

PLAT OF WINGED FOOT COTTAGES

BEING A TRACT OF LAND LYING IN 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 92, Martin County, Florida, public records, this day of February, 1985.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Buskey
Deputy Clerk
File No. 545793

LEGAL DESCRIPTION

BEGIN 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) said point of beginning being in a curve concave to the Southwest having a radius of 5829.58 feet the chord of which bears N 56° 51' 40" W; thence Northwestly along the arc of said curve, and the said Northeastly right-of-way line, a distance of 165.15 feet through a central angle of 1° 37' 23"; thence N 57° 40' 21" W, continuing along said Northeastly right-of-way line, a distance of 1568.27 feet to the beginning of a curve concave to the Northeast having a radius of 50.00 feet and being the Southeastly right-of-way line of S.E. 52nd Avenue (Mariner Sands Drive) as shown on MARINER SANDS PLAT NO. 1 as recorded in Plat Book 6, Page 47, public records of Martin County, Florida; thence along said Southeastly right-of-way line by the following courses and distances:

Thence Northwestly, Northerly and Northeastly along the arc of said curve a distance of 71.46 feet through a central angle of 81° 53' 16"; thence N 24° 12' 55" E a distance of 371.75 feet to the beginning of a curve concave to the Southeast having a radius of 1765.00 feet; thence Northeastly along the arc of said curve a distance of 95.00 feet through a central angle of 3° 05' 02" to the point of compound curvature with a curve concave to the Southeast having a radius of 300.00 feet; thence Northeastly along the arc of said curve a distance of 149.19 feet through a central angle of 28° 29' 37" to the point of reverse curvature with a curve concave to the Northwest having a radius of 250.00 feet; thence Northeastly along the arc of said curve a distance of 181.72 feet through a central angle of 41° 38' 52" to the point of reverse curvature with a curve concave to the Southeast having a radius of 300.00 feet; thence Northeastly along the arc of said curve a distance of 88.61 feet through a central angle of 16° 55' 26" to the point of cusp with a curve concave to the Northeast having a radius of 25.00 feet, the chord of which bears S 09° 52' 57" E; thence Southwestly, Southerly and Southeastly along the arc of said curve a distance of 35.74 feet through a central angle of 81° 54' 10"; thence S 50° 50' 02" E a distance of 60.33 feet to the beginning of a curve concave to the Northwest having a radius of 183.94 feet; thence Southeastly, Southerly and Southwestly along the arc of said curve a distance of 278.23 feet through a central angle of 86° 40' 02"; thence S 58° 05' 43" E a distance of 66.77 feet; thence S 02° 45' 52" E a distance of 138.69 feet; thence S 18° 34' 42" E a distance of 69.61 feet; thence S 20° 35' 59" E a distance of 72.38 feet; thence S 55° 37' 31" E a distance of 323.48 feet; thence S 41° 41' 50" E a distance of 84.49 feet; thence S 56° 11' 31" E a distance of 421.58 feet; thence S 17° 02' 51" E a distance of 112.35 feet; thence S 04° 16' 03" W a distance of 105.00 feet; thence S 61° 22' 42" E a distance of 103.26 feet; thence N 86° 39' 29" E a distance of 107.28 feet; thence N 66° 35' 28" E a distance of 128.62 feet; thence N 64° 22' 27" E a distance of 354.75 feet; thence N 39° 18' 06" E a distance of 77.50 feet; thence S 75° 33' 59" E a distance of 126.75 feet; thence S 04° 57' 23" W a distance of 216.77 feet to the beginning of a curve concave to the Northwest having a radius of 25.00 feet; thence Southwestly along the arc of said curve a distance of 26.78 feet through a central angle of 61° 22' 26"; thence S 66° 19' 48" W a distance of 3.77 feet; thence S 23° 40' 12" E a distance of 138.44 feet to the intersection with the aforesaid North line of the GOMEZ GRANT; thence Southwestly along said North line of the GOMEZ GRANT by the following courses and distances:

Thence S 66° 36' 09" W a distance of 525.63 feet;
thence S 67° 37' 25" W a distance of 143.85 feet to the POINT OF BEGINNING.
Containing 24.56 acres more or less.

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

SURVEYOR'S CERTIFICATE

I, RICHARD W. BUSSELL, do hereby certify that this Plat known as PLAT OF WINGED FOOT COTTAGES, 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: 11/13/84
Richard W. Bussell
Registered Professional Surveyor
Florida Certificate No. 12345

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 PLAT OF WINGED FOOT COTTAGES 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 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 WINGED FOOT COTTAGES 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.
- DRAINAGE EASEMENTS**
The Drainage Easements shown on this PLAT OF WINGED FOOT COTTAGES 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.
- WATER TRACT**
The Water Tract shown as Tract W-14 on this PLAT OF WINGED FOOT COTTAGES 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.
- GREEN AREAS**
Tracts GA-1 and GA-2 shown on this PLAT OF WINGED FOOT COTTAGES 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.
- COMMON AREAS**
Tracts CA-1, CA-2 and CA-3, as shown on this PLAT OF WINGED FOOT COTTAGES, are hereby declared to be common areas and are dedicated to the WINGED FOOT COTTAGE OWNERS ASSOCIATION, INC. for the use of present or future members of such association in accordance with the Declaration of Protective Covenants for WINGED FOOT COTTAGES. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such common 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 Secretary BY: Erling D. Speer President
Charles H. Mason, Secretary Erling D. Speer, President

ACKNOWLEDGEMENT

ACKNOWLEDGMENT
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.
Erling D. Speer
Notary Public
State of Florida at large
My commission expires: 9/28/1986

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 27 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 Assistant Vice President BY: William J. Dougan Senior Vice President
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 27th day of JANUARY, 1985.
Margaret L. Barber
Notary Public
State of Florida at large
My commission expires: JANUARY 15, 1988

MORTGAGE HOLDERS CONSENT

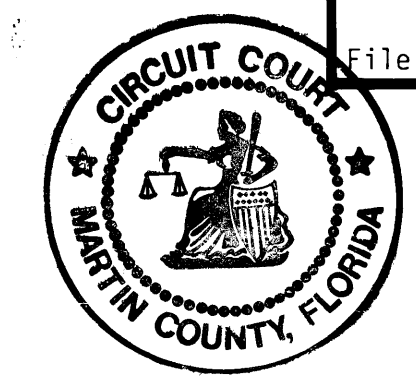
STUART-MARTIN CORPORATION, a Georgia corporation, hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

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: Shel Z. Rosenberg Secretary BY: Jerry J. Pezzella, Jr. President
Shel 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 Shel 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. Hooy
Notary Public
State of Florida at large
My commission expires: 11/8/87



SHEET 1 OF 3 SHEETS
Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS
WEST PALM BEACH

BELLE GLADE STUART
NOVEMBER, 1984

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through 7/21/85 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 PLAT OF WINGED FOOT COTTAGES, 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. Youngling
Shirley W. Youngling
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 H. Ruston Smith County Engineer
- January 8, 1985 Donald Owen Chapman County Attorney
- February 21, 1985 BY: James J. Gaudin Chairman
- January 8, 1985 BY: James J. Higgins Chairman
- ATTEST: Louise V. Isaacs Clerk BY: Charlotte Buskey D.C.