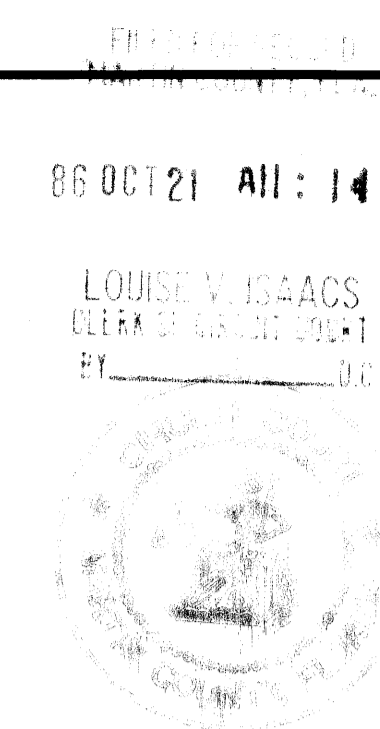


# MARINER SANDS PLAT NO. 5

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



06 OCT 21 AM 11:14

LOUISE V. ISAACS  
CLERK OF THE CIRCUIT COURT  
BY \_\_\_\_\_

Sheet 1 of 2

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 4B, Martin County, Florida, public records, this 21st day of October, 1986.

LOUIS V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Tracy Chase  
Deputy Clerk

File No. 62444

JULY 1986  
SHEET 1 OF 2 SHEETS

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

## LEGAL DESCRIPTION

Being a tract of land lying within Section 32, Township 38 S., Range 42 E., Martin County, Florida, being more particularly described as follows:

Commencing at the intersection of the North line of the Gomez Grant with the Easterly right-of-way line of U. S. No. 1; thence Easterly along the North line of the Gomez Grant 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 1778.14 feet  
thence N 66° 18' 04" E a distance of 667.12 feet  
to the POINT OF BEGINNING;

Thence N 23° 41' 52" W along the Easterly line of Tract GA-2 as shown on MARINER SANDS PLAT NO. 6, as recorded in Plat Book 9, Page 91, Public Records of Martin County, Florida, a distance of 178.86 feet to a point on the Easterly right-of-way line of Winged Foot Drive as shown on said MARINER SANDS PLAT NO. 6, said point being on a non tangent curve, concave to the West having a radius of 382.88 feet, and a chord bearing of N 07° 04' 02" E; thence Northerly along said Easterly right-of-way line of Winged Foot Drive, and the arc of said curve, through a central angle of 34° 14' 09", a distance of 228.78 feet; thence N 10° 03' 02" E along said Easterly right-of-way line of Winged Foot Drive a distance of 44.73 feet to the Southwest corner of Lot 28, Block "U" of said MARINER SANDS PLAT NO. 6; thence along the bounds of said MARINER SANDS PLAT NO. 6 the following courses and distances:

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, through a central angle of 39° 49' 13", a distance of 399.95 feet; 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 on the Westerly right-of-way line of S.R. A-1-A; thence S 29° 54' 18" E, leaving the bounds of said MARINER SANDS PLAT NO. 6, along the Westerly right-of-way line of S.R. A-1-A a distance of 1613.84 feet to the North line of the Gomez Grant; thence Westerly along the North line of the Gomez Grant the following courses and distances:

Thence S 66° 18' 11" W a distance of 1065.04 feet;  
thence S 66° 19' 07" W a distance of 885.87 feet  
thence S 66° 18' 04" W a distance of 205.48 feet to the POINT OF BEGINNING.

Containing 31.157 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. 5 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. 5 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. 5 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.

## CON'T.

### GREEN AREA

Tract GA-1 shown on this MARINER SANDS PLAT NO. 5 is hereby declared to be a green area 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 this green area 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 area.

SIGNED AND SEALED this 15th day of August, 1986 on behalf of said Corporation by its President and attested to by its Secretary.

MARINER SANDS DEVELOPMENT CORP., A FLORIDA CORPORATION, GENERAL PARTNER  
ATTEST: 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 15th day of August, 1986.

Hannelle T. Engel  
Notary Public  
State of Florida at large

My commission expires:  
Oct 6, 1988

## 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 15th day of August, 1986.

MARINER SANDS DEVELOPMENT CORP., A FLORIDA CORPORATION, GENERAL PARTNER  
ATTEST: Charles H. Mason Secretary  
Erling D. Speer President

## SURVEYOR'S CERTIFICATE

I, HERBERT E. YANCY, do hereby certify that this Plat known as MARINER SANDS PLAT NO. 5 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: May 19, 1986

Herbert E. Yancy  
HERBERT E. YANCY  
Registered Land Surveyor  
Florida Certificate No. 4274

## MORTGAGE HOLDERS CONSENT

BARNETT BANK OF PALM BEACH COUNTY, a Florida Banking Corp., hereby certifies that it is the holder 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 does subordinate its mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 11th day of September, 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 Vice President  
BY: 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 11th day of September, 1986.

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 certifies that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 28th day of August, 1986, on behalf of said corporation by its President and attested to by its Secretary.

STUART-MARTIN CORPORATION  
ATTEST: Shelli Z. Rosenberg Secretary  
BY: Jerry Pezzella President

## ACKNOWLEDGMENT

STATE OF ILLINOIS  
COUNTY OF COOK

Before me, the undersigned notary public, personally appeared Jerry J. Pezzella, Jr., and Shelli 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 28th day of August, 1986.

Jerry Pezzella  
Notary Public  
State of Illinois at large

My commission expires:  
10-30-88

## TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through 9-11-86 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. 5 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: G. Thomas Heath  
G. Thomas Heath  
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.

Oct 3, 1986  
AS W  
County Engineer

July 22, 1986  
Steven S. Dreyer  
County Attorney

PLANNING & ZONING COMMISSION  
MARTIN COUNTY, FLORIDA

BY: W B Brown  
Chairman

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: TRC  
Chairman

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