

# Harbour Island at Palm Cove, a P.U.D.

Being a parcel of land lying in Section 1, Township 38 South, Range 40 East and Section 6, Township 38 South, Range 41 East, Martin County, Florida; said parcel also being a replat of Lots 15 through 22, and a portion of Tract A of Plat of Harbour Island at Cutter Sound P.U.D. as recorded in Plat Book 14, Page 34, public records, Martin County, Florida.

### CLERK'S RECORDING CERTIFICATE

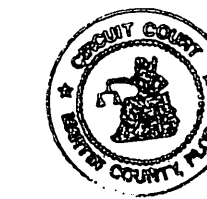
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN

PLAT BOOK 14, PAGE 11, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

9<sup>th</sup> DAY OF June, 2005.

MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 1846267 BY Charlotte Surbey DEPUTY CLERK



01-38-40-019-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER

### LOCATION MAP

### LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST AND SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL ALSO BEING A PORTION OF THE PLAT OF HARBOUR ISLAND AT CUTTER SOUND P.U.D. AS RECORDED IN PLAT BOOK 14, PAGE 34, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED PLAT OF HARBOUR ISLAND AT CUTTER SOUND P.U.D., SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. CUTTER SOUND DRIVE ACCORDING TO THE PLAT OF PHASES 3 AND 8 CUTTER SOUND P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 50 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING IN A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 294.67 FEET, THE CHORD OF WHICH BEARS NORTH 26°12'01" EAST, AND HAVING A CHORD DISTANCE OF 145.42 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF THE AFOREMENTIONED PLAT OF HARBOUR ISLAND AT CUTTER SOUND P.U.D., THROUGH A CENTRAL ANGLE OF 28°34'16", A DISTANCE OF 146.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 220.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°41'46", A DISTANCE OF 44.91 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S. W. ISLAND CREEK TRAIL ACCORDING TO THE AFOREMENTIONED PLAT OF HARBOUR ISLAND AT CUTTER SOUND P.U.D.; THENCE NORTH 50°46'59" WEST, ALONG SAID CENTERLINE A DISTANCE OF 281.72 FEET; THENCE DEPARTING SAID LINE NORTH 39°13'01" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE INGRESS/EGRESS EASEMENT FOR S.W. ISLAND CREEK TRAIL ACCORDING TO THE AFOREMENTIONED PLAT OF HARBOUR ISLAND AT CUTTER SOUND P.U.D.; THENCE NORTH 50°46'59" WEST, ALONG SAID LINE A DISTANCE OF 52.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 106.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°45'37", A DISTANCE OF 116.44 FEET; THENCE DEPARTING SAID INGRESS/EGRESS EASEMENT, NORTH 26°13'15" WEST, A DISTANCE OF 3.61 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE AFOREMENTIONED PLAT OF HARBOUR ISLAND AT CUTTER SOUND P.U.D. THENCE ALONG SAID LINE BY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 63°46'45" EAST, A DISTANCE OF 6.50 FEET; THENCE NORTH 33°45'30" EAST, A DISTANCE OF 41.28 FEET; THENCE NORTH 55°47'35" EAST, A DISTANCE OF 43.96 FEET; THENCE NORTH 14°56'25" WEST, A DISTANCE OF 60.03 FEET; THENCE NORTH 19°27'44" EAST, A DISTANCE OF 19.51 FEET; THENCE NORTH 08°01'53" WEST, A DISTANCE OF 89.99 FEET; THENCE DEPARTING SAID WESTERLY LINE NORTH 86°39'53" EAST, A DISTANCE OF 97.88 FEET TO A POINT ON THE WESTERLY LINE OF A 10.00 FEET WIDE UTILITY EASEMENT AS SHOWN ON THE AFOREMENTIONED PLAT OF HARBOUR ISLAND AT CUTTER SOUND P.U.D., SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 197.00 FEET, THE CHORD OF WHICH BEARS SOUTH 15°01'22" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°27'32", A DISTANCE OF 70.34 FEET; THENCE SOUTH 25°15'08" EAST, A DISTANCE OF 74.57 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 153.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°52'01", A DISTANCE OF 135.83 FEET; THENCE SOUTH 25°36'53" WEST, A DISTANCE OF 4.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°36'08", A DISTANCE OF 36.16 FEET; THENCE SOUTH 39°13'01" WEST, NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.78 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

SYMPHONY BUILDERS AT PALM COVE GOLF AND YACHT CLUB, LLC, BY ITS MANAGING MEMBER, SYMPHONY BUILDERS AT PALM COVE GOLF AND YACHT CLUB, INC. AND HARBOUR ISLAND AT CUTTER SOUND HOMEOWNERS ASSOCIATION, INC. THROUGH THEIR UNDERSIGNED OFFICERS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THE PLAT OF HARBOUR ISLAND AT PALM COVE, A P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

1. OPEN SPACE - TRACT A

THE OPEN SPACE TRACT AS SHOWN ON THIS PLAT OF HARBOUR ISLAND AT PALM COVE, A P.U.D. AS TRACT A IS HEREBY DECLARED TO BE THE PROPERTY OF HARBOUR ISLAND AT CUTTER SOUND HOMEOWNERS ASSOCIATION, INC. AND IS FURTHER DECLARED TO BE A PRIVATE OPEN SPACE TRACT, WHICH SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY OPEN SPACE TRACT DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 31 DAY OF March, 2005, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS MANAGING MEMBER.

WITNESS: Elizabeth Klein  
Marla Birman  
BY: Judith R. Ginsberg, ASSISTANT  
LEWIS MOSCOVITCH, PRESIDENT

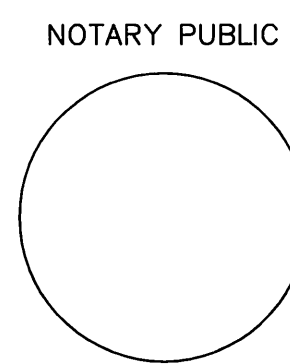
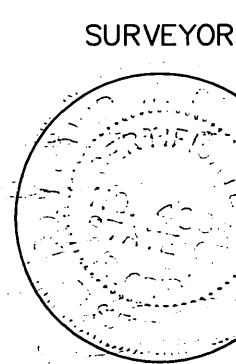
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEWIS MOSCOVITCH TO ME WELL KNOWN TO BE THE PRESIDENT OF SYMPHONY BUILDERS AT PALM COVE GOLF AND YACHT CLUB, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICER OF SAID CORPORATION AS MANAGING MEMBER OF THE LIMITED LIABILITY COMPANY AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION AND LIMITED LIABILITY COMPANY.  
HE IS: (X) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC-STATE OF FLORIDA  
Judith R. Ginsberg  
Commission # DD387953  
Expires: JAN. 19, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_



SYMPHONY BUILDERS AT PALM COVE GOLF AND YACHT CLUB, LLC, BY ITS MANAGING MEMBER, SYMPHONY BUILDERS AT PALM COVE GOLF AND YACHT CLUB, INC.

### ACCEPTANCE, JOINDER AND CONSENT

HARBOUR ISLAND AT CUTTER SOUND HOMEOWNERS ASSOCIATION, INC., DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 31 DAY OF March, 2005.

BY: Lewis Moscovitch, PRESIDENT  
WITNESS: Elizabeth Klein  
PRINT NAME: Elizabeth Klein  
WITNESS: Marla Birman  
PRINT NAME: Marla Birman

SIGNED AND SEALED THIS 31 DAY OF March, 2005, ON BEHALF OF SAID HARBOUR ISLAND AT CUTTER SOUND HOMEOWNERS ASSOCIATION, INC.

WITNESS: Elizabeth Klein  
Marla Birman  
BY: Lewis Moscovitch, PRESIDENT  
HARBOUR ISLAND AT CUTTER SOUND HOMEOWNERS ASSOCIATION, INC.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Lewis Moscovitch TO ME WELL KNOWN TO BE THE PRESIDENT OF HARBOUR ISLAND AT CUTTER SOUND HOMEOWNERS ASSOCIATION, INC., AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE 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.  
HE IS: (X) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC-STATE OF FLORIDA  
Judith R. Ginsberg  
Commission # DD387953  
Expires: JAN. 19, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

Judith R. Ginsberg  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### TITLE CERTIFICATION

I, LARRY ROTHENBERG, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF MARCH 29, 2005

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
MORTGAGE TO: SUNTRUST BANK  
MORTGAGEE: SUNTRUST BANK  
MORTGAGOR: SYMPHONY BUILDERS AT PALM COVE GOLF AND YACHT CLUB, LLC  
MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1615, PAGE 2298 AND MODIFIED 2-25-03 AND RECORDED IN OFFICIAL RECORDS BOOK 1736, PAGE 1065, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 29 DAY OF March, 2005.

Larry Rothenberg  
NAME: LARRY ROTHENBERG  
FLORIDA BAR NO.: 0306045  
ADDRESS: 815 CORAL RIDGE DRIVE  
CORAL SPRINGS, FLORIDA 33071

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Lewis Moscovitch TO ME, WELL KNOWN TO BE THE PRESIDENT OF HARBOUR ISLAND AT CUTTER SOUND HOMEOWNERS ASSOCIATION, INC. AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE, JOINDER AND CONSENT AS SUCH OFFICER 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.  
HE IS: (X) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC-STATE OF FLORIDA  
Judith R. Ginsberg  
Commission # DD387953  
Expires: JAN. 19, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

Judith R. Ginsberg  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### MORTGAGEE'S CONSENT TO PLAT

SUNTRUST BANK, A STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES, HEREBY CERTIFY THAT THE BANK IS THE HOLDER OF THAT CERTAIN MORTGAGE, RECORDED IN OFFICIAL RECORDS BOOK 1615, PAGE 2298 AND OFFICIAL RECORDS BOOK 1736, PAGE 1065 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID MORTGAGE BEING A LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION(S) HEREON AND SUBORDINATE THE MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION(S).

DATED THIS 30 DAY OF March, 2005

BY: Katrine Chin Sang  
ITS: Vice President  
ATTEST: Jon Knox

NAME: Jon Knox  
ITS: Assistant Vice President

### ACKNOWLEDGMENT

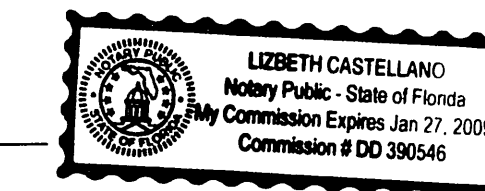
STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED Katrine Chin Sang AND Jon Knox AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID COMPANY TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF SUNTRUST BANK AND THAT IT WAS AFFIXED BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
THEY ARE (X) PERSONALLY KNOWN TO ME OR ( ) HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC  
STATE OF FLORIDA

COMMISSION NO. \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_



### SURVEYOR'S NOTES

- 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 THIS 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.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF S.W. ISLAND CREEK TRAIL, HARBOUR ISLAND AT CUTTER SOUND, AS RECORDED IN PLAT BOOK 14, PAGE 34, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA. SAID LINE BEARS NORTH 50°46'59" WEST.
- ALL ELEVATIONS SHOWN HEREON ARE IN FEET AND REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929 AND BASED ON MARTIN COUNTY BENCHMARK "MAPP & CUT-1" HAVING AN ELEVATION OF 7.335 FEET.

Job Number 01-1109-51-01  
Licensed Business #4108

