

HARBOUR ISLAND AT CUTTER SOUND P.U.D.

SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST AND SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA SHEET NO. 1 OF 3

LEGAL DESCRIPTION

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 being more particularly described as follows:

Commencing at the Northeast corner of the plat of "PLAT OF PHASE 10 AND 11 CUTTER SOUND P.U.D." as recorded in Plat Book 12, Page 49 of the Public Records in and for Martin County, Florida, said point being on the East Right-of-Way line of S.W. Cutter Sound Drive as shown on the said "PLAT OF PHASE 10 AND 11 CUTTER SOUND P.U.D." thence South 82°33'54" West along the North line of said "PLAT OF PHASE 10 AND 11 CUTTER SOUND P.U.D." for 60.00 feet to a point on the West Right-of-Way line of said S.W. Cutter Sound Drive; thence Northwesterly along the arc of a non-tangent curve concave to the Southeast having a radius of 294.67 feet, a chord bearing of North 02°14'27" East and a central angle of 19°21'06", for 99.52 feet, same line also being the West Right-of-Way line of S.W. Cutter Sound Drive as shown on the plat of "PLAT OF PHASES 3 AND 8 CUTTER SOUND P.U.D." as recorded in Plat Book 12, Page 50 of the said Public Records, to the POINT OF BEGINNING of this description; thence North 78°05'00" West, along a line being a radial extension of the last described curve, for 15.00 feet; thence North 23°51'47" West, for 102.43 feet; thence North 41°33'32" West, for 143.28 feet; thence North 56°19'33" West, for 60.35 feet; thence North 86°45'25" West, for 102.54 feet; thence North 64°29'50" West, for 21.60 feet; thence North 77°04'41" West, for 16.47 feet; thence North 37°59'13" West, for 36.48 feet; thence North 59°17'08" West, for 30.91 feet; thence North 49°31'38" West, for 20.82 feet; thence North 65°59'27" West, for 20.20 feet; thence North 41°33'33" West, for 24.03 feet; thence North 61°57'33" East, for 44.91 feet; thence North 68°27'18" East, for 37.65 feet; thence North 65°17'57" East, for 19.57 feet; thence North 85°29'55" East, for 22.96 feet; thence North 63°46'45" East, for 65.05 feet; thence North 33°45'30" East, for 41.28 feet; thence North 55°47'35" East, for 43.96 feet; thence North 14°58'25" West, for 60.03 feet; thence North 19°27'44" East, for 19.51 feet; thence North 08°01'53" West, for 135.66 feet; thence North 16°04'37" East, for 48.79 feet; thence North 09°49'37" East, for 64.89 feet; thence North 07°06'53" West, for 40.79 feet; thence North 10°12'47" East, for 108.84 feet; thence North 23°04'21" East, for 42.14 feet; thence North 12°34'51" West, for 33.41 feet; thence North 16°05'49" East, for 70.35 feet; thence North 42°47'28" East, for 91.42 feet; thence North 39°07'09" East, for 118.49 feet; thence North 37°15'29" East, for 247.93 feet; thence Southwesterly along a line being 50 feet West of (as measured at right angles) and parallel with the westerly lines of that certain Conservation Easement as recorded in Official Record Book 839, Page 781 of the said Public Records, the following thirteen courses; thence South 12°32'53" West, for 74.20 feet; thence South 48°48'36" East, for 43.79 feet; thence South 10°38'02" West, for 96.56 feet; thence South 22°17'21" West, for 37.98 feet; thence South 00°09'20" East, for 54.02 feet; thence South 37°21'01" West, for 40.71 feet; thence South 08°53'45" West, for 76.65 feet; thence South 68°08'25" West, for 25.42 feet; thence South 45°15'18" West, for 81.32 feet; thence South 14°42'46" West, for 80.47 feet; thence South 32°26'48" East, for 46.20 feet; thence South 05°16'23" West, for 1.45 feet; thence South 37°20'37" West, for 25.15 feet; thence departing said parallel line; thence South 70°58'33" East, for 28.33 feet; thence South 37°20'37" West, for 8.99 feet; thence South 82°47'22" West, for 50.42 feet; thence South 20°58'28" West, for 30.38 feet; thence South 53°57'17" West, for 13.07 feet; thence South 07°30'25" West, for 137.25 feet; thence South 69°59'02" East, for 31.43 feet; thence South 37°20'42" East, for 16.85 feet; thence South 30°06'47" East, for 53.11 feet; thence North 89°46'01" East, for 53.21 feet; thence North 57°48'43" East, for 46.71 feet; thence South 65°05'30" East, for 35.67 feet; thence Southwesterly and Southeasterly along the arc of a non-tangent curve concave to the Southeast having a radius of 247.00 feet, a chord bearing of South 00°42'57" West and a central angle of 48°23'08", same line also being the said West Right-of-Way line of S.W. Cutter Sound Drive, for 208.59 feet; thence Southwesterly and Southeasterly along the arc of a reverse curve concave to the Northwest having a radius of 220.00 feet and a central angle of 63°57'51", same line also being the said West Right-of-Way line of S.W. Cutter Sound Drive, for 245.80 feet; thence Southwesterly along the arc of a reverse curve concave to the Southeast having a radius of 294.67 feet and a central angle of 28°34'14", same line also being the said West Right-of-Way line of S.W. Cutter Sound Drive, for 146.94 feet to the POINT OF BEGINNING.

Containing 6.86 Acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

CLIFTON / RBG XVI LTD., a Florida limited partnership, by and through its undersigned General Partner, hereby certifies that it is the owner of the property described on the plat of Harbour Island at Cutter Sound P.U.D. and hereby dedicates as follows:

- DOCK ENTRY - UTILITIES EASEMENT TRACT I**
The Dock Entry - Utilities Easement as shown on this plat of Harbour Island at Cutter Sound P.U.D. is hereby declared to be the property of Harbour Island at Cutter Sound Homeowners' Association, Inc., and is further declared to be a private Dock Entry - Utilities Easement, which shall be maintained by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any Dock Entry - Utilities Easement designated as such on this plat.
- UTILITY EASEMENTS**
The Utility Easements as shown on this plat of Harbour Island at Cutter Sound P.U.D. may be used for utility purposes (including CATV) and may be used by any utility 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. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any utility easements designated as such on this plat.
- DRAINAGE EASEMENTS**
The Drainage Easements as shown on this plat of Harbour Island at Cutter Sound P.U.D. are hereby declared to be the property of Harbour Island at Cutter Sound Homeowners' Association, Inc., and are further declared to be private Drainage Easements, which shall be maintained by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for any Drainage Easements designated as such on this plat.
- WATER MANAGEMENT TRACT B**
The Water Management Tract as shown on this plat of Harbour Island at Cutter Sound P.U.D. is hereby declared to be the property of Harbour Island at Cutter Sound Homeowners' Association, Inc., and is further declared to be a private Water Management Tract, which shall be maintained by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for any Water Management Tract designated as such on this plat.
- LAKE MAINTENANCE EASEMENT**
The Lake Maintenance Easement as shown on this plat of Harbour Island at Cutter Sound P.U.D. is hereby declared to be the property of Harbour Island at Cutter Sound Homeowners' Association, Inc., and is further declared to be a private Lake Maintenance Easement, which shall be maintained by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any Lake Maintenance Easement designated as such on this plat.
- OPEN SPACE - TRACT A**
The Open Space Tract as shown on this plat of Harbour Island at Cutter Sound P.U.D. 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.
- SIGN EASEMENTS - TRACTS G & H**
The Sign Easements shown on this plat of Harbour Island at Cutter Sound P.U.D. are hereby declared to be the property of Harbour Island at Cutter Sound Homeowners' Association, Inc., and are further declared to be private Sign Easements, which shall be maintained by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any Sign Easements designated as such on this plat.

COMPUTED _____
DRAWN MKH _____
CHECKED _____
APPROVED _____
JOB NO. 96-113

THIS INSTRUMENT PREPARED BY:
ALLAN F. OSUND, P.S.I.
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
AUGUST 1996

- UTILITIES TRACT J**
The Utility Tract as shown on this plat of Harbour Island at Cutter Sound P.U.D. is hereby declared to be the property of Harbour Island at Cutter Sound Homeowners' Association, Inc., and is further declared to be private Utility Tract which shall be maintained by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any Utility Tract designated as such on this plat.
- INGRESS / EGRESS EASEMENTS**
The Ingress / Egress Easements as shown on this plat of Harbour Island at Cutter Sound P.U.D. are hereby declared to be the property of Harbour Island at Cutter Sound Homeowners' Association, Inc., and are further declared to be private Ingress / Egress Easements, which shall be maintained by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any Ingress / Egress Easements designated as such on this plat.

SIGNED AND SEALED this 5th day of November, 1996 on behalf of said limited partnership, by its General Partner, by its President and attested to by its Secretary.

ATTEST: J. Martin Carter
Secretary

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME, the undersigned notary public, personally appeared Clifton / RBG XVI LTD. and Clifton Ventures III, Inc. to me well known to be the President and Secretary, respectively, of CLIFTON / RBG XVI LTD., a Florida Corporation, a General Partner of Clifton/RBG XVI LTD., a Florida Limited Partnership, on behalf of the Partnership, and they acknowledged that they executed the foregoing Certificate of Ownership and Dedication as such officers 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. They are: [] personally known to me or [] produced as identification.

(Stamp) Carol A. Shepler
Notary Public, State of Florida
Commission No. 0033211
My Commission Expires 04/17/00

Notary Public
State of Florida at large
Commission No. _____
My Commission expires: _____

MORTGAGEE'S CONSENT TO PLAT

Chase Federal Bank, F.S.B. N/A NationsBank, N.A. (South) hereby certifies that they are the holders of that certain mortgage dated December 13, 1995, recorded in Official Records Book 1153, page 1349, and of that certain mortgage dated December 13, 1995, recorded in Official Records Book 1153, page 1386, Martin County, Florida, on the land described hereon and do hereby consent to the dedication(s) hereon and do subordinate their mortgage to such dedication.

Signed this 6th day of November, 1996.
Witness: Glenn Ryals, James T. Webb
Printed Name: Glenn Ryals, James T. Webb
Chase Federal Bank, F.S.B. N/A
NationsBank, N.A. (South)
Witness: Betty Jean, John Graham
Printed Name: Betty Jean, John Graham
Chase Federal Bank, F.S.B. N/A
NationsBank, N.A. (South)

STATE OF FLORIDA } SS
COUNTY OF MARTIN }

BEFORE ME, the undersigned notary public, personally appeared W. Glenn Ryals & James Webb and S. B. Webb to me well known to be the President and Secretary, respectively, of CHASE FEDERAL BANK, a Federal Savings Bank, and they acknowledge that they executed such Mortgagee's Consent as such officers 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. They are: [] personally known to me or [] produced as identification.

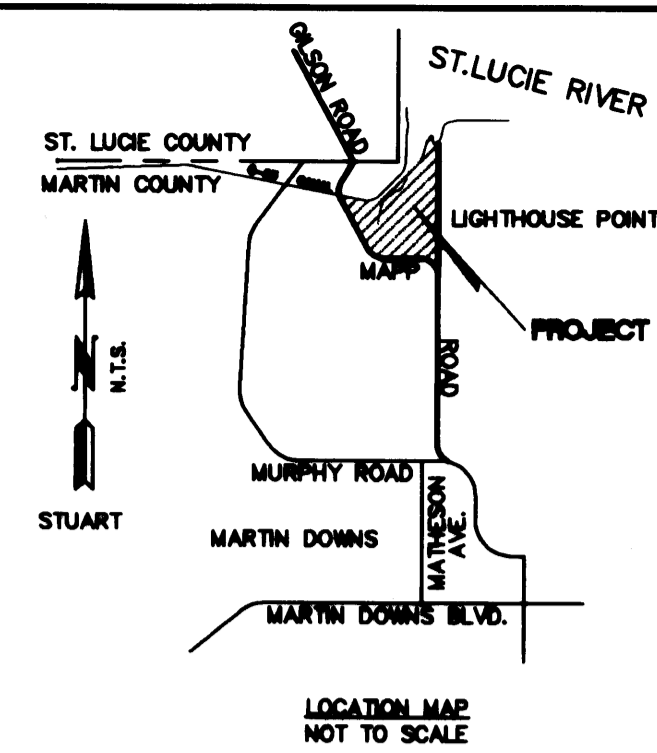
(Stamp) DORIS CORCORAN
COMMISSION # 00421470
EXPIRES DEC 6, 1998
NOTICED THRU
ATLANTIC BONDING CO., INC.

Notary Public
State of Florida at large
Commission No. _____
My Commission expires: _____

CERTIFICATION OF SURVEYOR AND MAPPER

I, Allan F. Osund, hereby certify that this plat of Harbor Island at Cutters Sound P.U.D. is a true and correct representation of the lands surveyed, that such survey was made under my responsible direction and supervision; that such survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments have been placed, as required by law; and further, that the survey data complies with all of the requirements of Chapter 177, Florida Statutes, and applicable ordinances of Martin County, Florida.

Allan F. Osund
Allan F. Osund
Florida Surveyor and Mapper Registration No. 4659



CLERK'S RECORDING CERTIFICATE
I, Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 14, Page 34, Martin County, Florida, Public Records, this 16th day of November, 1996.
Marsha Stiller
Circuit Court
Martin County, Florida
By: Marsha Stiller
Deputy Clerk
(Circuit Court Seal)
File No. 1239799

1-38-40-018-000-0000-0
PARCEL CONTROL NUMBER

TITLE CERTIFICATION

- David J. Wiener, a member of the Florida Bar, hereby certify that as of September 19, 1996 at 11:00 P.M.:
Record title to the land described and shown on this plat is in the name of Clifton/RBG XVI LTD., a Florida Limited Partnership.
- All mortgages not satisfied or released of record encumbering the land described hereon are as follows: Official Record Book 1153, Page 1349, executed on December 13, 1995 and recorded on December 15, 1995, and, Official Record Book 1153, Page 1386, executed December 13, 1995 and recorded on December 15, 1995 in the Public Records in and for Martin County, Florida.
- All taxes that are due and payable pursuant to Section 197.02, F.S., have been paid.

SURVEYOR'S NOTES

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- Scale factor used for State Plane Coordinates is 1.000002978
- All lines are non-radial unless otherwise noted.
- Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
- 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 the plat, whether graphic or digital.
- In the event Martin County disturbs the surface of a private street due to maintenance, repair or replacement of a public improvement located therein, then the county shall be responsible for restoring the street surface only to the extent which would be required if the street were a public street, in accordance with county specifications.
- All bearings shown hereon are relative to Grid North for the East Zone of Florida and are based on a line between Martin County Survey Department Monuments "OS24" and "F016", which has a published bearing of South 76°28'30.5" East.
- There shall be no building or other kind of construction or trees or shrubs placed on Drainage Easements.
- There shall be no building or other permanent structures or trees placed on Utility Easements.
- C/A = control of access. No vehicular access without the approval of the Board of Martin County Commissioners.

APPROVALS

This plat is hereby approved by the undersigned on the dates indicated.
Date: 12/26/96 John F. Webb
County Surveyor and Mapper
Date: 1-10-97 Arnold E. Skellern
County Engineer
Date: 6-12-97 John F. Webb
County Attorney
Date: N/A N/A
Chairman, Planning & Zoning Commission
Date: 10-8-96 John F. Webb
Chairman, Board of County Commissioners
ATTEST: Marsha Stiller
Clerk

