial line bears North 30°54'33" East; thence northerly along the arc of said curve, subtending a central angle of 59°59'48", a distance of 183.25 feet to a point of reverse curvature, having a radius of 295.22 feet from which a radial line bears North 89°05'39" West; thence northwesterly along the arc of said curve, subtending a central angle of 31°33'14", a distance of 162.58 feet; thence North 30°38'53" West a distance of 44.54 feet; thence North 59°21'07" East a distance of 5.00 feet to a point on the arc of a curve, having a radius of 294.67 feet from which a radial line bears North 59°21'07" East; thence northwesterly along the arc of said curve, subtending a central angle of 05°11'20", a distance of 26.69 feet to a point of reverse curvature, having a radius of 25.00 feet from which a radial line bears South 64°32'27" West; thence westerly along the arc of said curve, subtending a central angle of 80°59'04", a distance of 35.34 feet; thence South 73°33'23" West a distance of 101.07 feet to the beginning of a curve, having a radius of 264.45 feet from which a radial line bears South 16°26'37" East; thence westerly along the arc of said curve, subtending a central angle of 00°43'39", a distance of 3.36 feet to a point on the east line of said section 1; thence continue along the arc of said curve, subtending a central angle of 18°20'53", a distance of 84.69 feet to a point of reverse curvature, having a radius of 254.63 feet from which a radial line bears North 35°31'09" West; thence southwestwardly along the arc of said curve, subtending a central angle of 19°02'42", a distance of 84.64 feet; thence South 00°39'22" West a distance of 136.30 feet; thence North 89°20'38" West a distance of 344.04 feet; thence South 80°23'10" West a distance of 280.45 feet; thence North 89°20'38" West a distance of 131.96 feet; thence North 00°52'53" West a distance of 350.12 feet; thence South 89°20'38" East a distance of 1766.45 feet; thence South 00°39'22" West a distance of 108.71 feet to a point on the arc of a curve, having a radius of 204.63 feet from which a radial line bears North 22°21'27" West; thence northeasterly along the arc of said curve, subtending a central angle of 13°09'42", a distance of 47.01 feet to a point of reverse curvature, having a radius of 314.45 feet from which a radial line bears South 35°31'09" East; thence northeasterly along the arc of said curve, subtending a central angle of 19°04'32", a distance of 104.69 feet; thence North 73°33'23" East a distance of 101.04 feet to the beginning of a curve, having a radius of 25.00 feet from which a radial line bears North 16°26'37" West; thence northerly along the arc of said curve, subtending a central angle of 81°01'06", a distance of 35.35 feet; thence North 82°32'17" East a distance of 60.00 feet to a point on the arc of a curve, having a radius of 234.67 feet from which a radial line bears North 82°32'17" East; thence southerly along the arc of said curve, subtending a central angle of 23°11'10", a distance of 94.96 feet; thence North 59°21'07" East a distance of 10.00 feet; thence South 30°38'53" East a distance of 343.93 feet to the beginning of a curve, having a radius of 382.00 feet from which a radial line bears South 59°21'07" West; thence southerly along the arc of said curve, subtending a central angle of 30°02'24", a distance of 200.39 feet to a point lying on the northerly right-of-way line of said map road; thence South 89°24'31" West, along said northerly right-of-way line, a distance of 93.00 feet to the Point of Beginning.

The above described parcel contains 7.2636 Acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN  
STATE OF FLORIDA

The streets shown on this Plat of Phase 10 & 11, Cutter Sound P.U.D. are hereby declared to be private streets and are dedicated to Cutter Sound Community Association, Inc., its successors and assigns, for access, drainage and utility purposes of said association and its employees and agents, subject to reserved easements for use and access by any utility, including C.A.T.V., and any association established for utility purposes, 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, by fire and police departments and other governmental or quasi-governmental agencies and their agents and employees while engaged in their respective official functions. This dedication shall also be subject to a reserved easement for use and access by RGA Development Company, its successors, assigns, agents and employees, and by Cutter Sound Golf & Yacht Club, Inc., its successors, successors-in-title, assigns, agents, employees and members. Such streets shall be the maintenance responsibility of Cutter Sound Community Association, Inc. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets.

The utility easements shown on this Plat of Phase 10 & 11, Cutter Sound P.U.D. may be used for the purpose of access to, and construction, use and maintenance of utilities by any utility, including C.A.T.V. and any association established for utility purposes, 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. The Board of County Commissioners of Martin County, Florida, shall bear no responsibility, duty or liability regarding such easements.

The access easements shown on this Plat of Phase 10 & 11, Cutter Sound P.U.D. are hereby declared to be private easements and are dedicated to Cutter Sound Community Association, Inc., its successors and assigns, and the Cutter Sound Golf & Yacht Club, Inc., its successors, successors-in-title and assigns, for the purpose of access. Such access easements shall be the maintenance responsibility of Cutter Sound Community Association, Inc. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such access easements.

The drainage easements shown on this Plat of Phase 10 & 11, Cutter Sound P.U.D. are hereby declared to be private easements and are dedicated to Cutter Sound Community Association, Inc., its successors and assigns, and Cutter Sound Golf & Yacht Club, Inc., its successors, successors-in-title and assigns, for the purpose of access to, and construction, use and maintenance of drainage facilities. Such drainage easements shall be the maintenance responsibility of Cutter Sound Community Association, Inc. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such drainage easements.

R.G.A. Development Company, a Florida Corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property described hereon.

Signed and sealed this 9th day of May, 1990 on behalf of said corporation by its president and attested to by its secretary.

Attest: R.G.A. Development Company

By: Marianne Spector, Secretary  
By: A.P. Carpentier, President

COMPUTED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
CHECKED \_\_\_\_\_  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_

PLAT OF PHASE 10 AND 11  
CUTTER SOUND P. U. D.  
LYING IN SEC. 1 & 6, TWP. 38S, RGE. 40 & 41E  
MARTIN COUNTY, FLORIDA  
IN TWO SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
STUART, FLORIDA  
MAY 1990

ACKNOWLEDGEMENT

COUNTY OF MARTIN  
STATE OF FLORIDA  
ss  
Before me, the undersigned notary public, personally appeared A.P. Carpentier and Mary Ann Spector, to me well known to be the President and Secretary, respectively, of R.G.A. Development Company, a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 9th day of May, 1990.  
Jude A. Payer  
Notary Public  
State of Florida at Large  
My commission expires: 6/21/90

TITLE CERTIFICATION

We, DeSantis, Cook, Ferraro & McCarthy, members of the Florida Bar, hereby certify that as of May 3rd, 1990, at 5:00 PM

1. Record title to the land described and shown on this plat of Phase 10 & 11, Cutter Sound P.U.D. is in the name of R.G.A. Development Company, a Florida corporation.  
2. All recorded mortgages not satisfied or released of record nor otherwise terminated by law encumbering the land described hereon are as follows:

A. Mortgage by R.G.A. Development Company, a Florida corporation, and S.R.S. Equity, Inc., a Florida corporation, in favor of Florida National Bank recorded in Official Records Book 577, Page 344, Mortgage Modification, Additional Advance and Extension Agreement recorded in Official Records Book 581, Page 2517, Extension Agreement recorded in Official Records Book 591, Page 1953, Second Mortgage Modification, Additional Advance and Extension Agreement recorded in Official Record Book 597, Page 760, Extension Agreement recorded in Official Records Book 620, Page 1086, as assigned to S.R.S. Equity, Inc. in Official Records Book 773, Page 1133, Mortgage Modification, Spreader and Future Advance Agreement recorded in Official Records Book 784, Page 1004, together with Conditional Assignment of Leases, Rents and Profits in favor of Florida National Bank recorded in Official Records Book 597, Page 769, and re-recorded in Official Records Book 601, Page 1801, as assigned to Barnett Bank of Martin County N.A., by Collateral Assignment of Mortgage recorded in Official Records Book 829, Page 131, as subordinated to the insured mortgage by Subordination of Mortgage and Loan Documents recorded in Official Records Book 829, Page 125, as amended by Amendment, Confirmation and Restatement of Subordination of Mortgage and Loan Documents dated January 24, 1990, and recorded in Official Records Book 844, Page 628, all in the Public Records of Martin County, Florida.

B. Mortgage by R.G.A. Development Company, a Florida corporation, and S.R.S. Equity, Inc., a Florida corporation, in favor of Florida National Bank recorded in Official Records Book 617, Page 502, which was assigned to S.R.S. Equity, Inc. in Official Records Book 773, Page 1133, Mortgage Modification, Spreader and Future Advance Agreement recorded in Official Records Book 784, Page 1004, as assigned to Barnett Bank of Martin County N.A. by Collateral Assignment of Mortgage recorded in Official Records Book 829, Page 134, and as subordinated to the insured mortgage by Subordination of Mortgage and Loan Documents recorded in Official Records Book 829, Page 128, as amended by Amendment, Confirmation and Restatement of Subordination of Mortgage and Loan Documents dated January 24, 1990, and recorded in Official Records Book 844, Page 631, all in the Public Records of Martin County, Florida.

C. Mortgage and Security Agreement by R.G.A. Development Company, a Florida corporation, and S.R.S. Equity, Inc., a Florida corporation, in favor of Barnett Bank of Martin County N.A., dated September 20, 1989, and recorded September 22, 1989, in Official Records Book 829, Page 110, as modified by Future Advance and Mortgage Modification Agreement dated January 24, 1990, and recorded January 29, 1990, in Official Records Book 844, Page 622, all in the Public Records of Martin County, Florida.

3. This certificate is issued solely for the purposes of complying with Section 177.041, Florida Statutes.  
Date this 9th day of May, 1990.

DE SANTIS, COOK, FERRARO & MCCARTHY  
BY: Terrence P. McCarthy, Esquire  
2081 E. Ocean Boulevard  
Suite 2A  
Stuart, Florida 34996  
(407) 286-1700

MORTGAGE HOLDER'S CONSENT

S.R.S. EQUITY, INC., a Florida corporation, hereby certifies that it is the holder of certain mortgages, liens or encumbrances on the land described hereon and does consent to the dedication hereon and does subordinate its mortgages, liens or encumbrances to such dedications.

Signed and sealed this 9th day of May, 1990, on behalf of S.R.S. Equity, Inc., by its President, and attested to by its Secretary.

S.R.S. EQUITY, INC.,  
a Florida corporation  
BY: Saul R. Spector  
President and Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
Before me, the undersigned notary public, personally appeared Saul R. Spector to me well known and known to be the President and Secretary, of S.R.S. Equity, Inc., a Florida corporation, and he acknowledged that he executed such Mortgage Holder's Consent as such officers of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 9th day of May, 1990.

Jude A. Payer  
Notary Public  
State of Florida at Large  
My commission expires: 6/21/90

PARCEL CONROL NO. 1-38-40-016-000-0000.0

MORTGAGE HOLDER'S CONSENT

Barnett Bank of Martin County N.A., hereby certifies that it is the holder of certain mortgages, liens or encumbrances on the land described hereon and does consent to the dedications hereon and does subordinate its mortgages, liens or encumbrances to such dedications.

Signed and sealed this 9th day of May, 1990, on behalf of Barnett Bank of Martin County, N.A. by its Executive Vice President, and attested to by its Vice President.

ATTEST: BARNETT BANK OF MARTIN COUNTY, N.A.  
BY: J. Cary Allen, Vice President  
BY: Perry R. Barbee, Executive Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
Before me, the undersigned notary public, personally appeared Perry R. Barbee and J. Cary Allen to me well known and known to be the Executive Vice President and Vice President, respectively, of Barnett Bank of Martin County N.A., and they acknowledged that they executed such Mortgage Holder's Consent as such officers of said banking institution.

Witness my hand and official seal in the County and State last aforesaid this 9th day of May, 1990.

Deanna Madoff  
Notary Public  
State of Florida at Large  
My commission expires: 4-3-92

COUNTY APPROVAL

COUNTY OF MARTIN  
STATE OF FLORIDA  
This plat is hereby approved by the under signed on the date, or dates indicated.

6-15-90  
Date  
5/8/90  
Date  
5/8/90  
Date  
5/8/90  
Date

Wm. E. Holliman  
County Engineer  
James Drouw  
County Attorney  
James Weidman  
Vice Chairman - Planning and Zoning  
Commission of Martin County, Florida  
Kathie A. Thomas  
Chairman - Board of County  
Commission of Martin County, Florida

Attest: Marsha Stiller, Clerk  
By: Kathy Webster, D.C.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
ss  
I, Allan F. Oslund, do hereby certify that this plat of Cutter Sound is a true and correct representation of the lands surveyed under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments have been placed, as required by law, and that permanent control points will be set for the required improvements and further that the survey data complies with all the requirements of Chapter 177, part 1, Florida Statutes, (as amended) and ordinances of Martin County, Florida.

THIS INSTRUMENT PREPARED  
BY ALLAN OSLUND  
1111 S.E. Federal Hwy., Suite 230  
Stuart, Florida 34994  
Phone (407) 286-9010

Allan Oslund  
Registered Land Surveyor  
Florida Certification No. 4659

