

PLAT OF CONGRESSIONAL PLACE

BEING A TRACT OF LAND LYING IN SECTION 31 & 32, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.
BEING A PART OF THE MARINER SANDS P. U. D.

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:

Commencing at the Northwest corner of Lot 1, Block Y, of MARINER SANDS PLAT NO. 4 as recorded in Plat Book 9, Page 60, Public Records of Martin County, Florida.

Thence North 46° 12' 20" East a distance of 27.26 feet to Point "A", as shown on said MARINER SANDS PLAT NO. 4; thence North 43° 47' 40" East a distance of 60.00 feet to the POINT OF BEGINNING, said POINT OF BEGINNING being on the Northeast right-of-way line of Congressional Way of said MARINER SANDS PLAT NO. 4, said POINT OF BEGINNING also being on the West line of MARINER SANDS PLAT NO. 3 as recorded in Plat Book 9, Page 18, Public Records of Martin County, Florida;

Thence along said Northeast right-of-way line of Congressional Way, the following courses and distances:

Thence Westerly along the arc of a curve concave to the Southwest having a radius of 417.11' and a chord bearing of North 76° 58' 47" West through a central angle of 61° 32' 54" a distance of 488.06 feet to a point of reversed curvature of a curve concave to the Northeast having a radius of 475.01'; thence Westerly and Northerly along the arc of said curve through a central angle of 66° 53' 03" a distance of 554.51 feet to a point of tangency; thence North 40° 52' 11" West a distance of 147.86 feet to a point of curvature of a curve concave to the Northeast, having a radius of 673.79 feet; thence Northerly along the arc of said curve through a central angle of 30° 00' 00" a distance of 352.79 feet to a point of tangency; thence North 40° 52' 11" West a distance of 147.86 feet to a point of curvature of a curve concave to the West having a radius of 714.74 feet; thence along the arc of said curve through a central angle of 12° 11' 46" a distance of 152.14 feet to the Southwest corner of Lot 16, Block "Z" of said MARINER SANDS PLAT NO. 4;

thence along the Southeast line of said Block "Z", the following courses and distances:

Thence along the arc of a curve having a radius of 395.00 feet and a chord bearing of North 29° 57' 03" East through a central angle of 70° 40' 48" a distance of 487.27 feet to a point of tangency; thence North 03° 01' 09" West a distance of 103.67 feet; thence North 74° 59' 25" East a distance of 53.25 feet to a non tangent curve having a radius of 230.00 feet and a chord bearing of North 61° 11' 25" East; thence along the arc of said curve through a central angle of 55° 00' 15" a distance of 220.80 feet; thence North 56° 18' 43" West and radial to the preceding curve a distance of 30.00 feet to a curve having a radial bearing of North 56° 18' 43" West and a radius of 200 feet; thence along the arc of said curve through a central angle of 10° 04' 22" a distance of 35.16 feet;

thence Southerly along the Westerly line of said MARINER SANDS PLAT NO. 3, the following courses and distances:

Thence South 66° 23' 04" East a distance of 24.56 feet; thence North 62° 26' 50" East a distance of 25.94 feet; thence South 55° 18' 17" East a distance of 31.62 feet; thence South 28° 48' 39" East a distance of 68.48 feet; thence South 12° 20' 21" West a distance of 32.76 feet; thence South 00° 00' 00" East a distance of 54.00 feet; thence South 6° 42' 35" East a distance of 51.35 feet; thence South 49° 50' 38" East a distance of 83.74 feet; thence South 39° 43' 56" East a distance of 100.13 feet; thence South 76° 52' 47" East a distance of 136.57 feet; thence South 58° 21' 19" East a distance of 101.02 feet; thence South 76° 16' 58" East a distance of 130.73 feet; thence South 49° 36' 38" East a distance of 87.97 feet; thence South 78° 58' 36" East a distance of 78.45 feet; thence South 56° 43' 30" East a distance of 76.55 feet; thence South 21° 43' 38" East a distance of 143.17 feet; thence South 40° 54' 52" East a distance of 39.70 feet; thence South 16° 29' 19" East a distance of 102.29 feet; thence South 29° 19' 42" East a distance of 120.44 feet; thence South 5° 46' 04" East a distance of 99.50 feet; thence South 26° 33' 54" East a distance of 89.44 feet; thence South 00° 00' 00" East a distance of 43.00 feet; thence South 29° 26' 19" West a distance of 231.95 feet; thence South 52° 21' 09" West a distance of 44.20 feet; thence South 67° 26' 25" West a distance of 25.19 feet; thence South 43° 47' 40" West a distance of 100.00 feet to the POINT OF BEGINNING.

CONTAINING 28.95 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 PLAT OF CONGRESSIONAL PLACE 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, and may be used for utility purposes, by any utility company, including C.A.T.V., 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.

2. UTILITY EASEMENTS

The Utility Easements shown on this PLAT OF CONGRESSIONAL PLACE may be used for utility purposes by any utility including C.A.T.V., 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 PLAT OF CONGRESSIONAL PLACE 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. MAINTENANCE EASEMENTS

All Maintenance Easements as shown on this PLAT OF CONGRESSIONAL PLACE are hereby reserved and shall be used for maintenance of the adjacent water tracts.

5. WATER TRACT

The Water Tract shown as Tract W-15 on this PLAT OF CONGRESSIONAL PLACE 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.

6. GREEN AREAS

Tracts GA-1, GA-2, GA-3 and G-4, shown on this PLAT OF CONGRESSIONAL PLACE are hereby declared to be green areas to be used for landscaping and utility and drainage easements as shown on this Plat and are to be dedicated to MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC. for the use and enjoyment of the owners of property and units in Mariner Sands. Maintenance of these green areas shall be the responsibility of the Mariner Sands Property Owners Association, Inc. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such green areas.

SIGNED AND SEALED this 12th day of December, 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 Erling D. Speer, President

STATE OF FLORIDA
COUNTY OF MARTIN

ACKNOWLEDGMENT

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 12th day of DECEMBER, 1985.

Erling D. Speer
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 officers, does hereby certify it is the owner of the property described hereon.

Dated this 12th day of December, 1985.

MARINER SANDS DEVELOPMENT CORP., GENERAL PARTNER

ATTEST: 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, 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, on the land described hereon, and do subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 9th day of January, 1986, on behalf of said Banking Corp. by its Senior Vice President and attested to by its Vice President.

ATTEST: David W. Pearson, Vice President William T. Dougan, Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned notary public, personally appeared William T. Dougan and David W. Pearson to me well known to be the Senior Vice President and Vice President, respectively, of BARNETT BANK OF PALM BEACH, 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 9th day of January, 1986.

Margaret L. Barber
Notary Public
State of Florida at Large

My commission expires: 1-15-88

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 19th day of December, 1985, on behalf of said corporation by its President and attested to by its Secretary.

STUART-MARTIN CORPORATION

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

ACKNOWLEDGMENT

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 19th day of December, 1985.

Jerry J. Pezzella, Jr.
Notary Public
State of Florida at Large

My commission expires:

June 30, 1986

SURVEYOR'S CERTIFICATE

I, G. MARTIN BURDETTE, do hereby certify that this Plat known as the PLAT OF CONGRESSIONAL PLACE, 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: January 21, 1986

G. Martin Burdette
Registered Land Surveyor
Florida Certificate No. 4136

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 10, Page 20, Martin County, Florida, public records, this 7th day of February, 1986.

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

Tracy O. Chase
Deputy Clerk

File No. 5003561

SHEET 1 OF 3 SHEETS

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS

BELLE GLADE WEST PALM BEACH STUART

AUGUST, 1985

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through Jan. 7, 1986, 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 CONGRESSIONAL PLACE, 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: Gordon H. Harris
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.

Jan. 29th, 1986

County Engineer

December 3, 1985

County Attorney

December 3, 1985

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA
Chairman

December 3, 1985

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
Chairman

ATTEST: Louise V. Isaacs
Clerk
Tracy O. Chase, D.C.