

SEE SURVEYOR'S AFFIDAVIT RECORDED IN O.R. BOOK 633 PAGE 971 ON 4-16-85 MARSHA STILLER CLERK OF COURT BY LM Wheeler D.C.

MARINER SANDS PLAT NO. 3

BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

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 the North line of the Gomez Grant 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 1778.13 feet; thence N 66° 18' 04" E a distance of 872.60 feet; thence N 66° 19' 07" E a distance of 885.87 feet; thence N 66° 18' 11" E a distance of 1065.04 feet to the Westerly right-of-way line of State Road A-1-A; thence N 29° 54' 18" W, along said Westerly right-of-way line a distance of 1613.84 feet to the POINT OF BEGINNING of the following described parcel:

Thence S 60° 07' 55" W a distance of 119.05 feet; thence S 86° 41' 49" W a distance of 33.54 feet to a point in a non tangent curve concave to the Northwest having a radius of 282.25 feet, the chord of which bears S 67° 27' 36" W; thence Southwesterly along the arc of said curve a distance of 72.20 feet through an angle of 14° 39' 22"; thence S 00° 26' 05" W a distance of 111.49 feet; thence S 41° 55' 47" W a distance of 564.55 feet; thence S 48° 07' 46" W a distance of 268.44 feet to a point in a non tangent curve concave to the Northwest having a radius of 880.00 feet, the chord of which bears S 48° 42' 31" W; thence Southwesterly along the arc of said curve a distance of 121.27 feet through an angle of 7° 53' 46"; thence S 52° 39' 24" W a distance of 240.06 feet; thence S 37° 20' 36" E a distance of 50.00 feet; thence S 57° 43' 06" W a distance of 193.70 feet; thence S 70° 06' 19" W a distance of 94.14 feet; thence N 87° 25' 06" W a distance of 40.80 feet to a point in a non tangent curve concave to the Southeast having a radius of 358.72 feet, the chord of which bears S 03° 44' 04" E; thence Southeasterly along the arc of said curve a distance of 79.09 feet through an angle of 12° 37' 56"; thence S 10° 03' 02" E a distance of 214.40 feet; thence S 82° 17' 58" W a distance of 50.04 feet; thence N 10° 03' 02" W a distance of 212.34 feet to the beginning of a curve concave to the Southeast having a radius of 408.72 feet, the chord of which bears N 18° 58' 36" E; thence Northwesterly, Northerly and North-easterly along the arc of said curve a distance of 332.13 feet through an angle of 46° 33' 35" to the point of reverse curvature with a curve concave to the Southwest having a radius of 25.00 feet; thence North-easterly, Northerly and Northwesterly along the arc of said curve a distance of 36.09 feet through an angle of 82° 42' 53"; thence N 46° 12' 20" W a distance of 174.95 feet; thence N 43° 47' 40" E a distance of 160.00 feet; thence N 67° 26' 25" E a distance of 25.19 feet; thence N 52° 21' 09" E a distance of 44.20 feet; thence N 29° 26' 19" E a distance of 231.95 feet; thence N 00° 00' 00" E a distance of 43.00 feet; thence N 26° 33' 54" W a distance of 89.44 feet; thence N 05° 46' 04" W a distance of 99.50 feet; thence N 29° 19' 42" W a distance of 120.44 feet; thence N 16° 21' 19" W a distance of 102.20 feet; thence N 40° 54' 52" W a distance of 39.70 feet; thence N 21° 43' 38" W a distance of 143.17 feet; thence N 56° 43' 30" W a distance of 76.55 feet; thence N 78° 58' 36" W a distance of 78.45 feet; thence N 49° 36' 38" W a distance of 87.97 feet; thence N 76° 16' 58" W a distance of 130.73 feet; thence N 58° 21' 19" W a distance of 101.02 feet; thence N 76° 52' 47" W a distance of 136.57 feet; thence N 39° 43' 56" W a distance of 100.13 feet; thence N 49° 50' 38" W a distance of 83.74 feet; thence N 06° 42' 35" W a distance of 51.35 feet; thence North a distance of 54.00 feet; thence N 12° 20' 21" E a distance of 32.76 feet; thence N 28° 48' 39" W a distance of 68.48 feet; thence N 55° 18' 17" W a distance of 31.62 feet; thence S 62° 26' 56" W a distance of 25.94 feet; thence N 66° 23' 04" W a distance of 24.56 feet to a point in a non tangent curve concave to the Southwest having a radius of 200.00 feet, the chord of which bears N 26° 21' 09" W; thence Northeastly, Northerly and Northwesterly along the arc of said curve a distance of 348.84 feet through an angle of 99° 56' 08"; thence N 59° 23' 58" E a distance of 255.28 feet; thence N 70° 12' 05" E a distance of 150.00 feet to a point in a non tangent curve concave to the Northeast having a radius of 566.64 feet the chord of which bears N 12° 21' 30" W; thence Northwesterly along the arc of said curve a distance of 147.17 feet through an angle of 14° 52' 50"; thence N 04° 55' 06" W a distance of 4.38 feet to the Southerly line of Block O according to MARINER SANDS PLAT NO. 2, as recorded in Plat Book 8, Page 59, Public Records of Martin County, Florida; thence along the Southerly and Easterly boundaries of said MARINER SANDS PLAT NO. 2 by the following courses and distances:

Thence S 89° 55' 03" E a distance of 101.24 feet to the beginning of a curve concave to the Southwest having a radius of 950.00 feet; thence Southeasterly along the arc of said curve a distance of 262.39 feet through an angle of 15° 49' 31"; thence S 58° 06' 38" E a distance of 102.91 feet; thence S 64° 14' 20" E a distance of 155.69 feet; thence N 58° 14' 08" E a distance of 148.17 feet; thence N 25° 45' 40" E a distance of 125.00 feet; thence N 07° 37' 31" W a distance of 145.55 feet to a point in a non tangent curve concave to the Southwest having a radius of 1300.00 feet, the chord of which bears S 54° 08' 21" E and being the Southerly boundary of MARINER SANDS PLAT NO. 1 as recorded in Plat Book 6, Page 47, Public Records of Martin County, Florida; thence along said Southerly boundary of said MARINER SANDS PLAT NO. 1 by the following courses and distances:

Thence Southeasterly along the arc of said curve a distance of 268.33 feet through an angle of 11° 49' 35"; thence N 59° 56' 54" E a distance of 226.29 feet to the Westerly right-of-way line of the Florida East Coast Railroad; thence S 29° 54' 18" E, along said Westerly right-of-way line, a distance of 249.53 feet to a point in a non tangent curve concave to the Northeast having a radius of 200.00 feet, the chord of which bears S 14° 00' 39" E and being the aforesaid Westerly right-of-way line of State Road A-1-A; thence along said Westerly right-of-way line of State Road A-1-A by the following courses and distances:

Thence Southwesterly, Southerly and Southeasterly along the arc of said curve a distance of 110.96 feet through an angle of 31° 47' 18"; thence S 29° 54' 18" E a distance of 1281.12 feet to the POINT OF BEGINNING.

Containing 64.115 Acres more or less.

CERTIFICATE OF DEDICATION

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

1. STREET AND ROADWAY EASEMENTS
The streets and roadway easements shown on this MARINER SANDS PLAT NO. 3 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 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.

2. UTILITY EASEMENTS
The Utility Easements shown on this MARINER SANDS PLAT NO. 3 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. MAINTENANCE EASEMENTS
All Maintenance Easements as shown on this MARINER SANDS PLAT NO. 3 are hereby reserved, and shall be used for maintenance of the adjacent water tracts.

4. DRAINAGE EASEMENTS
The Drainage Easements shown on this plat of MARINER SANDS PLAT NO. 3 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.

SIGNED AND SEALED this 27 day of August, 1982 on behalf of said corporation by its President and attested to by its Assistant Secretary.

MARINER SANDS DEVELOPMENT CORP.
ATTEST: Charles H. Mason, 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 Charles H. Mason 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 27 day of August, 1982.

Harricette T. Snygel
Notary Public
State of Florida at large
My commission expires: October 6, 1984

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 27 day of August, 1982.

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

SURVEYORS CERTIFICATE

I, GEORGE C. YOUNG, JR., do hereby certify that this Plat known as MARINER SANDS PLAT NO. 3, 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: 9/23/82
George C. Young, Jr.
Registered Land Surveyor
Florida Certificate No. 3036

MORTGAGE HOLDERS CONSENT

GREAT AMERICAN MANAGEMENT AND INVESTMENT, INC., a Delaware corporation, hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 6th day of May, 1982, on behalf of said corporation by its Executive Vice President and attested to by its Assistant Secretary.

GREAT AMERICAN MANAGEMENT AND INVESTMENT, INC.
ATTEST: Harry Donovan, Assistant Secretary
Ronald L. Glass, Executive Vice President

ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned notary public, personally appeared Ronald L. Glass and Harry Donovan, to me well known to be the Executive 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 6th day of May, 1982.

Cynthia Halman
Notary Public
State of Georgia at large
My commission expires: Jan. 17, 1984

MORTGAGE HOLDERS CONSENT

FIRST AMERICAN BANK OF PALM BEACH COUNTY, a Florida Banking Corp., hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 24th day of August, 1982, on behalf of said business trust by its Senior Vice President and attested to by its Vice President.

FIRST AMERICAN BANK OF PALM BEACH COUNTY
ATTEST: E. Betty McGehee, Vice President
Richard Prieser, Senior Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned notary public, personally appeared Richard Prieser and E. Betty McGehee to me well known to be the Senior Vice President and Vice President, respectively, of FIRST AMERICAN BANK OF PALM BEACH COUNTY, 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 24th day of August, 1982.

Notary Public
State of Florida at large
My commission expires: June 24, 1985
Jill Marie Van Klyp

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 9, Page 18, Martin County, Florida, public records, this 6th day of October, 1982.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Burkey
Deputy Clerk
File No. 453612

SHEET 1 OF 2 SHEETS
HUTCHEON ENGINEERS INCORPORATED
Civil Engineers and Land Surveyors
Belle Glade Stuart West Palm Beach
July, 1981

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. Dated this 30th day of August, 1982.

All mortgages not satisfied or released of record encumbering the land described hereon are as follows: GREAT AMERICAN MANAGEMENT AND INVESTMENT, INC., the mortgagee and MARINER SANDS DEVELOPMENT CORP., the mortgagor; 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 mortgagee and MARINER SANDS DEVELOPMENT CORP., the mortgagor; filed mortgage on: March 23, 1981 in Official Record Book 517 at Page 1533, 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
221 S. E. Osceola Street, Stuart, Florida

COUNTY APPROVAL

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

- SEPT 30, 1982
County Engineer
- October 1, 1982
County Attorney
- OCT 4, 1982
Chairman
- OCT 7, 1982
Chairman

ATTEST: Louise V. Isaacs
Clerk
By Charlotte Burkey D.C.

Subdivision PARCEL CONTROL NUMBER:
29 38 42 005 000 0000.0