

PLAT OF IRONWOOD A REPLAT OF A PORTION OF MARINER SANDS PLAT NO. 1

SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS

DESCRIPTION

A tract or parcel of land lying in MARINER SANDS PLAT NO. 1 as recorded on Sheet 4 of 8 Sheets, in Plat Book 6, Page 47, Public Records of Martin County, Florida, more particularly described as follows:

Begin at the Northeast corner of Lot 7, Block D of said MARINER SANDS PLAT NO. 1; thence S 17° 22' 22" W along the East line of said Lot 7 a distance of 154.81 feet; thence S 37° 43' 21" E a distance of 30.00 feet; thence S 10° 21' 54" W a distance of 44.23 feet; thence S 17° 22' 22" W a distance of 225.13 feet; thence S 78° 48' 48" W a distance of 86.83 feet to a point common to Tract GC-5, Tract MF-1 and the Northwest corner of Lot 1, Block D of said MARINER SANDS PLAT NO. 1; thence S 8° 40' 27" E a distance of 223.88 feet; thence S 27° 28' 47" E a distance of 320.35 feet; thence S 34° 50' 13" E a distance of 235.93 feet to the Westerly most corner of Lot 6, Block C of said MARINER SANDS PLAT NO. 1; thence N 55° 09' 47" E a distance of 10.00 feet to a point in a curve concave to the East, having a radius of 50.00 feet, said point being in the right-of-way of a cul-de-sac of S.E. 54th Avenue as shown on said MARINER SANDS PLAT NO. 1; thence along the Westerly right-of-way line of said S.E. 54th Avenue the following courses and distances:

Thence Northwesterly, Northerly and Northeasterly along the arc of the aforementioned curve, through an angle of 113° 27' 35", the chord of which bears N 21° 53' 35" E for a distance of 99.01 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 15.00 feet and a central angle of 52° 01' 13"; thence Northeasterly along the arc of said curve a distance of 13.62 feet; thence N 26° 36' 10" E a distance of 268.04 feet to a point of curvature of a curve concave to the West, having a radius of 275.00 feet and a central angle of 15° 17' 26"; thence Northerly along the arc of said curve a distance of 73.39 feet; thence N 11° 18' 44" E a distance of 463.61 feet to a point of curvature of a curve concave to the East, having a radius of 425.00 feet and a central angle of 8° 30' 41"; thence Northerly along the arc of said curve a distance of 63.13 feet; thence N 19° 49' 25" E a distance of 177.61 feet to a point of curvature of a curve concave to the West, having a radius of 125.00 feet and a central angle of 34° 36' 54"; thence Northerly along the arc of said curve a distance of 75.52 feet; thence N 14° 47' 29" W a distance of 14.58 feet to a curve concave to the Southwest, having a radius of 25.00 feet and a central angle of 88° 20' 38"; thence Northwesterly and Westerly along the arc of said curve a distance of 38.55 feet to a point of reverse curvature of a curve concave to the North, having a radius of 1705.00 feet and a central angle of 15° 33' 31", said curve being the South right-of-way line of S.E. 50th Avenue as shown on said MARINER SANDS PLAT NO. 1;

thence Westerly along the arc of said curve, having a chord bearing of S 84° 38' 39" W, a distance of 462.99 feet to the POINT OF BEGINNING.

Containing 10.7965 acres more or less.

CERTIFICATE OF OWNERSHIP

MARINER SANDS DEVELOPMENT CORP., a Georgia corporation, by and through its undersigned officers, does hereby certify it is the owner of the property described hereon. Dated this 13th day of MARCH, 1980.

MARINER SANDS DEVELOPMENT CORP.
ATTEST: Timothy C. Hackett BY: Erling D. Speer
TIMOTHY C. HACKETT, ASSISTANT SECRETARY ERLING D. SPEER, PRESIDENT

TITLE CERTIFICATION

I, SHIRLEY L. YINGLING, Vice President and Manager of FLORIDA ABSTRACT AND TITLE INSURANCE COMPANY OF STUART, Florida hereby certify that apparent record title to the land described and shown on this plat is in the name of the person, persons, corporation, or other entity executing the dedication hereon.

All mortgages not satisfied or released of record encumbering the land described hereon are as follows: GREAT AMERICAN MANAGEMENT AND INVESTMENT, INC., the mortgagor and MARINER SANDS DEVELOPMENT CORP., the mortgagee; filed mortgage on: July 5, 1978 in Official Record Book 448 at Page 233; and September 5, 1978 in Official Record Book 452 at Page 934 of the Public Records of Martin County, Florida.

AND
FIRST AMERICAN BANK OF PALM BEACH COUNTY, the mortgagor and MARINER SANDS DEVELOPMENT CORP., the mortgagee; filed mortgage on: September 6, 1978 in Official Record Book 452 at Page 737; and July 16, 1979 in Official Record Book 475 at Page 840 of the Public Records of Martin County, Florida.

FLORIDA ABSTRACT AND TITLE INSURANCE COMPANY OF STUART
BY: Shirley L. Yingling
Shirley L. Yingling, Vice President and Manager

SURVEYOR'S CERTIFICATE

I, George C. Young, Jr., do hereby certify that this PLAT OF IRONWOOD, 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 3-7-1980

George C. Young Jr.
George C. Young, Jr.
Registered Land Surveyor
Florida Certificate No. 3036
3-10-1980

HUTCHEON ENGINEERS INCORPORATED
Civil Engineers and Land Surveyors
Belle Glade, Stuart, W. Palm Beach
August 1980

CERTIFICATE OF DEDICATION

MARINER SANDS DEVELOPMENT CORP., a Georgia corporation, does hereby dedicate as follows:

- STREET AND ROADWAY EASEMENTS**
The streets and roadway easements shown on this PLAT OF IRONWOOD 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 such Association, members of the Mariner Sands Racquet Club, members of the Mariner Sands Country Club, employees and agents of Mariner Sands Development Corp. 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 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.
- UTILITY EASEMENTS**
The Utility Easements shown on this PLAT OF IRONWOOD 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.
- GREEN AREAS**
Tracts GA-1, GA-2, GA-3, GA-4, and GA-5 as shown on this PLAT OF IRONWOOD 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.

SIGNED AND SEALED this 13th day of MARCH, 1980 on behalf of said corporation by its President and attested to by its Assistant Secretary.

MARINER SANDS DEVELOPMENT CORP.
ATTEST: Timothy C. Hackett BY: Erling D. Speer
TIMOTHY C. HACKETT, ASSISTANT SECRETARY ERLING D. SPEER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Erling D. Speer and Timothy C. Hackett, to me well known to be the President and Assistant Secretary, respectively, of MARINER SANDS DEVELOPMENT CORP., a Georgia corporation, and they acknowledge that they executed such instrument as such officers of said corporation. WITNESS my hand and official seal this 13th day of MARCH, 1980.

Kathi E. Cranon
Notary Public
State of Florida at large
My commission expires:
October 2, 1983

COUNTY APPROVAL

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

SEPT. 29, 1980
24 SEP, 1980
24 SEP, 1980

E. J. Freeman
County Engineer
[Signature]
County Attorney
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: [Signature]
Chairman
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: [Signature]
Chairman

SEPT 29, 1980
ATTEST: Louise V. Isaacs
Clerk
By Charlotte Burkey
D.C.

SEP 29 P12: 59

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 7, Page 42, Martin County, Florida, public records, this 29th day of September, 1980.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Charlotte Burkey
Deputy Clerk

File No. 387516

MORTGAGE HOLDERS CONSENT

GREAT AMERICAN MANAGEMENT AND INVESTMENT, INC., a Delaware 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 12th day of MARCH, 1980, on behalf of said corporation by its Vice President and attested to by its Assistant Secretary.

GREAT AMERICAN MANAGEMENT AND INVESTMENT, INC.
ATTEST: Donna Browning BY: Jack Prather
Donna Browning, Assistant Secretary Jack Prather, Vice President

ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF Fulton

Before me, the undersigned notary public, personally appeared Jack Prather and Donna Browning, to me well known to be the Vice President and Assistant Secretary, respectively, of GREAT AMERICAN MANAGEMENT AND INVESTMENT, INC., a Delaware corporation, and they acknowledge that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 12th day of March, 1980.

Notary Public
State of Georgia at large Julia A. Seymour
My commission expires: July 5, 1982

MORTGAGE HOLDERS CONSENT

FIRST AMERICAN BANK OF PALM BEACH COUNTY, a Florida banking 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 13th day of March, 1980, on behalf of said corporation by its Senior Vice President and attested to by its Assistant Vice President.

FIRST AMERICAN BANK OF PALM BEACH COUNTY
ATTEST: Carol Deal BY: James J. McGarry
Carol Deal, Assistant Vice President James J. McGarry, Senior Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned notary public, personally appeared James J. McGarry and Carol Deal to me well known to be the Senior Vice President and Assistant Vice President, respectively, of FIRST AMERICAN BANK OF PALM BEACH COUNTY, a Florida banking corporation, and they acknowledge that they executed such instrument as such officers of said banking corporation.

WITNESS my hand and official seal this 13th day of March, 1980.

Notary Public
State of Florida at large Sharon M. Reiff
My commission expires: 3-4-83