



Recorded in Martin County, FL 11/16/2023 3:37 PM  
Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
Rec Fees: \$44.00  
CFN#3045491 BK 3407 PG 299 PAGE 1 of 5

**PARTIAL RELEASE & MODIFICATION  
OF  
USE & MAINTENANCE AGREEMENT**

Seascope Condominium Association, Inc. ("Seascope"), and The Reef Homeowners Association, Inc. ("The Reef"), as successors interest to Seascope of Martin County Development, Inc., do agree as follows:

1. A Use & Maintenance Agreement was recorded at Official Records Book 802, Page 1281-1287, Martin County Public Records. This creates certain use rights and financial obligations in favor of and burdening The Reef ("the Agreement").
2. This same Agreement calls for Seascope to pay for and be entitled to use the tennis courts located on property that is Common Elements of The Reef as described in the attached Exhibit A.
3. The Reef, on behalf of itself, its owners, tenants and guests, hereby waives all payment obligations created by the Agreement on the part for Seascope as to tennis court expenses.
4. Seascope, as permitted by Florida Statutes, 718.111(1) agrees to cancel and terminate all access rights and easements for the tennis courts in the Agreement, paragraph 4.
5. Except as specifically stated in this Agreement, any other easements and obligations as stated in the Use & Maintenance Agreement as recorded at Official Records Book 802, Page 1281-1287, Martin County Public Records remain in full force and effect.

[Signatures on following page.]

IN WITNESS WHEREOF, the undersigned has caused these to be signed by its President this 9<sup>th</sup> day of November, 2023.

WITNESSES:

[Signature]  
Witness #1 Signature

Michael Minema  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Catarina Miguel  
Witness #2 Printed Name

Seascape Condominium Association, Inc.

By: [Signature]  
DEBORAH L. GANZ President

Copy Copy Copy

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9<sup>th</sup> day of November, 2023 by Deborah L. Ganz as President of Seascape Condominium Association, Inc. [Signature] who is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

Notary Seal



[Signature]  
Notary Signature

[Signature]  
Witness #1 Signature

Mike Gomez  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Lacey N. Garcia  
Witness #2 Printed Name

The Reef Homeowners Association, Inc.

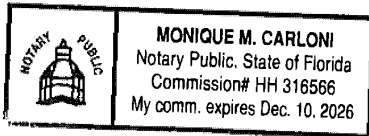
By: Adrienne Rutkowski  
Adrienne Rutkowski, President

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of November, 2023, by Adrienne Rutkowski as President of The Reef Homeowners Association, Inc. [ ] who is personally known to me or [  ] has produced FLDL as identification.

[Signature]  
Notary Signature

Notary Seal



12/7/2020

Landmark Web Official Records Search

1844D/saa

PUD PROPERTY

A PORTION OF LOT 19 AND A PORTION OF LOT 26 OF THE COMMISSIONERS SUBDIVISION OF LOTS 13 AND 14 OF THE "HANSON GRANT" AS RECORDED IN PLAT BOOK 1, PAGE 89 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19, THENCE NORTH 66°17'15" EAST ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 926.19 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 66°17'15" EAST ALONG SAID NORTH LINE A DISTANCE OF 1339 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY, THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE A DISTANCE OF 805 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 26, THENCE SOUTH 66°17'15" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1037 FEET MORE OR LESS TO A POINT WHICH LIES NORTH 66°17'15" EAST, 658.12 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 26, THENCE NORTH 23°42'45" WEST A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

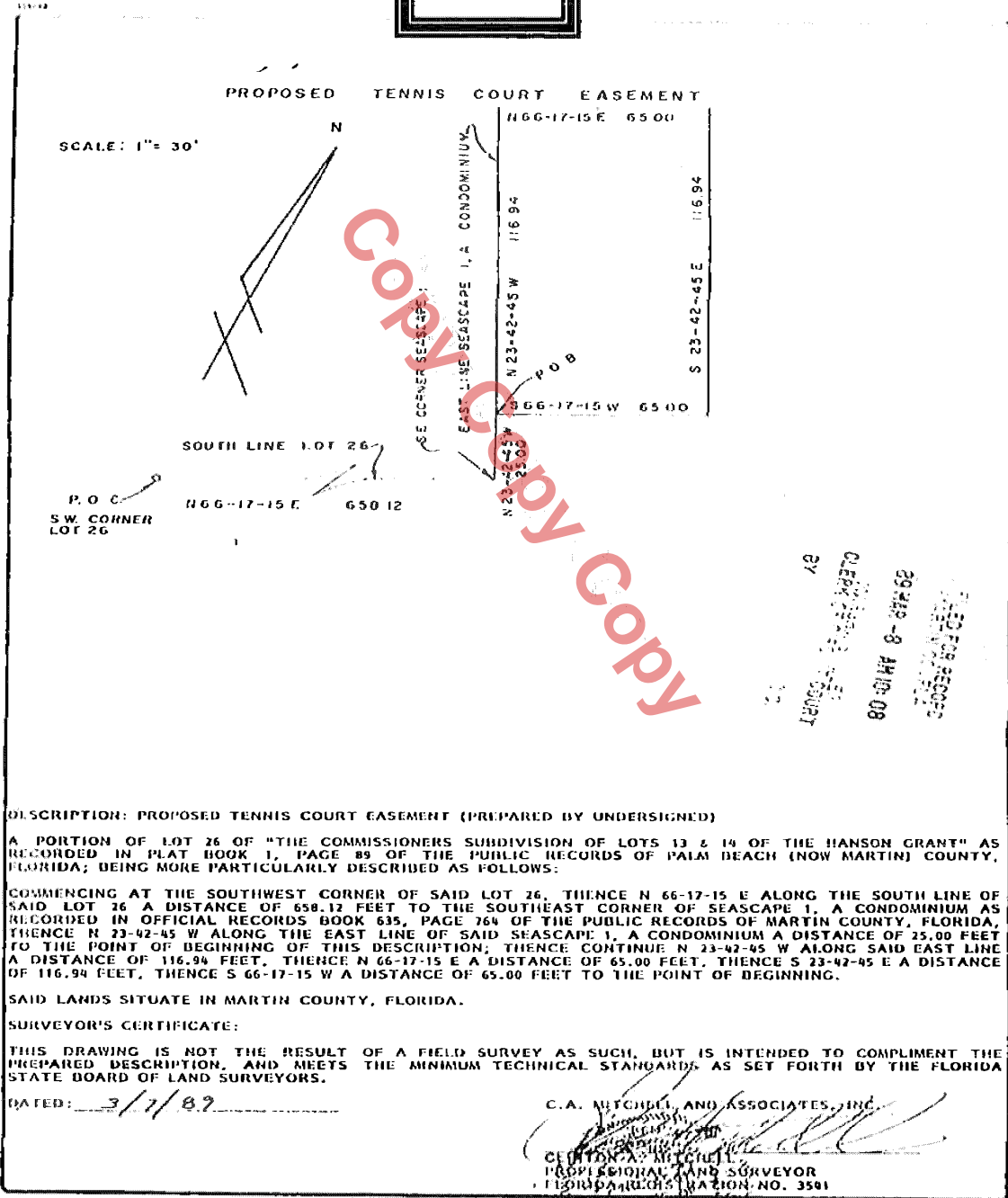
SAID LANDS SITUATE IN MARTIN COUNTY, FLORIDA.

D.R. BOOK 802 PAGE 1285

12/7/2020

Landmark Web Official Records Search

### EXHIBIT A



BY  
 CLERK  
 2024-8 AM 08  
 2024-8 AM 08

**DESCRIPTION: PROPOSED TENNIS COURT EASEMENT (PREPARED BY UNDERSIGNED)**

A PORTION OF LOT 26 OF "THE COMMISSIONERS SUBDIVISION OF LOTS 13 & 14 OF THE HANSON GRANT" AS RECORDED IN PLAT BOOK 1, PAGE 89 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 26, THENCE N 66-17-15 E ALONG THE SOUTH LINE OF SAID LOT 26 A DISTANCE OF 658.12 FEET TO THE SOUTHEAST CORNER OF SEASCAPE 1, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 635, PAGE 764 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE N 23-42-45 W ALONG THE EAST LINE OF SAID SEASCAPE 1, A CONDOMINIUM A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N 23-42-45 W ALONG SAID EAST LINE A DISTANCE OF 116.94 FEET, THENCE N 66-17-15 E A DISTANCE OF 65.00 FEET, THENCE S 23-42-45 E A DISTANCE OF 116.94 FEET, THENCE S 66-17-15 W A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN MARTIN COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATE:**

THIS DRAWING IS NOT THE RESULT OF A FIELD SURVEY AS SUCH, BUT IS INTENDED TO COMPLIMENT THE PREPARED DESCRIPTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS.

DATED: 3/7/89

C.A. MITCHELL AND ASSOCIATES, INC.

*(Signature)*  
 C.A. MITCHELL  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 3581


**MITCHELL ASSOCIATES, INC**  
 407/870-7557  
 Land surveyors  
 land planners  
 consulting engineers  
 8297 south fed hwy  
 port st. lucas, fl

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