

MARINER SANDS PLAT NO. 6

BEING A TRACT OF LAND LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

05 FEB 22 P 2: 47

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

Sheet 1 of 2 PB9 PB91

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 91, Martin County, Florida, public records, this 24 day of February, 1985.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Burkey
Deputy Clerk
File No. 945 790

LEGAL DESCRIPTION

Commence at the intersection of the North line of the Gomez Grant and the Northeastly right-of-way of U.S. Highway No. 1 (State Road No. 5); thence Northeastly along the said 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 616.54 feet to the point of intersection with the Easterly line of a Florida Department of Transportation Lateral Ditch right-of-way as recorded in O.R. book 411, Page 446, Public Records of Martin County, Florida and the POINT OF BEGINNING of the following described MARINER SANDS PLAT NO. 6:

Thence continuing along the North line of the Gomez Grant by the following courses and distances:

Thence N 66° 36' 09" E a distance of 1161.60 feet; thence N 66° 18' 04" E a distance of 667.12 feet; thence N 23° 41' 52" W a distance of 178.86 feet to a point in a non tangent curve concave to the Northwest having a radius of 382.88 feet, the chord of which bears N 07° 04' 02" E; thence Northeastly along the arc of said curve a distance of 228.78 feet through a central angle of 34° 14' 09"; thence N 10° 03' 02" W a distance of 44.73 feet; thence N 83° 24' 27" E a distance of 54.14 feet to the beginning of a curve concave to the Northwest having a radius of 575.48 feet; thence Northeastly along the arc of said curve a distance of 399.95 feet through a central angle of 39° 49' 13"; thence N 43° 35' 13" E a distance of 319.88 feet; thence N 57° 06' 41" E a distance of 211.45 feet; thence N 72° 13' 44" E a distance of 218.75 feet; thence N 59° 37' 50" E a distance of 148.77 feet; thence N 53° 36' 04" E a distance of 202.89 feet; thence N 34° 07' 12" E a distance of 81.15 feet; thence N 05° 53' 38" W a distance of 93.31 feet; thence N 16° 25' 30" W a distance of 203.69 feet; thence N 27° 53' 01" W a distance of 433.52 feet; thence N 25° 13' 06" E a distance of 337.50 feet to a point in the Southerly boundary of MARINER SANDS PLAT NO. 3 as recorded in Plat Book 9, Page 18, Public Records of Martin County, Florida; thence along the said Southerly boundary of MARINER SANDS PLAT NO. 3 by the following courses and distances:

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 a central angle of 14° 39' 22"; thence S 00° 26' 05" W, non tangent to last described curve, a distance of 111.45 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 a central 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 Northeast 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 a central 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 S 10° 03' 02" E a distance of 385.30 feet; thence S 79° 56' 58" W a distance of 230.00 feet; thence S 08° 20' 41" W a distance of 201.36 feet; thence S 66° 18' 04" W a distance of 405.84 feet; thence S 66° 36' 09" W a distance of 285.32 feet to the beginning of a curve concave to the Northwest having a radius of 850.00 feet; thence Southwesterly along the arc of said curve a distance of 171.52 feet through a central angle of 11° 33' 42" to the point of reverse curvature with a curve concave to the Southeast having a radius of 1097.56 feet the chord of which bears S 67° 21' 13" W; thence Southwesterly along the arc of said curve a distance of 414.17 feet through a central angle of 21° 37' 15"; thence S 66° 19' 48" W, non tangent to last described curve, a distance of 130.36 feet to the intersection with the said Easterly line of said Florida Department of Transportation Lateral Ditch right-of-way; thence S 04° 57' 23" W, along said Easterly right-of-way line, a distance of 343.20 feet to the POINT OF BEGINNING.

Containing 38.53 acres more or less.

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. 6 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.

2. UTILITY EASEMENTS

The Utility Easements shown on this MARINER SANDS PLAT NO. 6 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. 6 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. WATER TRACT

The Water Tract shown as Tract W-13 on this MARINER SANDS PLAT NO. 6 is hereby declared to be a private tract and is 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 Tract.

5. GREEN AREAS

Tracts GA-1 and GA-2 shown on this MARINER SANDS PLAT NO. 6 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 4th day of JANUARY, 1985 on behalf of said corporation by its President and attested to by its Secretary.

MARINER SANDS DEVELOPMENT CORP., GENERAL PARTNER

ATTEST: Charles H. Mason BY: Erling D. Speer
Charles H. Mason, 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 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 4th day of January, 1985.

Eileen Heiniger
Notary Public
State of Florida at large
My commission expires: 9/28/1986

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 4th day of JANUARY, 1985.

MARINER SANDS DEVELOPMENT CORP., GENERAL PARTNER

ATTEST: Charles H. Mason BY: Erling D. Speer
Charles H. Mason, Secretary Erling D. Speer, President

MORTGAGE HOLDERS CONSENT

BARNETT 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 January, 1985, on behalf of said Banking Corp. by its Senior Vice President and attested to by its Assistant Vice President.

BARNETT BANK OF PALM BEACH COUNTY

ATTEST: Darrel G. White BY: William J. Dougan
Darrel G. White, Assistant Vice President William J. Dougan, Senior Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned notary public, personally appeared William T. Dougan and Darrel G. White to me well known to be the Senior Vice President and Assistant Vice President, respectively, of BARNETT 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 January, 1985.

Margaret L. Barber
Notary Public
State of Florida at large

My commission expires: January 15, 1988

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 15th day of JANUARY, 1985, on behalf of said corporation by its President and attested to by its Secretary.

STUART-MARTIN CORPORATION

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

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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 15th day of January, 1985.

Patricia C. Hoag
Notary Public
State of Florida at large

My commission expires: 11/8/87

SURVEYOR'S CERTIFICATE

I, RICHARD W. BUSSELL, do hereby certify that this Plat known as MARINER SANDS PLAT NO. 6, 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: 9/7/84

Richard W. Bussell
Richard W. Bussell
Registered Land Surveyor
Florida Certificate No. 3858

Subdivision Parcel Control #: 31-38-42-001-000-0000/0

SHEET 1 OF 2 SHEETS

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS

WEST PALM BEACH

BELLE GLADE

STUART

October 1984

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through JAN 24, 1985, 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. 6, 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: Shirley W. Kingling
Shirley W. Kingling
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.

February 4, 1985 W. Sander Smith
County Engineer

January 8, 1985, 1985 Robert Brown
County Attorney

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: James J. Cadd
Chairman

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

January 8, 1985 BY: James J. Cadd
Chairman

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