

MARINER SANDS PLAT NO. 7

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.

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 21, Martin County, Florida, public records, this 1st day of February, 1986

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Mary E. Chase
Deputy Clerk

File No. 508363

66 FEB 7 P2:18

LEGAL DESCRIPTION

Being a tract of land lying within Sections 31 and 32, Township 38 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

The POINT OF BEGINNING being the Southwest corner of Lot 5, Block Y of MARINER SANDS PLAT NO. 4 as recorded in Plat Book 9, Page 60, Public Records of Martin County, Florida.

Thence North 79° 56' 58" East a distance of 150.00 feet to the Southeast corner of said Lot 5, Block Y; said Northeast corner being on the West right-of-way line of Winged Foot Drive as shown on said MARINER SANDS PLAT NO. 4; thence South 10° 03' 02" East along said West right-of-way line of Winged Foot Drive, and along the West right-of-way line of Winged Foot Drive as shown on MARINER SANDS PLAT NO. 6 as recorded in Plat Book 9, Page 91, Public Records of Martin County, a distance of 413.83 feet to the Northeast corner of Lot 1, Block W of said MARINER SANDS PLAT NO. 6;

thence along the North boundary of said MARINER SANDS PLAT NO. 6 the following courses and distances:

thence South 79° 56' 58" West a distance of 230.00 feet; thence South 8° 20' 41" West a distance of 201.36 feet; thence South 66° 19' 04" West a distance of 405.84 feet; thence South 66° 36' 09" West a distance of 285.32 feet to a point of curvature of a curve, concave to the North having a radius of 850.00 feet; thence Westerly along the arc of said curve a distance of 171.52 feet, through a central angle of 11° 33' 42" to a point of reverse curvature of a curve concave to the South having a radius 1097.56 feet; thence Westerly along the arc of said curve a distance of 414.17 feet, through a central angle of 21° 37' 15" to a point; thence South 66° 19' 48" West a distance of 130.36 feet to the Northwest corner of Lot 15, Block W, of said MARINER SANDS PLAT NO. 6, said Northwest corner being on the East right-of-way line of a Department of Transportation Lateral Ditch as recorded in Official Record Book 611, Page 449, Public Records of Martin County, Florida; thence North 04° 57' 23" East, along said ditch right-of-way line, a distance of 62.60 feet; thence North 13° 17' 09" West, along said ditch right-of-way line, a distance of 481.77 feet; thence North 77° 09' 24" East a distance of 69.51 feet; thence South 72° 21' 58" East a distance of 75.45 feet; thence North 64° 31' 35" East a distance of 15.93 feet; thence North 36° 09' 39" East a distance of 79.37 feet; thence North 68° 07' 53" East a distance of 21.52 feet; thence South 73° 07' 01" East a distance of 17.59 feet to a point on a non tangent curve, concave to the Southeast having a radius of 186.30 feet and a chord bearing of North 32° 35' 30" East; thence along the arc of said curve a distance of 120.84 feet through a central angle of 37° 09' 46" to a point of tangency; thence North 51° 10' 23" East a distance of 140.23 feet to a point of curvature of a curve concave to the South having a radius of 704.00 feet; thence Easterly along the arc of said curve a distance of 277.41 feet through a central angle of 22° 34' 37" to a point of reverse curvature of a curve concave to the North having a radius of 362.38 feet; thence Easterly along the arc of said curve a distance of 68.59 feet through a central angle of 10° 50' 43" to a point of reverse curvature of a curve concave to the South having a radius of 463.00 feet; thence Easterly along the arc of said curve a distance of 65.59 feet through a central angle of 8° 07' 01" to a point of compound curvature of a curve concave to the South having a radius of 788.00 feet; thence along the arc of said curve a distance of 134.01 feet through a central angle of 9° 44' 39" to a point of tangency; thence North 80° 45' 57" East a distance of 127.16 feet to a point of curvature of a curve concave to the Northwest having a radius of 451.64 feet; thence along the arc of said curve a distance of 92.56 feet through a central angle of 11° 44' 33" to a point of tangency; thence North 68° 01' 24" East a distance of 33.40 feet to a point of curvature of a curve concave to the Southeast having a radius of 1705.63 feet; thence Northeasterly along the arc of said curve a distance of 298.82 feet through a central angle of 10° 02' 16" to a point; thence North 10° 56' 20" West, on a line radial to the preceding curve, a distance of 25.13 feet to the POINT OF BEGINNING.

Containing 21.56 acres more or less.

SURVEYOR'S CERTIFICATE

I, G. MARTIN BURDETTE, do hereby certify that this Plat known as MARINER SANDS PLAT NO. 7, 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
G. Martin Burdette
Registered Land Surveyor
Florida Certificate No. 4136

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. 7 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 said Association, members of the Mariner Sands Country Club, employees and agents of Mariner Sands Building Company and its assigns and the invited guests of any of the aforementioned, and 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. 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. 7 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. 7 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 MARINER SANDS PLAT NO. 7 are hereby reserved and shall be used for maintenance of the adjacent water tracts.

5. WATER TRACT

The Water Tract shown as Tract W-14 on this MARINER SANDS PLAT NO. 7 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, GA-4, GA-5 and GA-6 shown on this MARINER SANDS PLAT NO. 7 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 Oakmont 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 BY: Erling D. Speer
Charles H. Mason, Secretary Erling D. Speer, President

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 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 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, 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 3rd day of January, 1986, on behalf of said Banking Corp. by its Senior Vice President and attested to by its Vice President.

BARNETT BANK OF PALM BEACH COUNTY

ATTEST: David W. Pearson BY: William T. Dougan
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 3rd day of January, 1986.

Margaret S. Barber
Notary Public
State of Florida at large

My commission expires: 1-15-87

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 12th 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 BY: Jerry J. Pezzella
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 12th day of December, 1985.

Lynne B. Jackson
Notary Public
State of Florida at large

My commission expires:
June 30, 1986

SHEET 1 OF 2 SHEETS

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS
WEST PALM BEACH
BELLE GLADE STUART

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through 1977, 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 MARINER SANDS PLAT NO. 7, 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 or 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
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 29, 1986 J. W. Harris
County Engineer

December 3, 1985 William T. Dougan
County Attorney

December 3, 1985 W. B. Brown
Chairman
PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA

December 3, 1985 Jerry J. Pezzella
Chairman
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

December 3, 1985 Jerry J. Pezzella
Chairman

December 3, 1985 Jerry J. Pezzella
Chairman

ATTEST: Louise V. Isaacs
Mary E. Chase