

DESCRIPTION

BEING A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF GOVERNMENT LOT 4; THENCE NORTH 89°24'31" EAST, A DISTANCE OF 327.55 FEET, SAID POINT BEING THE WEST RIGHT OF WAY OF S. W. CUTTER SOUND DRIVE, THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF S. W. CUTTER SOUND DRIVE NORTH 00°35'29" 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 NORTHWESTERLY 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 THE BEGINNING OF A CURVE HAVING A RADIUS OF 294.67 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 59°21'07" EAST; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 23°11'10", A DISTANCE OF 119.25 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE NORTHEAST ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 47°55'20", A DISTANCE OF 246.46 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 220.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 49°32'23" WEST; THENCE NORTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 63°57'51", A DISTANCE OF 245.60 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 247.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 66°29'46" EAST; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 82°29'14", A DISTANCE OF 355.60 FEET; THENCE NORTH 58°59'00" EAST, A DISTANCE OF 176.30 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 312.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 31°01'00" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 40°56'40", A DISTANCE OF 222.96 FEET; THENCE NORTH 18°02'20" EAST, A DISTANCE OF 120.18 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 220.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 71°57'40" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 14°30'14", A DISTANCE OF 209.28 FEET; THENCE NORTH 75°17'35" WEST, A DISTANCE OF 54.04 FEET; THENCE NORTH 07°19'00" EAST, A DISTANCE OF 37.16 FEET; THENCE NORTH 23°15'50" EAST, A DISTANCE OF 78.59 FEET; THENCE NORTH 05°40'13" EAST, A DISTANCE OF 77.27 FEET; THENCE NORTH 01°24'43" EAST, A DISTANCE OF 50.60 FEET; THENCE NORTH 11°22'27" EAST, A DISTANCE OF 30.46 FEET; THENCE NORTH 02°23'32" EAST, A DISTANCE OF 46.49 FEET; THENCE NORTH 23°43'05" EAST, A DISTANCE OF 39.03 FEET; THENCE NORTH 54°34'20" EAST, A DISTANCE OF 95.28 FEET; THENCE NORTH 10°26'10" EAST, A DISTANCE OF 54.30 FEET; THENCE NORTH 67°21'20" WEST, A DISTANCE OF 29.90 FEET; THENCE NORTH 24°20'18" EAST, A DISTANCE OF 15.76 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE NORTH FORK OF THE ST. LUCIE RIVER; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE SAID MEAN HIGH WATER LINE OF THE NORTH FORK OF THE ST. LUCIE RIVER THE FOLLOWING THIRTEEN COURSES; THENCE NORTH 53°16'17" EAST, A DISTANCE OF 67.22 FEET; THENCE NORTH 51°09'55" EAST, A DISTANCE OF 44.30 FEET; THENCE NORTH 26°09'46" EAST, A DISTANCE OF 81.55 FEET; THENCE NORTH 27°45'27" EAST, A DISTANCE OF 67.09 FEET; THENCE NORTH 56°10'56" EAST, A DISTANCE OF 62.78 FEET; THENCE NORTH 56°27'22" EAST, A DISTANCE OF 79.19 FEET; THENCE NORTH 72°28'15" EAST, A DISTANCE OF 53.81 FEET; THENCE NORTH 65°31'33" EAST, A DISTANCE OF 43.17 FEET; THENCE SOUTH 86°43'54" EAST, A DISTANCE OF 84.05 FEET; THENCE SOUTH 68°33'35" EAST, A DISTANCE OF 69.19 FEET; THENCE SOUTH 89°29'58" EAST, A DISTANCE OF 76.85 FEET; THENCE NORTH 89°04'37" EAST, A DISTANCE OF 61.10 FEET; THENCE NORTH 89°33'37" EAST, A DISTANCE OF 62.06 FEET; THENCE DEPARTING THE SAID MEAN HIGH WATER LINE SOUTH 08°25'40" EAST, A DISTANCE OF 159.08 FEET; THENCE SOUTH 33°57'10" WEST, A DISTANCE OF 24.37 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 87.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 33°57'10" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 29°34'20", A DISTANCE OF 44.90 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 28.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 63°31'30" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 27°29'31", A DISTANCE OF 13.44 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 230.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 21°55'56" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 05°32'13", A DISTANCE OF 22.23 FEET; THENCE SOUTH 16°23'42" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 170.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 16°23'42" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 25°49'16", A DISTANCE OF 76.61 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 240.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 42°12'59" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 32°04'10", A DISTANCE OF 136.85 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 270.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 09°32'48" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 22°31'29", A DISTANCE OF 106.15 FEET; THENCE SOUTH 57°55'42" WEST, A DISTANCE OF 102.89 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 470.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 32°04'18" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 29°57'26", A DISTANCE OF 245.74 FEET; THENCE SOUTH 27°58'16" WEST, A DISTANCE OF 58.73 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 355.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 62°01'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 44°34'17", A DISTANCE OF 276.16 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 160.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 17°27'26" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 54°30'14", A DISTANCE OF 152.20 FEET; THENCE SOUTH 18°02'20" WEST, A DISTANCE OF 37.20 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 372.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 71°57'40" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 40°56'40", A DISTANCE OF 265.84 FEET; THENCE SOUTH 58°59'00" WEST, A DISTANCE OF 176.30 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 187.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 31°01'00" EAST; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 82°29'14", A DISTANCE OF 269.22 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 280.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 66°29'46" WEST; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 63°57'51", A DISTANCE OF 312.58 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 234.67 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 49°32'23" EAST; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 47°55'20", A DISTANCE OF 196.28 FEET, THENCE SOUTH 82°32'17" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.671 ACRES, MORE OR LESS.

PLAT OF PHASES 3 AND 8 CUTTER SOUND P. U. D. LYING IN SEC. 6, TWP. 38S, RGE. 41E IN FOUR SHEETS SHEET NO. 1

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN STATE OF FLORIDA

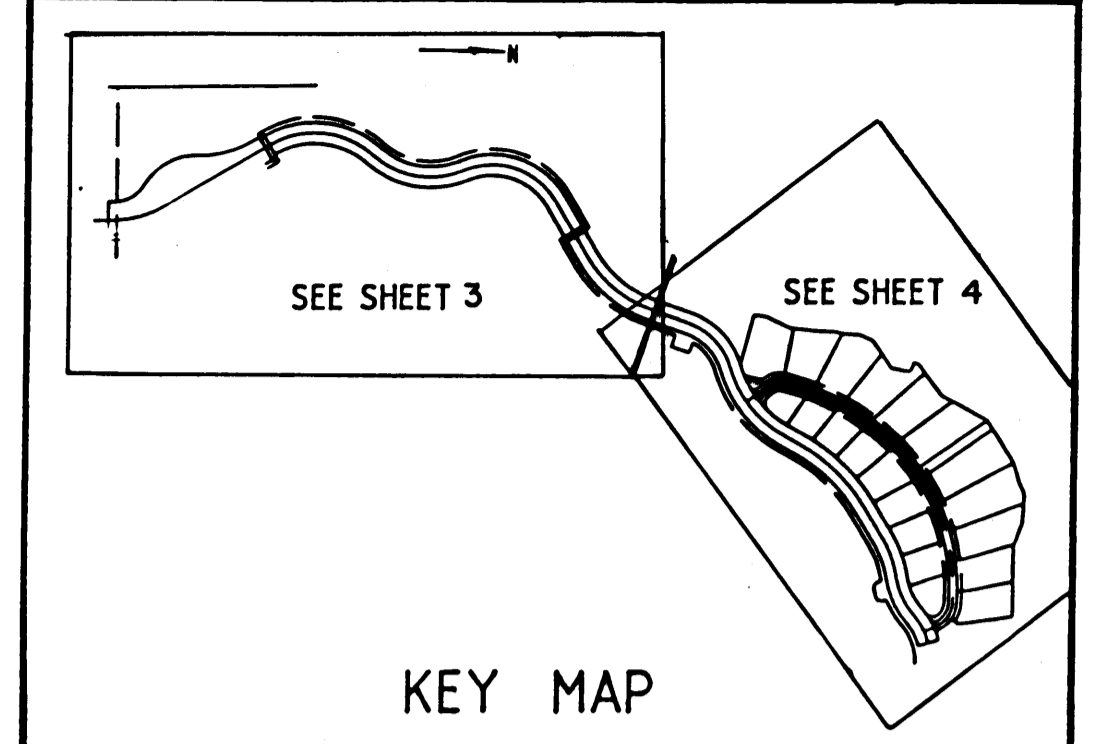
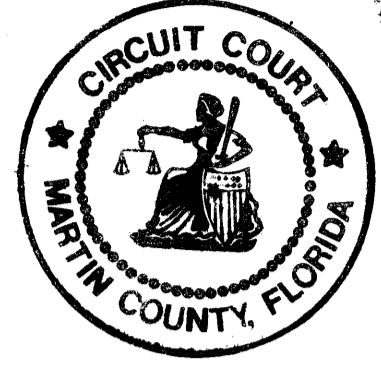
R.G.A. Development Company, a Florida Corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property described hereon, and does hereby dedicate as follows:

- 1. The streets shown on this Plat of Phases 3 & 8, 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. and the Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets.
2. The utility easements shown on this Plat of Phases 3 & 8, 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.
3. The access tract B and parking tract C shown on this Plat of Phases 3 & 8, Cutter Sound P.U.D. are hereby declared to be private tracts 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 and parking tracts 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 and parking tracts.
4. The drainage easements shown on this Plat of Phases 3 & 8, 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.
5. The upland transition buffer easement as shown on this Plat of Phases 3 & 8, Cutter Sound P.U.D. are hereby dedicated as conservation areas, and they shall be the perpetual responsibility of Cutter Sound Community Association, Inc., its successors and assigns, and Cutter Sound Golf & Yacht Club, Inc., its successors, successors-in-title and assigns, and may in no way be altered from their natural state except in compliance with the Preserve Area Management Plan approved by Martin County. Activities prohibited within said conservation areas include, but are not limited to, construction or placing of buildings on or above the ground; dumping or placing soils or other substances, such as trash, removal or destruction of trees, shrubs or other native vegetation, excavation, dredging or removal of soil materials; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife habitat conservation or preservation. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such upland transition buffer easement.
6. The access easements shown on this Plat of Phases 3 & 8, 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.
7. The access tract A shown on this Plat of Phases 3 & 8, Cutter Sound P.U.D. is hereby declared to be a private tract and is dedicated to the Cutter Sound Golf & Yacht Club, Inc., its successors in title and assigns, for the purpose of access. Such access tract 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.

Signed and sealed this 7th day of June, 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

FILED FOR RECORD JUN 28 PM 2:31 MARSHA STILLER CLERK OF CIRCUIT COURT



1, Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida, Hereby Certify that this plat was filed for record in Plat Book 12, Page 50, Martin County, Florida, Public Records, This June 28, 1990. By: Kathy Webster Deputy Clerk File No. 835243 (Circuit Court Seal)

ACKNOWLEDGEMENT

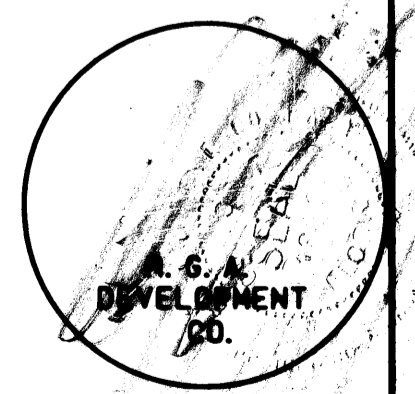
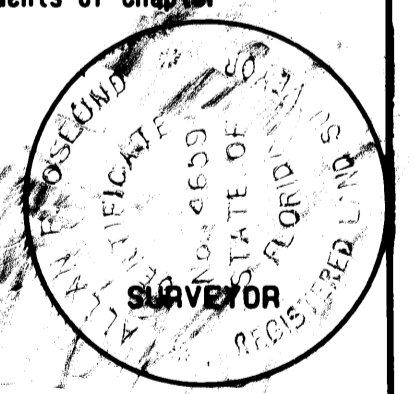
COUNTY OF MARTIN STATE OF FLORIDA ss Before me, the undersigned notary public, personally appeared A.P. Carpentier and Marianne Spector, to me well known to be the President and Secretary, respectively, of R.G.A. Development Company, a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation. Witness my hand and official seal this 7th day of June, 1990. Dinda P. Perichetian NOTARY PUBLIC State of Florida at large My commission expires: 6/21/94

COUNTY APPROVAL

COUNTY OF MARTIN STATE OF FLORIDA This plat is hereby approved by the under signed on the date, or dates indicated. 6-18-90 Date 5/22/90 Date 5/22/90 Date 5/22/90 Date County Engineer: Donald E. Hollman County Attorney: Bruce D. Brayer Vice-Chairman - Planning and Zoning Commission of Martin County, Florida: Anne Widman Chairman - Board of County Commission of Martin County, Florida: Marsha Stiller Attest: Marsha Stiller 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 responsibility 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 OSUND 1111 S.E. Federal Hwy., Suite 230 Stuart, Florida 34994 Phone (407) 286-9010 Allan Oslund Registered Land Surveyor Florida Certification No. 4659



COMPUTED DRAWN CHECKED APPROVED DATE