

# PLAT OF THE FAIRWAYS

A REPLAT OF A PORTION OF MARINER SANDS PLAT NO.1 and A PORTION OF THE PLAT OF IRONWOOD SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

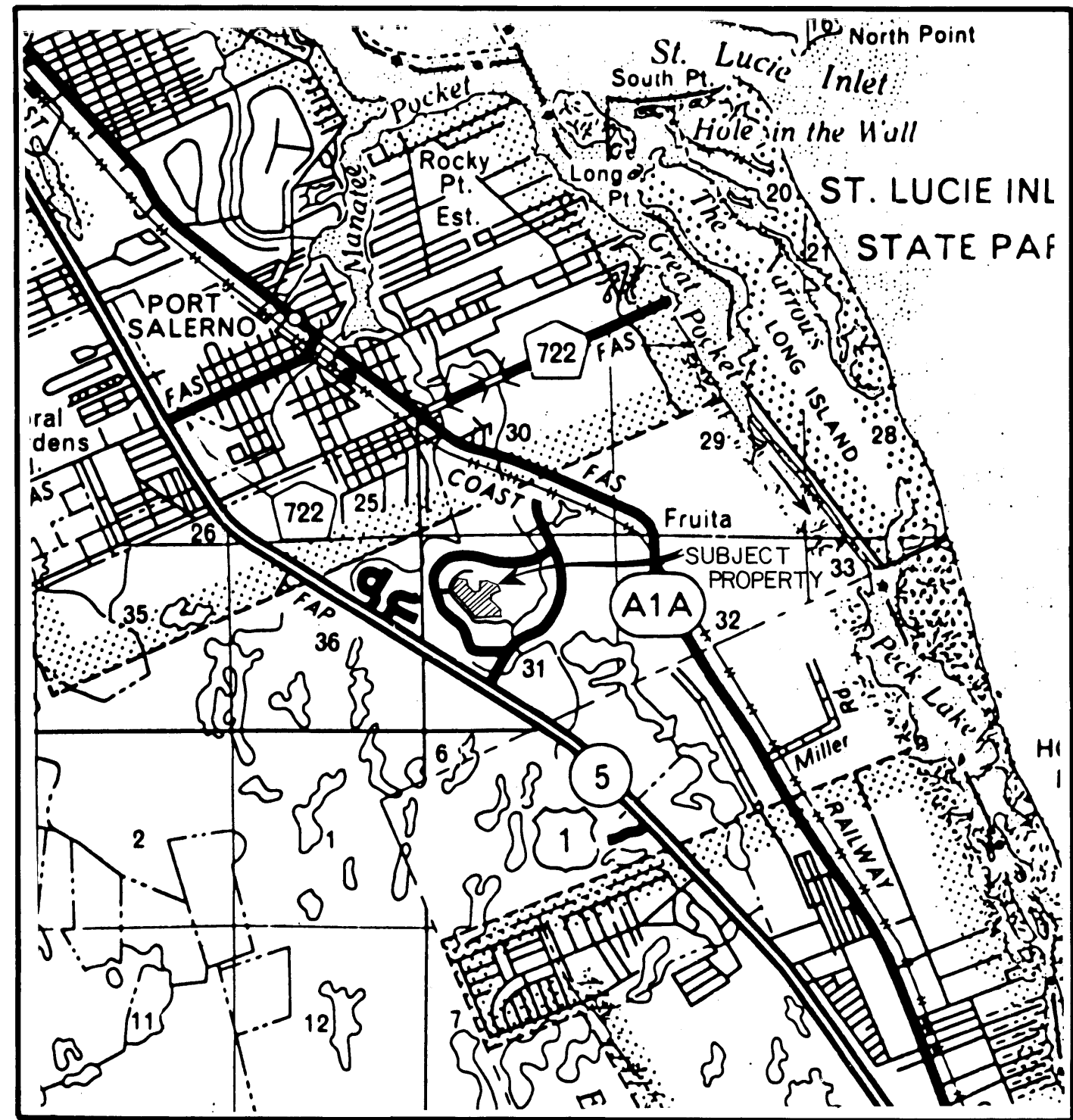
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 9, Page 33, Martin County, Florida, public records, this 18<sup>th</sup> day of May, 1983.

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

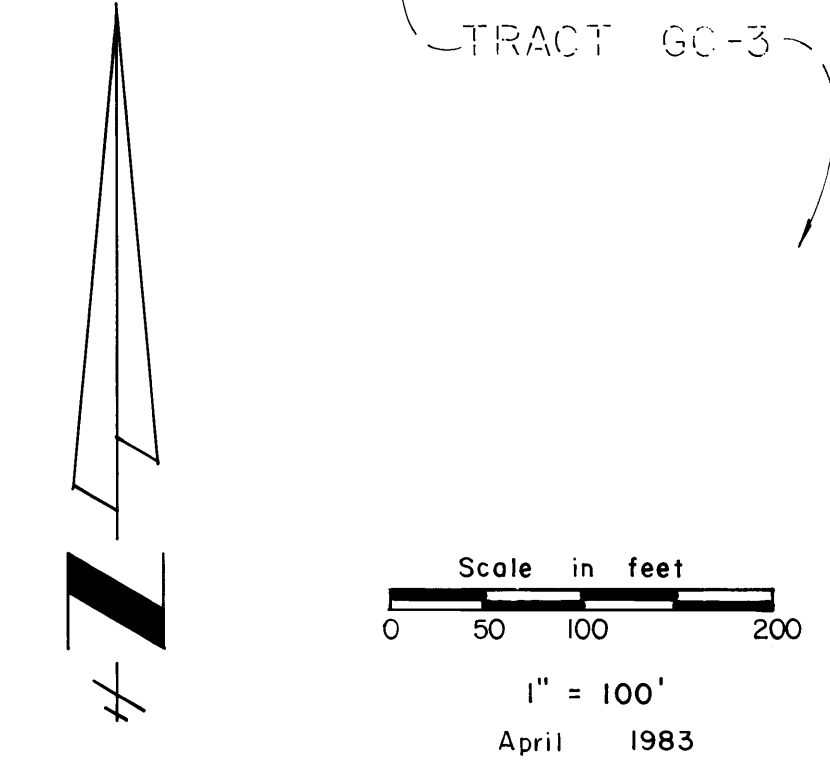
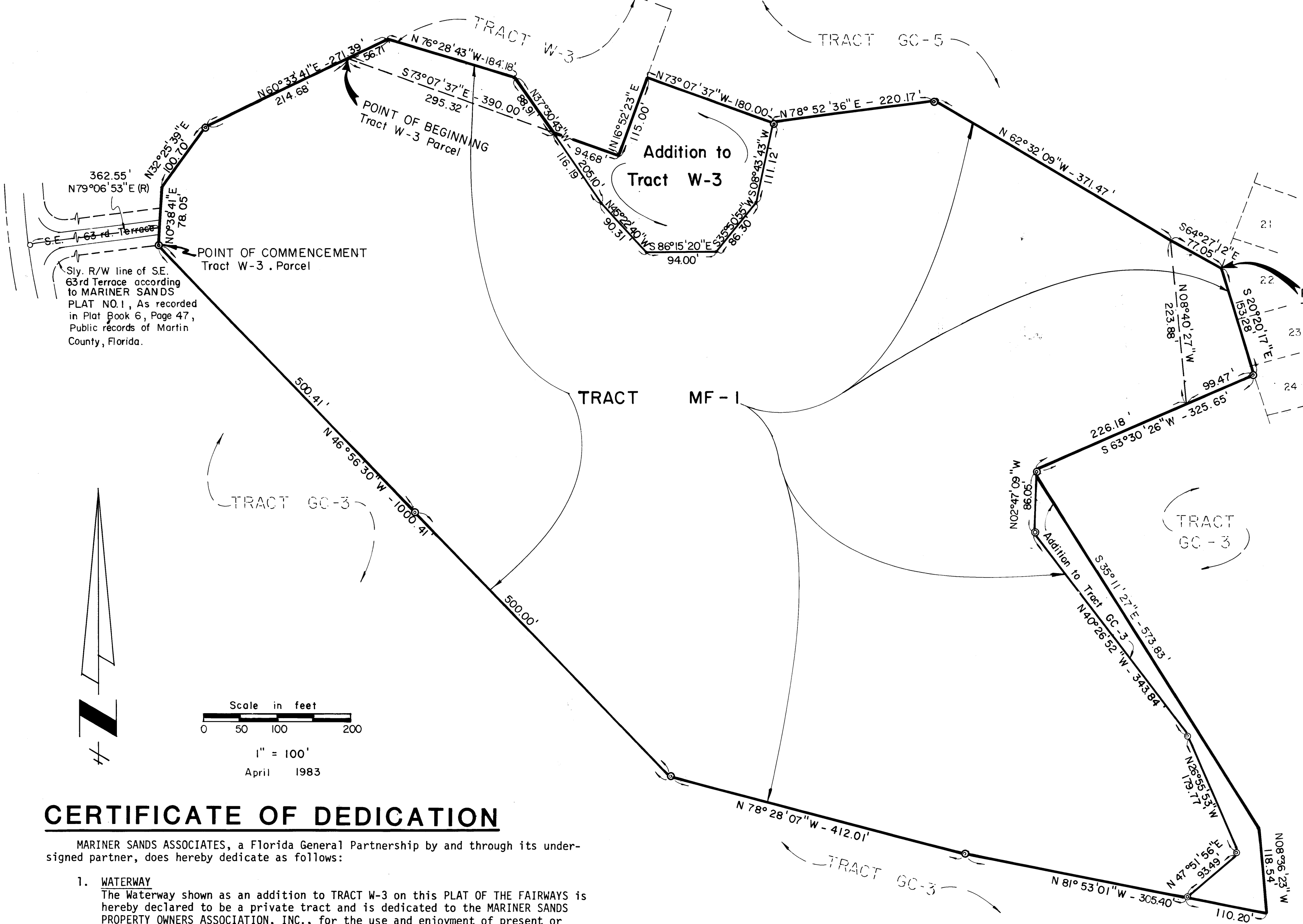
BY: *Charlotte Aubrey*  
Deputy Clerk

File No. 475 795

**HUTCHEON ENGINEERS INCORPORATED**  
CIVIL ENGINEERS and LAND SURVEYORS  
BELLE GLADE, STUART, WEST PALM BEACH  
SHEET 1 of 1 SHEET



LOCATION SKETCH  
1" = 4000'



**LEGEND**  
PLAT OF IRONWOOD  
Plat Book 8, Page 40, Public Records of Martin County, Florida.

○ - Denotes Permanent Reference Monument (P.R.M.)

### LEGAL DESCRIPTION

Being all of TRACT MF-1 according to MARINER SANDS PLAT NO. 1 as recorded in Plat Book 6, Page 47, Public Records of Martin County, Florida.

AND  
A portion of TRACT W-3 according to said MARINER SANDS PLAT NO. 1 being more particularly described as follows:

Commence at the point of intersection of the Southerly right of way line of S.E. 63rd Terrace and the Westerly boundary of aforesaid TRACT MF-1; thence along the said Westerly and Northerly boundaries of TRACT MF-1 by the following courses and distances:

- Thence N 0° 38' 41" E a distance of 78.05 feet;
- Thence N 32° 25' 39" E a distance of 100.70 feet;
- Thence N 60° 33' 41" E a distance of 214.68 feet to the POINT OF BEGINNING of the following described parcel:

- Thence S 73° 07' 37" E along the said Northerly boundary, a distance of 295.32 feet;
- thence N 37° 30' 43" W a distance of 98.91 feet;
- thence N 76° 28' 43" W a distance of 184.18 feet;
- thence S 60° 33' 41" W a distance of 56.71 feet to the POINT OF BEGINNING.

AND  
A portion of TRACT GC-3 according to the PLAT OF IRONWOOD as recorded in Plat Book 8, Page 40, Public Records of Martin County, Florida, being more particularly described as follows:

BEGIN at the Westerly most corner of Lot 22 of the said PLAT OF IRONWOOD; thence S 20° 20' 17" E, along the Southwesterly boundary of the said PLAT OF IRONWOOD, a distance of 153.28 feet; thence S 63° 30' 26" W a distance of 99.47 feet to a point in the Easterly boundary of aforesaid TRACT MF-1; thence N 08° 40' 27" W, along said Easterly boundary of TRACT MF-1, a distance of 223.88 feet; thence S 64° 27' 12" E a distance of 77.05 feet to the POINT OF BEGINNING.

Containing 23.94 acres more or less.

### COUNTY APPROVAL

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

May 10, 1983 *H. Burton Smith*  
County Engineer

May 16, 1983 *Michael H. Paul*  
County Attorney

May 16, 1983 *Thomas J. ...*  
Chairman

May 16, 1983 *...*  
Chairman

ATTEST: *Louise V. Isaacs*  
Clerk of the Circuit Court  
By *Charlotte Aubrey*  
Deputy Clerk

29-38-42-010-000-0000-0

### TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through May 2, 1983, to the extent the same are maintained in the office of the Clerk of the Circuit Court, on the property described in the caption of the proposed PLAT OF THE FAIRWAYS (or) as more particularly described in the attached legal description, 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:

NONE

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

T & T TITLE INSURANCE, INC.  
BY: *Shirley F. Yingling*  
Shirley F. Yingling, Vice President and Manager  
221 East Osceola Street, Stuart, Florida

### JOINDER

MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, hereby joins in the execution of this Plat for the purpose of consenting to the replating of a portion of the original Tract W-3 as a portion of Tract MF-1 as shown hereon.

SIGNED AND SEALED this 28 day of April, 1983.  
ATTEST: *Charles H. Mason*  
Charles H. Mason, Secretary  
BY: *Erling D. Speer*  
Erling D. Speer, President

### CERTIFICATE OF DEDICATION

MARINER SANDS ASSOCIATES, a Florida General Partnership by and through its undersigned partner, does hereby dedicate as follows:

- WATERWAY**  
The Waterway shown as an addition to TRACT W-3 on this PLAT OF THE FAIRWAYS is hereby declared to be a private tract and is dedicated to the MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC., for the use and enjoyment 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 Waterway Tract.

SIGNED AND SEALED this 28 day of April, 1983 on behalf of said General Partnership.

MARINER SANDS DEVELOPMENT CORP., a Florida Corporation, General Partner.  
ATTEST: *Charles H. Mason*  
Charles H. Mason, Secretary  
BY: *Erling D. Speer*  
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., a Florida Corporation, General Partner, of MARINER SANDS ASSOCIATES, a Florida General Partnership, and they acknowledge that they executed such instrument as such officers of said corporation, on behalf of the partnership.

WITNESS my hand and official seal this 28 day of April, 1983.  
*Bilsons Heinigaw*  
Notary Public  
State of Florida at Large  
My commission expires: Sept. 28, 1986

### CERTIFICATE OF OWNERSHIP

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

Dated this 28 day of April, 1983.

MARINER SANDS DEVELOPMENT CORP., a Florida Corporation, General Partner  
ATTEST: *Charles H. Mason*  
Charles H. Mason, Secretary  
BY: *Erling D. Speer*  
Erling D. Speer, President

### SURVEYORS CERTIFICATE

I, GEORGE C. YOUNG, JR., do hereby certify that this Plat known as PLAT OF THE FAIRWAYS, is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

Date of Survey: 4/27/83  
*George C. Young, Jr.*  
Registered Land Surveyor  
Florida Certificate No. 3036