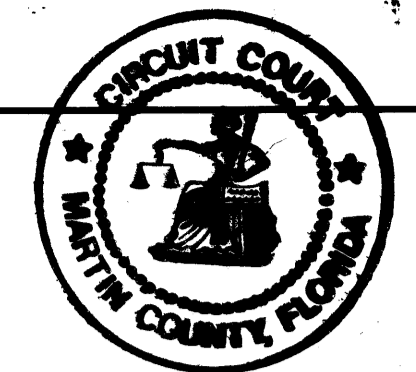


PLAT OF PHASE 6 CUTTER SOUND P. U. D. LYING IN SEC. 6, TWP. 38S, RGE. 41E MARTIN COUNTY, FLORIDA IN TWO SHEETS SHEET NO. 1



FILED FOR RECORD
90 JUN 28 PM 2:43
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY
D.C.

I, 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 51, Martin County, Florida, Public Records, This 28 day of June, 1990.
Marsha Stiller,
Clerk Circuit Court
Martin County, Florida.
By: Kathy Webster
Deputy Clerk
File No. 835248
(Circuit Court Seal)

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 NORTHEAST CORNER OF THE SOUTHEAST QUARTER CORNER OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ALSO BEING THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, LYING NORTH OF THE RIGHT-OF-WAY LINE OF MAPP ROAD AS RECORDED IN OFFICIAL RECORD BOOK 20, PAGE 591, OF PUBLIC RECORDS OF SAID MARTIN COUNTY. THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 01°09'30" WEST ALONG THE EAST SECTION LINE OF SAID SECTION 1, A DISTANCE OF 2171.82 FEET; THENCE, NORTH 88°40'30" EAST, A DISTANCE OF 1230.59 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE NORTH 57°55'42" EAST, A DISTANCE OF 102.89 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 270.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 32°04'17" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 20°05'12", A DISTANCE OF 94.66 FEET; THENCE SOUTH 34°34'04" EAST, A DISTANCE OF 8.13 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 150.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 55°25'57" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 20°30'05", A DISTANCE OF 53.67 FEET; THENCE SOUTH 55°04'08" EAST, A DISTANCE OF 215.51 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 765.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 34°55'52" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE 16°58'58", A DISTANCE OF 226.75 FEET; THENCE SOUTH 38°05'10" EAST, A DISTANCE OF 326.79 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 100.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 51°54'50" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 24°37'12", A DISTANCE OF 42.97, TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 175.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 27°17'38" WEST; THENCE SOUTHEASTERLY TO NORTH WESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL OF 229°14'24", A DISTANCE OF 700.17 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 100.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 76°32'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 24°37'12", A DISTANCE OF 42.97 FEET; THENCE NORTH 38°05'10" WEST, A DISTANCE 326.79 FEET TO THE BEGINNING OF A CURVE HAVING RADIUS OF 465.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 51°54'50" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 16°58'58", A DISTANCE OF 137.83 FEET; THENCE NORTH 55°04'08" WEST, A DISTANCE OF 215.51 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 450.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 34°55'52" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE 20°30'05", A DISTANCE OF 161.02 FEET; THENCE NORTH 34°34'04" WEST, A DISTANCE OF 25.79 FEET TO A POINT OF CURVE AND BEGINNING OF A CURVE, SAID CURVE HAVING A RADIUS OF 470.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 44°57'51" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°53'33", A DISTANCE OF 105.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.8882 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 Phase 6, 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 Phase 6, 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 drainage easements shown on this Plat of Phase 6, 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.

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. Carpenter A.P. Carpenter, President

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

PARCEL CONROL NO. 06-38-41-014-000-0000.0

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA ss
Before me, the undersigned notary public, personally appeared A.P. Carpenter 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.
Rinda A. Areschtein
NOTARY PUBLIC
State of Florida at Large
My commission expires: 6/2/94

TITLE CERTIFICATION

We, Desantis, Cook, Ferraro & McCarthy, members of the Florida Bar, hereby certify that as of JUNE 5th, 1990, at 3:00 P.M.

- 1. Record title to the land described and shown on this plat of Phase 6, 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 1006, 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 517, 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.

Dated this 7th day of JUNE, 1990.

DESANTIS, COOK, FERRARO & MCCARTHY
By: Terrence P. McCarthy
Terrence P. McCarthy, Esquire
2001 E. Ocean Boulevard
Suite 21
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 7th day of June, 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
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 7th day of June, 1990.

Rinda A. Areschtein
Notary Public
State of Florida at Large
My commission expires:
6/2/94

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. This consent and subordination applies to the mortgage described in the title certification above.

Signed and sealed this 6 day of June, 1990, on behalf of Barnett Bank of Martin County, N.A. by its Executive Vice President, and attested to by its Vice President.

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

Witness my hand and official seal in the County and State last aforesaid this 6 day of June, 1990.

Dianne Madhaff
Notary Public
State of Florida at Large
My commission expires:
5-3-92

COUNTY APPROVAL

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

- 6-18-90 Date Ronald E. Zellman County Engineer
- 5/22/90 Date Cheryl A. Bruhn County Attorney
- 5/22/90 Date Dianne Weidman Vice Chairman - Planning and Zoning Commission of Martin County, Florida
- 5/22/90 Date Marsha Stiller Chairman - Board of County Commission of Martin County, Florida

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

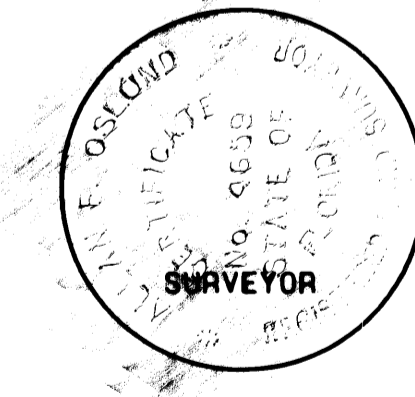
SURVEYOR'S CERTIFICATION

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



- COMPUTED _____
- DRAWN _____
- CHECKED _____
- APPROVED _____
- DATE _____