

MARINER SANDS PLAT NO. 8

BEING A TRACT OF LAND LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.
BEING A PART OF THE MARINER SANDS P.U.D.

FILED FOR RECORD
MARTIN COUNTY, FLORIDA
86 00171 All: 13
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____

Sheet 1 of 2
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 10, Page 47, Martin County, Florida, public records, this 21st day of October, 1986.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By Gracy E. Chase
Deputy Clerk
File No. 624148

LEGAL DESCRIPTION

Being a tract of land lying in Section 31, Township 38 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commencing at the Southwest corner of Lot 16, Block "Z", of Mariner Sands Plat No. 4, as recorded in Plat Book 9, Page 60, Public Records of Martin County, Florida; thence S 66° 56' 03" W a distance of 60.00 feet to a point on a non-tangent curve, concave to the West having a radius of 654.74, and a chord bearing of S 19° 40' 29" E, said point lying on the Westerly right-of-way line of Congressional Way as shown on said Mariner Sands Plat No. 4; thence Southerly along the arc of said curve, and along said Westerly right-of-way line, through a central angle of 6° 46' 56", a distance of 77.50 feet to the beginning of a curve concave to the West having a radius of 654.74, and the POINT OF BEGINNING of the following described MARINER SANDS PLAT NO. 8:

thence continue Southerly along the arc of said curve and along said Westerly right-of-way line, through a central angle of 5° 24' 50", a distance of 61.87 feet to the point of reverse curvature, concave to the East having a radius of 733.79 feet; thence Southerly along the arc of said curve, and along said Westerly right-of-way line, through a central angle of 30° 00' 00" a distance of 384.21 feet to the point of tangency; thence continue along said Westerly right-of-way line S 40° 52' 11" E a distance of 111.52 feet; thence leaving said Westerly right-of-way line S 49° 07' 49" W a distance of 103.72 feet; thence N 88° 44' 39" W a distance of 170.00 feet; thence N 01° 00' 39" E a distance of 220.90 feet; thence N 88° 45' 45" W a distance of 218.87 feet; thence N 00° 59' 15" E a distance of 78.00 feet; thence N 20° 18' 59" E a distance of 234.75 feet; thence N 78° 10' 38" E a distance of 130.00 feet to the POINT OF BEGINNING.

Containing 2.61 acres more or less.

SURVEYOR'S CERTIFICATE

I, HERBERT E. YANCY, do hereby certify that this Plat known as MARINER SANDS PLAT NO. 8 is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

Date of Survey: 7-16-86

Herbert E. Yancy
HERBERT E. YANCY
Registered Land Surveyor
Florida Certificate No. 4014

CERTIFICATE OF DEDICATION

MARINER SANDS ASSOCIATES, A Florida General Partnership, does hereby dedicate as follows:

1. INGRESS AND EGRESS EASEMENTS

An easement over and across all paved areas of Tract B is hereby dedicated to MARINER SANDS CHAPEL, INC., for ingress and egress to Tract A, and an easement over and across all paved areas of Tract A is hereby declared and dedicated to MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC., for ingress and egress to Tract B.

2. UTILITY EASEMENTS

The Utility Easements shown on this MARINER SANDS PLAT NO. 8 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, Florida.

3. DRAINAGE EASEMENTS

The Drainage Easements shown on this MARINER SANDS PLAT NO. 8 are hereby declared to be private easements and are dedicated to MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC. for the purpose of the construction and maintenance of drainage facilities. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Drainage Easements.

4. IRRIGATION EASEMENTS

MARINER SANDS ASSOCIATES does hereby declare and reserve an easement over and across such portions of Tract A and Tract B as are necessary for the installation and maintenance of irrigation lines. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability with regard to said easement.

5. TRACT B

Tract B as shown on this MARINER SANDS PLAT NO. 8 is hereby declared to be a private tract and is dedicated to MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC., for the use and enjoyment of the owners of property and units in Mariner Sands. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Tract B.

SIGNED AND SEALED this 15th day of August, 1986 on behalf of said Corporation by its President and attested to by its Secretary.

MARINER SANDS DEVELOPMENT CORP., GENERAL PARTNER
ATTEST: Charles H. Mason Charles H. Mason, Secretary BY: Erling D. Speer Erling D. Speer, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Erling D. Speer and Charles H. Mason, to me well known to be the President and Secretary respectively, of MARINER SANDS DEVELOPMENT CORP., General Partner, and they acknowledge that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 15th day of August, 1986.

Hannette T. Omyel
Notary Public
State of Florida at large

My commission expires:
Oct. 6, 1988

CERTIFICATE OF OWNERSHIP

MARINER SANDS ASSOCIATES, A Florida General Partnership, by and through its undersigned officers, does hereby certify it is the owner of the property described hereon.

Dated this 15th day of August, 1986.

MARINER SANDS DEVELOPMENT CORP., GENERAL PARTNER

ATTEST: Charles H. Mason Charles H. Mason, Secretary BY: Erling D. Speer Erling D. Speer, President

MORTGAGE HOLDERS CONSENT

BARNETT BANK OF PALM BEACH COUNTY, a Florida Banking Corp., hereby certifies that it is the holder of a certain mortgage, lien or encumbrance, as assigned by FIRST AMERICAN BANK AND TRUST to BARNETT BANK OF PALM BEACH COUNTY dated February 28, 1984 in Official Record Book 595, Page 703 of the Public Records of Martin County, Florida, on land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 11th day of September, 1986, on behalf of said Banking Corp. by its Senior Vice President and attested to by its Vice President.

BARNETT BANK OF PALM BEACH COUNTY
ATTEST: David W. Pearson David W. Pearson, Vice President BY: William T. Dougan William T. Dougan, Senior Vice President

WITNESS: Patricia P. Cohen Patricia P. Cohen BY: John Blodgett John Blodgett

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned notary public, personally appeared William T. Dougan and David W. Pearson to me well known to be the Senior Vice President and Vice President, respectively, of BARNETT BANK OF PALM BEACH, a Florida Banking Corp., and they acknowledge that they executed such instrument as such officers of said Banking Corp.

WITNESS my hand and official seal this 11th day of September, 1986.

Margaret S. Barber
Notary Public
State of Florida at large

My commission expires: Jan. 15, 1988

MORTGAGE HOLDERS CONSENT

STUART-MARTIN CORPORATION, a Georgia corporation, hereby certifies that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 28th day of August, 1986, on behalf of said corporation by its President and attested to by its Secretary.

STUART-MARTIN CORPORATION
ATTEST: Shelli Z. Rosenberg Shelli Z. Rosenberg, Secretary BY: Jerry J. Pezzella, Jr. Jerry J. Pezzella, Jr., President

WITNESS: Guert Herman Guert Herman BY: Ernie Helman Ernie Helman

ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF COOK

Before me, the undersigned notary public, personally appeared Jerry J. Pezzella, Jr., and Shelli Z. Rosenberg, to me well known to be the President and Secretary, respectively, of STUART-MARTIN CORPORATION, a Georgia corporation, and they acknowledge that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 28th day of August, 1986.

My commission expires:
10.30.88
Sandra Goldstick
Notary Public
State of ILLINOIS at large

SHEET 1 OF 2 SHEETS

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS
WEST PALM BEACH
BELLE GLADE STUART
JULY 1986

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through 9-16-86, to the extent the same are maintained in the office of the Clerk of the Circuit Court, on the property described and shown on this MARINER SANDS PLAT NO. 8, and this search reveals apparent record title to said land to be in the name of MARINER SANDS ASSOCIATES, a Florida General Partnership. We further certify that our search reveals the following mortgages to be not satisfied or released of record.

STUART-MARTIN CORPORATION, the mortgagee and MARINER SANDS ASSOCIATES, the mortgagor, filed mortgage on:

December 30, 1982 in Official Record Book 560, Page 1349 of the Public Records of Martin County, Florida

AND

FIRST AMERICAN BANK AND TRUST, the mortgagee and MARINER SANDS ASSOCIATES, the mortgagor, filed mortgage on:

March 23, 1981 in Official Record Book 517, Page 1533, as assigned by FIRST AMERICAN BANK AND TRUST to BARNETT BANK OF PALM BEACH COUNTY dated February 28, 1984 in Official Record Book 595, Page 703 of the Public Records of Martin County, Florida.

This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes.

FLORIDA ABSTRACT & TITLE INSURANCE COMPANY

BY: G. Thomas Heath
G. Thomas Heath
Vice President and Manager
221 East Osceola Street
Stuart, Florida

COUNTY APPROVAL

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

10 Oct 1986, 1986

J. B. Winn
County Engineer

July 8, 1986

Adrian S. Dwyer
County Attorney

July 8, 1986

W. B. Brown, Jr.
Chairman

July 8, 1986

Chairman
Chairman

ATTEST: Louise V. Isaacs
Louise V. Isaacs, Clerk
By: Gracy E. Chase
Gracy E. Chase, Deputy Clerk