

MARINER SANDS PLAT NO. 9

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.

Sheet 1 of 4

I, MARSHA STILLER, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 10, Page 68, Martin County, Florida, public records, this 17th day of February, 1987.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

By: Tracy Chase
Deputy Clerk

File No. 642078

LEGAL DESCRIPTION

Commence at the intersection of the North line of the GOMEZ GRANT and the Northeastly right-of-way line of U.S. Highway No. 1 (State Road No. 5); thence along said North line by the following courses and distances:

Thence N 67° 37' 25" E a distance of 143.85 feet;
Thence N 66° 36' 09" E a distance of 525.63 feet
to a point on said North line, said point also being the Southeastly corner of the Plat of WINGED FOOT COTTAGES as recorded in Plat Book 9, Page 92 of the public records of Martin County, Florida, and the POINT OF BEGINNING of the following described parcel:

Thence along the Easterly and Northerly boundaries of said Plat of WINGED FOOT COTTAGES by the following courses and distances:

Thence N 23° 40' 12" W a distance of 138.44 feet; thence N 66° 19' 48" E a distance of 3.77 feet to the beginning of a tangent curve concave to the Northwest having a radius of 25.00 feet; thence Northeastly along the arc of said curve a distance of 26.78 feet through a central angle of 61° 22' 26"; thence N 04° 57' 23" E a distance of 216.77 feet; thence N 75° 53' 59" W a distance of 126.75 feet; thence S 33° 18' 06" W a distance of 77.50 feet; thence S 64° 22' 27" W a distance of 354.75 feet; thence S 66° 35' 28" W a distance of 128.62 feet; thence S 86° 39' 29" W a distance of 107.28 feet; thence N 61° 22' 42" W a distance of 103.26 feet; thence N 04° 16' 03" E a distance of 105.00 feet; thence N 17° 02' 51" W a distance of 112.35 feet; thence N 56° 11' 31" W a distance of 421.58 feet; thence N 41° 41' 50" W a distance of 84.49 feet; thence N 55° 37' 31" W a distance of 323.48 feet; thence N 20° 35' 59" W a distance of 72.38 feet; thence N 18° 34' 42" E a distance of 69.61 feet; thence N 02° 45' 52" W a distance of 138.69 feet; thence N 58° 05' 43" W a distance of 66.77 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 183.94 feet the chord of which bears N 07° 30' 01" W; thence Northwestly along the arc of said curve a distance of 278.23 feet through a central angle of 86° 40' 02"; thence N 50° 50' 02" W a distance of 60.33 feet to the beginning of a curve concave to the Southeast, having a radius of 25.00 feet; thence Northeastly along the arc of said curve a distance of 35.74 feet through a central angle of 81° 54' 10" to a point of compound curvature with a curve concave to the East having a radius of 300.00 feet; thence Northeastly along the arc of said curve a distance of 60.58 feet through a central angle of 11° 34' 11" to a point of compound curvature with a curve concave to the East having a radius of 1765.00 feet; thence Northeastly along the arc of said curve a distance of 513.64 feet through a central angle of 16° 40' 26" to a point on the line of an 80.00 foot wide lateral ditch right-of-way as recorded in Official Record Book 611, Page 449 of the public records of Martin County, Florida.; thence along the boundary of said right-of-way by the following courses and distances:

Thence S 32° 19' 54" E a distance of 14.63 feet;
Thence N 70° 52' 23" E a distance of 246.83 feet;
Thence N 58° 16' 24" E a distance of 302.68 feet;
Thence S 35° 19' 20" E a distance of 1073.68 feet;
Thence S 19° 57' 37" E a distance of 188.38 feet;
Thence S 36° 35' 27" E a distance of 75.58 feet;
Thence S 13° 17' 09" E a distance of 549.34 feet;
Thence S 04° 57' 23" W a distance of 405.80 feet;
Thence S 66° 36' 09" W a distance of 90.91 feet to the POINT OF BEGINNING.

Containing 48.68 acres more or less.

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 1st day of December, 1986.

MARINER SANDS DEVELOPMENT CORP., A FLORIDA CORPORATION, GENERAL PARTNER

ATTEST: Charles H. Mason Secretary By: Erling D. Speer President

SURVEYOR'S CERTIFICATE

I, G. Martin Burdette, do hereby certify that this plat known as MARINER SANDS PLAT NO. 9, 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: Dec 30, 1986

G. Martin Burdette
G. Martin Burdette
Registered Land Surveyor
Florida Certificate No. 4136

CERTIFICATE OF DEDICATION

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

1. STREET AND ROADWAY EASEMENTS

The streets and roadway easements shown on this MARINER SANDS PLAT NO. 9 are hereby declared to be private streets and are dedicated to MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC. for the use of present or future members of said Association, members of the Mariner Sands Country Club, employees and agents of Mariner Sands Building Company and its assigns and the invited guests of any of the aforementioned, and 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. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets and roadway easements. The private streets shown hereon may be used by the U.S. Postal Authority, Fire and Police Departments and other Governmental or Quasi Governmental Agencies and their agents and employees while engaged in their respective official functions.

2. UTILITY EASEMENTS

The Utility Easements shown on this MARINER SANDS PLAT NO. 9 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. 9 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. MAINTENANCE EASEMENTS

All Maintenance Easements as shown on this MARINER SANDS PLAT NO. 9 are hereby reserved and shall be used for maintenance of the adjacent water tracts.

5. WATER TRACTS

The Water Tracts shown as Tracts W-15, W-16 and W-17 on this MARINER SANDS PLAT NO. 9 are hereby declared to be private tracts and are dedicated to MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC. for the use of present or future members of such Association, members of the Mariner Sands Country Club, employees and agents of Mariner Sands Associates and its assigns and the invited guests of any of the aforementioned. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Water Tracts.

6. COMMON AREAS

Tracts CA-1, CA-2 and CA-3, as shown on this MARINER SANDS PLAT NO. 9, are hereby declared to be common areas and are dedicated to the CYPRESS POINT OWNER'S ASSOCIATION, INC. for the use of present or future members of such association in accordance with the Declaration of Protective Covenants for the CYPRESS POINT OWNER'S ASSOCIATION, INC. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such common areas.

7. GREEN AREAS

Tracts GA-1 and GA-2 shown on this MARINER SANDS PLAT NO. 9 are hereby declared to be green areas to be used for utility easement as shown on this plat and for landscaping and are 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 green areas.

8. INGRESS AND EGRESS EASEMENTS

The Ingress And Egress Easements shown on this MARINER SANDS PLAT NO. 9 are hereby declared to be private easements and are dedicated to the CYPRESS POINT OWNER'S ASSOCIATION, INC. for the use of present or future members of said Association, and agents of Mariner Sands Building Company and its assigns and the invited guests of any of the aforementioned. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such ingress and egress easements. The ingress and egress easements shown hereon may be used by the U.S. Postal Authority, Fire and Police Departments and other Governmental or Quasi Governmental Agencies and their agents and employees while engaged in their respective official functions.

SIGNED AND SEALED this 1st day of December, 1986 on behalf of said Corporation by its President and attested to by its Secretary.

MARINER SANDS DEVELOPMENT CORP., A FLORIDA CORPORATION, GENERAL PARTNER

ATTEST: Charles H. Mason Secretary By: Erling D. Speer President

ACKNOWLEDGEMENT

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 1st day of December, 1986.

My commission expires:

SEPT. 22, 1990

Erling D. Speer
Notary Public
State of Florida at large

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 17 day of December, 1986, on behalf of said Banking Corp. by its Senior Vice President and attested to by its Vice President.

ATTEST: David W. Pearson Jr. BY: William T. Dougan
David W. Pearson, Senior Vice President William T. Dougan, Senior Vice President

WITNESS: Arthur A. Cochley WITNESS: Yvonne Laiden
ACKNOWLEDGEMENT

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 17 day of December, 1986.

My commission expires:

Sept. 9, 1990

Boie Waterman
Notary Public
State of Florida at large

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 10th day of December, 1986, on behalf of said corporation by its President and attested to by its Secretary.

STUART-MARTIN CORPORATION

ATTEST: Sheli Z. Rosenberg Secretary BY: Jerry J. Pezzella, Jr. President

WITNESS: Mary C. Pezzella WITNESS: John J. Pezzella
ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK

Before me, the undersigned notary public, personally appeared Jerry J. Pezzella, Jr., and Sheli 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 10th day of December, 1986.

My commission expires:

10-30-88

John J. Pezzella
Notary Public
State of ILLINOIS at large



DECEMBER 1986
SHEET 1 OF 4 SHEETS

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS

WEST PALM BEACH STUART

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through DECEMBER 11, 1986, 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. 9 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.

11/16/87, 1987

J. W. ...
County Engineer

11/4, 1986.

Allen S. Dreyer
County Attorney

2/4/87, 1987

Cliff G. Young
Chairman

2/3/87, 1987

John J. Pezzella
Chairman

2/3/87, 1987

John J. Pezzella
Chairman

ATTEST: Marsha Stiller
By: Tracy Chase, D.C.

Subdivision Record Control #: 31-38-42-006-000-0000-0-0