

81 JUL 24 A 8: 49

LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____ D.C.

CLERK'S RECORDING CERTIFICATE

I, LOUISE V. ISAACS, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 8, Page 73, Martin County, Florida, public records, this 24 day of July, 1981.

Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida

BY: Hubert J. Fox
Deputy Clerk

File No.
41689B

(Circuit Court Seal)

CINNAMON TREE A P.U.D.

BEING A RE-SUBDIVISION OF LOTS 6, 7, AND 8, EAST OF RIGHT OF WAY OF U.S. HIGHWAY No. 1, BLOCK 4, PLAT No. 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

Ocean Gate -- Stuart-1, a Florida partnership, does hereby certify that it is the owner of the property described herein, and does hereby dedicate as follows:

- The streets or roads shown on this plat of CINNAMON TREE are hereby declared to be private streets and are dedicated to Cinnamon Tree Property Owners Association, Inc., for the use of the owners of homes in CINNAMON TREE. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets.
- Utility easements hereafter granted along or under roads and streets and/or along or under common areas, may be used for utility purposes 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.
- Lake, dock, pool, cabana, community room, park and recreational areas as shown on this plat of CINNAMON TREE are hereby dedicated to Cinnamon Tree Property Owners Association, Inc., for the use of the owners of homes in CINNAMON TREE. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such facilities.
- All areas contained within the boundaries of the above-described property not herein specifically dedicated and not contained within the boundaries of any home building site are hereby dedicated to Cinnamon Tree Property Owners Association, Inc., for the use of the owners of homes in CINNAMON TREE. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding same.

DESCRIPTION

Lots 6, 7, and 8 lying East of U.S. Highway No. 1, Block 4, Section 18, Township 37 South, Range 41 East, Plat No. 1 of St. Lucie Gardens as recorded in Plat Book 1, Page 35, Public Records of St. Lucie (now Martin) County, Florida. More particularly described as follows:

Commencing at the Southeast corner of Section 18, Township 37 South, Range 41 East, thence S 89°56'39" W along the South line of said Section 18, 2640.54 feet to the South Quarter corner of said Section 18; thence N 00°00'40" E along the Quarter line of said Section 18, 1325.21 feet to the Southwest corner of Lot 8, Block 4 of the said Plat No. 1 of St. Lucie Gardens; thence N 89°57'06" E along the South line of said Lot 8, 98.70 feet to the Northeasterly Right of Way line of U.S. Hwy. No. 1 said point also being the Place of Beginning; thence continuing N 89°57'06" E along the South line of Lots 8 and 6, Block 4, said Plat No. 1 of St. Lucie Gardens, 892.31 feet to the Southeast corner of said Lot 6, thence N 00°02'43" E along the East line of said Lot 6, 1325.08 feet, to the Northeast corner of said Lot 6; thence S 89°57'33" W along the North line of Lots 6 and 7, Block 4, said Plat No. 1 of St. Lucie Gardens, 991.82 feet, to the Northwest corner of said Lot 7; thence S 00°00'40" W along the West line of said Lots 7 and 8, 1164.26 feet to the Northeasterly Right of Way line of U.S. Hwy. No. 1; thence S 31°31'38" E along the said Right of Way line of U.S. Hwy. No. 1 188.73 feet to the Point of Beginning.

Signed and sealed this 15 day of JULY, 1981, on behalf of OCEAN GATE--STUART-1, a Florida partnership, by the following named Florida corporations, being all of the partners.

Signed, sealed and delivered in the presence of:

OCEAN GATE BUILDERS, INC.

BY: Jack A. MacDonald
Jack A. MacDonald, President

Witness Wm. M. Bond

Witness R.M.

STUART-1, Inc.

BY: Robert F. McRoberts, Jr.
Robert F. McRoberts, Jr., President

Witness Rosanne Feckanin

Witness Kathleen Stays

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Jack A. MacDonald, President of OCEAN GATE BUILDERS, INC., a Florida Corporation, and Robert F. McRoberts, Jr., President of STUART-1, INC., a Florida corporation, being all of the parties in OCEAN GATE--STUART-1, a Florida partnership, on behalf of their respective corporations and on behalf of the partnership.

WITNESS my hand and seal in the County and State last aforesaid this 15 day of July, 1981.

My Commission expires: 3-23-85

Rosanne Feckanin
Notary Public
State of Florida at Large

(NOTARIAL SEAL)

APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.

DATE 7-16-81

David M. Powell, P.E.S.
County Engineer

DATE 20 Jul 81

[Signature]
County Attorney

DATE July 20, 1981

Planning and Zoning Commission
Martin County, Florida

BY: Maggie Kuehler
Chairman

DATE 7/21/81

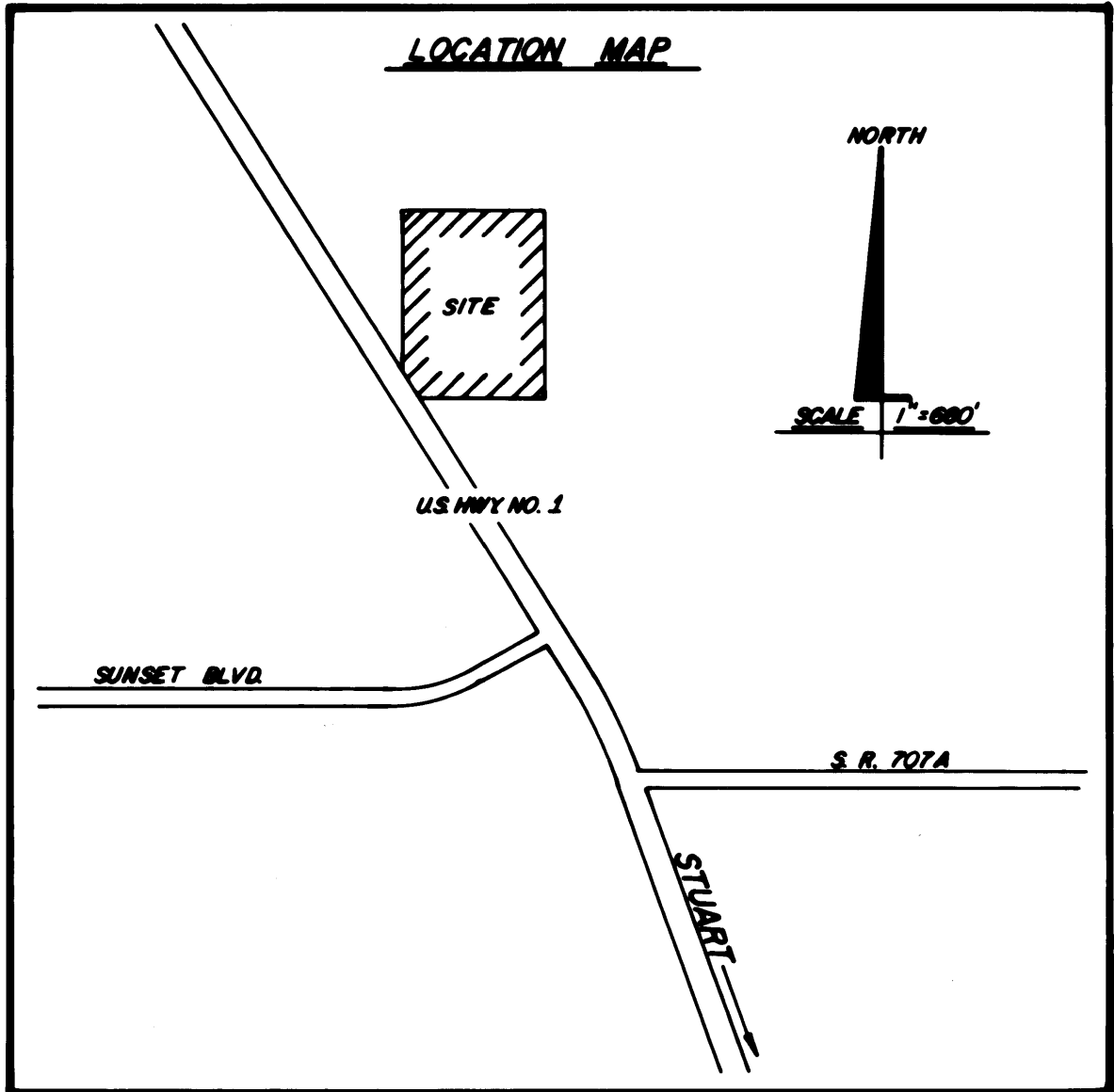
Board of County Commissioners
Martin County, Florida

BY: [Signature]
Chairman

ATTEST:

Louise V. Isaacs - Hubert J. Fox, D.C.
Clerk

Subdivision parcel control numbers: 18 37 41 005 000 0000-0



SURVEYOR'S CERTIFICATE

I, JOHN K. QUILLEN, do hereby certify that this plat of CINNAMON TREE is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Martin County, Florida.

John K. Quillen July 2, 1981
JOHN K. QUILLEN, Professional Land Surveyor
Registration No. 3267
State of Florida

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

Florida National Bank of Martin County, a National banking association, does hereby certify that it is the holder of a certain, lien or encumbrance on the land described hereon and does consent to the dedications hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

Signed and Sealed this 15 day of July, 1981, on behalf of said banking association by its Vice President and attested to by its Cashier.

Attest:

FLORIDA NATIONAL BANK OF MARTIN COUNTY

June E. Cook
Assistant Cashier

BY: Richard Smith
Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Richard D. Smith and June E. Cook, who acknowledged that they have executed such instrument as Vice President and Cashier, respectively, of FLORIDA NATIONAL BANK OF MARTIN COUNTY, and they are duly authorized to execute said instrument for the purposes therein expressed.

Witness my hand and official seal this 15 day of July, 1981.

My Commission expires: 3-23-85

(NOTARIAL SEAL)

Rosanne Feckanin
Notary Public
State of Florida at Large

TITLE CERTIFICATION

I, ROBERT F. McROBERTS, JR., a member of The Florida Bar, hereby certify that apparent record title to the land described and shown on this plat of CINNAMON TREE is in the name of OCEAN GATE--Stuart-1, a Florida partnership. I also hereby certify that all mortgages not satisfied or released of record encumbering the land described hereon are as follows:

Mortgage from OCEAN GATE--STUART-1, a Florida partnership, to Florida National Bank of Martin County, dated July 15, 1981, and recorded in Official Record Book 525, page 5472, Martin County, Florida, Public Records.

Dated this 15 day of July, 1981.

Robert F. McRoberts, Jr.
ROBERT F. McROBERTS, JR.
Suite 310 Florida National Bank Bldg.
301 East Ocean Boulevard
Stuart, Florida 33494