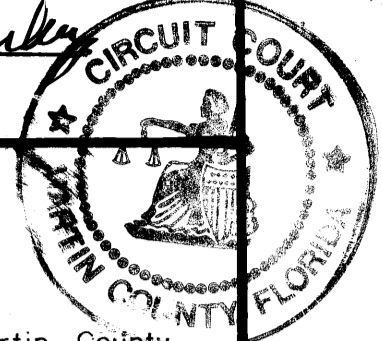


FILED  
MARTIN COUNTY, FLA.  
04 MAR 12 P2: 22  
LOUISE V. ISAACS  
CLERK OF THE CIRCUIT COURT  
BY \_\_\_\_\_

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 60, Martin County, Florida, public records, this 12th day of March, 1984.  
LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Charlotte Bueky  
Deputy Clerk  
File No. 502874



# MARINER SANDS PLAT NO. 4

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

## LEGAL DESCRIPTION

Being a tract of land lying in Sections 31 and 32, Township 38 South, Range 42 East, Martin County, Florida and being more particularly described as follows:  
PARCEL I  
BEGIN at the Southeast corner of Lot 1, Block O according to MARINER SANDS PLAT NO. 2 as recorded in Plat Book 8, Page 59, Public Records of Martin County, Florida, said POINT OF BEGINNING also being in the Northerly boundary of MARINER SANDS PLAT NO. 3, as recorded in Plat Book 9, Page 18, Public Records of Martin County, Florida; thence along the Northerly and Westerly boundaries of said MARINER SANDS PLAT NO. 3 by the following courses and distances:

Thence S 04° 55' 06" E a distance of 4.38 feet to the beginning of a curve concave to the Northeast having a radius of 566.64 feet; thence Southeasterly along the arc of said curve a distance of 147.17 feet through a central angle of 14° 52' 50"; thence S 70° 12' 05" W, radial to last described curve a distance of 150.00 feet; thence S 59° 23' 58" W a distance of 255.28 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 S 21° 18' 58" W; thence Southeasterly, Southerly and Southwesterly along the arc of said curve a distance of 384.00 feet, through a central angle of 110° 00' 30"; thence S 56° 18' 43" E, radial to the last and next described curves, a distance of 30.00 feet to a point in a non tangent curve concave to the Northwest having a radius of 230.00 feet, the chord of which bears S 61° 11' 25" W; thence Southwesterly along the arc of said curve a distance of 220.80 feet through a central angle of 55° 00' 15"; thence S 74° 59' 25" W a distance of 53.25 feet; thence S 03° 01' 09" E a distance of 103.67 feet to a point in a non tangent curve concave to the Northwest having a radius of 395.00 feet, the chord of which bears S 29° 57' 03" W; thence Southwesterly along the arc of said curve a distance of 487.27 feet, through a central angle of 70° 40' 48" to the intersection with a curve concave to the Southwest having a radius of 714.74 feet, the chord of which bears S 16° 58' 04" E; thence Southeasterly along the arc of said curve a distance of 152.14 feet through a central angle of 12° 11' 46" to the point of reverse curvature with a curve concave to the Northeast having a radius of 673.79 feet; thence Southeasterly along the arc of said curve a distance of 352.79 feet through a central angle of 30° 00' 00"; thence S 40° 52' 11" E a distance of 147.86 feet to the beginning of a curve concave to the Northeast having a radius of 475.01 feet; thence Southeasterly along the arc of said curve a distance of 554.51 feet through a central angle of 66° 53' 03" to the point of reverse curvature with a curve concave to the Southwest having a radius of 417.11 feet; thence Southeasterly along the arc of said curve a distance of 448.06 feet through a central angle of 61° 32' 54" to a point in the Westerly boundary of aforesaid MARINER SANDS PLAT NO. 3; thence S 43° 47' 40" W, radial to the last and next described curves, along said Westerly boundary, a distance of 60.00 feet to a point in a non tangent curve concave to the Southwest having a radius of 357.11 feet the chord of which bears N 76° 58' 47" W, said point hereinafter being referred to as POINT "A", being in the Southwesterly right of way line of Congressional Way; thence Northwesterly along the arc of said curve a distance of 383.61 feet through a central angle of 61° 32' 54" to the point of reverse curvature with a curve concave to the Northeast having a radius of 535.01 feet; thence Northwesterly along the arc of said curve a distance of 624.55 feet through a central angle of 66° 53' 03"; thence N 40° 52' 11" W a distance of 147.86 feet to the beginning of a curve concave to the Northeast having a radius of 733.79 feet; thence Northwesterly along the arc of said curve a distance of 384.21 feet through a central angle of 30° 00' 00" to the point of reverse curvature with a curve concave to the Southwest having a radius of 654.74 feet; thence Northwesterly along the arc of said curve a distance of 218.01 feet through a central angle of 19° 04' 41"; thence N 29° 56' 52" W a distance of 200.87 feet to the beginning of a curve concave to the Southwest having a radius of 304.20 feet, thence Northwesterly along the arc of said curve a distance of 319.93 feet through a central angle of 60° 15' 28" to a point in a non tangent curve concave to the Southwest having a radius of 1960.00 feet, the chord of which bears N 07° 37' 41" W, and being the Easterly boundary of aforesaid MARINER SANDS PLAT NO. 2; thence along the Easterly and Southerly boundaries of said MARINER SANDS PLAT NO. 2 by the following courses and distances:  
Thence Northwesterly along the arc of said curve a distance of 570.80 feet through a central angle of 16° 41' 09"; thence N 69° 50' 01" E a distance of 162.62 feet; thence N 69° 49' 55" E a distance of 95.00 feet; thence N 57° 47' 46" E a distance of 112.47 feet; thence N 69° 49' 55" E a distance of 237.66 feet to the beginning of a curve concave to the Southeast having a radius of 1605.00 feet; thence Northeasterly along the arc of said curve a distance of 567.27 feet; thence S 89° 55' 03" E a distance of 60.22 feet to the POINT OF BEGINNING.

TOGETHER WITH the following described PARCEL II:  
Commence at aforesaid POINT "A"; thence S 46° 12' 20" E along the said Southwesterly right of way line of Congressional Way a distance of 27.26 feet to the POINT OF BEGINNING of the following described parcel:

## LEGAL DESCRIPTION CON'T.

Thence continue along the Southerly and Westerly boundaries of said MARINER SANDS PLAT NO. 3 by the following courses and distances:  
Thence S 46° 12' 20" W a distance of 147.70 feet to the beginning of a curve concave to the Southwest having a radius of 25.00 feet; thence Southeasterly, Southerly and Southwesterly along the arc of said curve a distance of 36.09 feet through a central angle of 82° 42' 53" to the point of reverse curvature with a curve concave to the Southeast having a radius of 408.72 feet; thence Southwesterly, Southerly, and Southeasterly along the arc of said curve a distance of 332.13 feet through a central angle of 46° 33' 35"; thence S 10° 03' 02" E a distance of 183.80 feet; thence S 79° 56' 58" W a distance of 150.00 feet; thence N 17° 47' 47" W a distance of 185.49 feet to a point in a non tangent curve concave to the Southeast having a radius of 583.72 feet the chord of which bears N 07° 38' 31" E; thence Northwesterly, Northerly and Northeasterly along the arc of said curve a distance of 360.50 feet through a central angle of 35° 23' 07"; thence N 34° 54' 02" E a distance of 156.71 feet to the POINT OF BEGINNING.

Containing 23.899 acres more or less.

## CERTIFICATE OF DEDICATION

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

- STREET AND ROADWAY EASEMENTS**  
The streets and roadway easements shown on this MARINER SANDS PLAT NO. 4 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 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 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 MARINER SANDS PLAT NO. 4 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.
- MAINTENANCE EASEMENTS**  
All Maintenance Easements as shown on this MARINER SANDS PLAT NO. 4 are hereby reserved, and shall be used for maintenance of the adjacent water tracts.
- DRAINAGE EASEMENTS**  
The Drainage Easements shown on this plat of MARINER SANDS PLAT NO. 4 are hereby declared to be private tracts 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.
- WATER TRACTS**  
The Water Tracts shown as Tracts W-11 and W-12 on this MARINER SANDS PLAT NO. 4 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.

SIGNED AND SEALED this 27th day of January, 1984 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

## 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 27th day of January, 1984.

Eileen Heninger  
Notary Public  
State of Florida at large  
My commission expires: Sept. 28, 1986

## MORTGAGE HOLDERS CONSENT

STUART-MARTIN CORPORATION, a Georgia 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 16th day of February, 1984, on behalf of said corporation by its Executive Vice President and attested to by its Assistant Secretary.  
STUART-MARTIN CORPORATION

ATTEST: Cindy Holman Cindy Holman, Assistant Secretary BY: Ronald L. Glass 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 Cindy Holman, to me well known to be the Executive Vice President and Assistant 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 16th day of February, 1984.

Lynne B. Jackson  
Notary Public  
State of Georgia at large  
My commission expires: 6/30/86

## MORTGAGE HOLDERS CONSENT

FIRST AMERICAN BANK AND TRUST, 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 31st day of January, 1984, on behalf of said business trust by its Senior Vice President and attested to by its Vice President.

FIRST AMERICAN BANK AND TRUST  
ATTEST: E. Betty McGehee E. Betty McGehee, Vice President BY: Richard Prieser 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 AND TRUST, 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 31st day of January, 1984.

Catherine W. Wilson  
Notary Public  
State of Florida at large  
My commission expires: 9.9.85

## 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 27th day of January, 1984.  
MARINER SANDS DEVELOPMENT CORP., 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 MARINER SANDS PLAT NO. 4, 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: 10-20-83  
George C. Young, Jr.  
Registered Land Surveyor  
Florida Certificate No. 8036

## TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through JANUARY 30, 1984, 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 MARINER SANDS PLAT NO. 4 (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. 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:  
January 5, 1983 in official record book 560 page 1349 of the public records of Martin County, Florida.  
FIRSTAMERICAN BANK AND TRUST, the mortgagee and MARINER SANDS ASSOCIATES, the mortgagor, filed mortgage on:  
March 25, 1981 in official record book 517, page 1533 of the public records of Martin County, Florida.

This certificate is issued solely for the purpose of complying with section 177.041, Florida Statutes.  
T & T TITLE INSURANCE, INC.  
By: Shirley S. Youngling  
Shirley L. Youngling, 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.

- February 28, 1984 H. Lester Smith County Engineer  
March 8, 1984, 1984 William R. Divil County Attorney  
March 7, 1984 BY: Conan R. Seal Chairman  
PLANNING & ZONING COMMISSION  
MARTIN COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
March 9, 1984 BY: Alex H. Baynes Chairman

ATTEST: Louise V. Isaacs  
Clerk  
By Charlotte Bueky, D.C.

SHEET 1 OF 2 SHEETS  
HUTCHEON ENGINEERS INCORPORATED  
Civil Engineers and Land Surveyors  
Belle Glade Stuart West Palm Beach  
February, 1984

SEE SURVEYOR'S AFFIDAVIT RECORDED IN OR BOOK 599 PG 2562 ON 4-18-84 MARSHA ST. ILLER CLERK OF COURT BY Km Wheeler D.C.

