

GOVERNMENT LOT 3, LYING WEST OF LOCKS ROAD IN SECTION 6, TOWNSHIP 39 SOUTH, RANGE 41 EAST:

AND GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS.

A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 88/90 INFORMATION,

C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

B. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY

I, TERRENCE P. McCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JANUARY 21, 2003, AT 8:00 AM

2. ALL MORTAGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: (1) MORTGAGE DATED SEPTEMBER 25, 2003 FROM SDG LOCKS, INC. TO FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST RECORDED ON SEPTEMBER 27, 2003 IN OFFICIAL RECORDS BOOK 1684, PAGE 373, PUBLIC RECORDS OF

(2) MORTGAGE DATED SEPTEMBER 25, 2003 FROM SDG LOCKS, INC. TO LAURA B. RINKER AND RONNIE M. RINKER CHARITABLE TRUST AGREEMENT, U/A/D 10/24/01 RECORDED ON SEPTEMBER 27, 2003 IN OFFICIAL RECORDS BOOK 1684, PAGE 394, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.

BEARING OF N23°40'35"E ALONG THE WEST RIGHT OF WAY LINE OF S.W. LOCKS ROAD.

BY ANY OTHER FORM OF THE PLAT. WHETHER GRAPHIC OR DIGITAL.

LEGAL DESCRIPTION

GENERAL NOTES

TITLE CERTIFICATION

TERRENCE P. McCARTHY

ATTORNEY AT LAW, FLORIDA BAR NO. 616845
2400 S.E. FEDERAL HWY, FOURTH FLOOR
STUART, FL 34994

SAID PARCEL CONTAINS 50.80 ACRES MORE OR LESS.

LAKE TUSCANY, A PUD

GOVERNMENT LOT 3, LYING WEST OF LOCKS ROAD IN SECTION 6, TOWNSHIP 39 SOUTH, RANGE 41 EAST; AND GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

SHEET 1 OF 3

KEY MAP SCALE: 1"= 350

CERTIFICATE OF OWNERSHIP AND DEDICATION

S.D.G. LOCKS, INC, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF "LAKE TUSCANY, A PUD" AND HEREBY DEDICATES AS FOLLOWS:

THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT OF "LAKE TUSCANY, A PUD" ARE DESIGNATED AS TRACT-A, ARE PRIVATE STREETS, AND ARE DECLARED TO BE THE PROPERTY OF THE LAKE TUSCANY, HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.

THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT OF "LAKE TUSCANY, A PUD" AS TRACT-F, ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC. 2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "LAKE TUSCANY, A PUD" MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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.

3. LAKE MAINTENANCE EASEMENTS: THE LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF "LAKE TUSCANY, A PUD" AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF LAKE TUSCANY, HOMEOWNERS ASSOCIATION, INC. (HEREIN AFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED. REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY LAKE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF "LAKE TUSCANY, A PUD" AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF LAKE TUSCANY, HOMEOWNERS ASSOCIATION, INC. (HEREIN AFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR

LIABILITY FOR ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. 5. LAKE TRACTS B, C, D & E THE LAKE TRACTS AS SHOWN ON THIS PLAT OF "LAKE TUSCANY, A PUD" AND DESIGNATED AS TRACTS B,C,D & E ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF LAKE TUSCANY, HOMEOWNERS ASSOCIATION, INC. (HEREIN AFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE, RECREATIONAL AND OTHER PURPOSES APPROVED BY THE ASSOCIATION, AND THE LAKE LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT

6. LANDSCAPE BUFFER EASEMENT: THE LANDSCAPE BUFFER EASEMENTS SHOWN ON THIS PLAT OF "LAKE TUSCANY, A PUD" AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF LAKE TUSCANY, HOMEOWNERS ASSOCIATION, INC. (HEREIN AFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE AND BUFFER PURPOSES AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY LANDSCAPE BUFFER EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

S.D.G. LOCKS, INC., A FLORIDA CORPORATION

BU	DATED	THIS	22	DAY OF	Дамжии.	200
BRET SOVEREL	J	******		5711 01		200
PRESIDENT					\Box	
S.D.G. LOCKS INC. A FLORIDA CORPORATION	.1					

SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY LAKE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED BRETT SOVEREL WELL KNOWN TO BE THE PRESIDENT OF S.D.G. LOCKS, INC., A FLORIDA CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION 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 PERSONALLY KNOWN TO ME _AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL STAMP, THIS _22 , DAY OF ______, 2003.



NOTARY PUBLI PERRY MY COMMISSION EXPIRES: October M.

CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS

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

FILE NUMBER 1643892

CENTERLINE INDICATES CENTERLINE RIGHT OF WAY

STATE OF FLORIDA

INDICATES NON RADIAL

6-39-41-010-000-0000.0

PARCEL CONTROL NO. ACCEPTANCE OF DEDICATIONS

THE LAKE TUSCANY, HOMEOWNERS ASSOCIATION, INC. (HEREIN AFTER "ASSOCIATION"), BY IT'S SIGNATURE BELOW HEREBY ACCEPTS THE AFOREMENTIONED DEDICATIONS.

LEGEND

INDICATES IRON ROD AND CAP

INDICATES SET NAIL & DISK (PCP)

LA	KE TUSCANY, HOMEOWNERS ASSOCIATION,	, INC.							
BY		DATED	THIS	5	DAY	OF	FEBRUARY		2003.
	BRET SOVEREL PRESIDENT			,			The Carlot Control of Control Control Service against Service (Control Control	Males curetar uponer endino 3	
	LAKE TUSCANY, HOMEOWNERS ASSOCIATI	ON,INC	W	TNFCC.	20	0	Thomas		
			771	ــــالالساسالال	<u> </u>		141100		

INDICATES SET PERMANENT REFERENCE MONUMENT (PRM)

ACKNOWLEDGMENT

THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS ___ 5 DAY OF ___ FEBRUARY

BY	BRET SOVEREL , PRESI	DENT OF LAKE TUSCANY, HO	DMEOWNERS ASSOCIATION,	INC.	
AS WHO	THE PRESIDENT OF LAKE TU IS <u>PERSOANLLY KNOWN TO</u>	JSCANY, HOMEOWNERS ASSO ME OR HAS PRODUCED A	CIATION INC., OF MARTIN	COUNTY, A FLORIDA AS IDENTIFICATION	CORPORATION,

MY COMMISSION EXPIRES: _____

	TAL STAMP, THIS, DAY OF _FEBRUARY, 2	00
CATHI MOODY MY COMMISSION # CC 824451 EXPIRES: April 8, 2003 Bonded Thru Notary Public Underwriters	Cathe Swotes	
(NOTARY STAMP)	NOTARY PUBLIC	•
(NOTALL STAWE)	PRINTED NAME:	_

APPROVAL BY MARTIN COUNTY

THIS PLAT IS HEREBY 3-/3-03 DATE	APPROVED BY TI	HE UNDERSIGNED ON THE DATE OR DATES INDICATED.
3/13/03 DATE	-	C. Ahly Couch for Dan G. Danaldson COUNTY ENGINEER
3/11/03 DATE	-	frounty ATTORNEY, S. Assist. College
3/17/03 BCC: 12-17-02	-	CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
	ATTEST:	CLERK

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "LAKE TUSCANY, A PUD" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT P. C. P. (PERMANENT CONTROL POINTS) * WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

	1 2 0 11	*	AND	LOT	CORNERS
3Y:	- La G. Auch	* 40 00		DATE:	JAH. 20, 2CJ3
	PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 4724				
	FLORIDA REGISTRATION NO. 4724				

LICENSED BUSINESS NO. 6852

BETSY LINDSAY, INC. SURVEYING AND MAPPING

208 NORTH U.S. HWY NO. 1 - UNIT 8 - TEQUESTA, FLORIDA 33469 (561)575-5275 (561)575-4324 FAX

MORTGAGEES SEAL S.G.D. LOCKS, INC. LAKE TUSCANY, A PUD SHEET 1 OF 3

PRINTED NAME: Lezlie Wickline 1Y COMMISSION # DD 061548 SEXAMP September 30, 2005 Bonded Thru Notary Public Underwriters MY COMMISSION EXPIRES: 9/30/05

1. ROAD RIGHTS OF WAY: TRACT-A

MORTGAGEE'S CONSENT FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THOSE CERTAIN MORTGAGES RECORDED IN OFFICAL RECORDS BOOK 1684, PAGE 373, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; AND THAT IT HEREBY CONSENTS TO THE DEDICATIONS HEREON

DOES HEREBY SUBORDINATE ITS MORTGAGE, LIEN AND ENCUMBRANCE, AS DESCRIBED ABOVE, TO SUCH DEDICATION. FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA DAVID J. BALONGUE ITS: VICE PRESIDENT ITS: <u>SECRETARY</u>

LAURA B. RINKER AND RONNIE M. RINKER CHARITABLE TRUST AGREEMENT, U/A/D 10/24/01 EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THOSE CERTAIN MORTGAGES RECORDED IN OFFICAL RECORDS BOOK 1684, PAGE 394. PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA: AND THAT IT HEREBY CONSENTS TO THE DEDICATIONS HEREON DOES HEREBY SUBORDINATE ITS MORTGAGE, LIEN AND ENCUMBRANCE, AS DESCRIBED ABOVE, TO SUCH DEDICATION.

LAURA B. RINKER AND RONNIE M. RINKER CHARITABLE TRUST AGREEMENT EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA

BY Laure B. Richer	
LAURA B. RINKER	witness: Vennifer J. Bichap
ITS: TRUSTEE	WITNESS: WWW. J. DKYOP
\mathcal{L}	NAME Jehnifer I. Bishop
BY: Romme M Rinker	WITNESS PLANE SEATON
RONNIE M. RINKEŔ	NAME DIANE STATION
ITS: TRUSTEE	

ACKNOWLEDGMENT

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED DAVID J. BALONGUE AND SECRETARY AND SECRETARY RESPECTIVELY OF FIRST NATIONAL BANK AND TRUST COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA AND THEY ACKNOWLEDGED 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 WITNESS MY HAND AND OFFICIAL STAMP, THIS THE DAY OF THE 2003. FELECIA E. ANDERSON Notary Public, State of Florida My comm. exp. Dec. 20, 2006 (NOTARY STAMP) MY COMMISSION EXPIRES: _____ STATE OF LOVICE COUNTY OF MAYTIM