

MARINER SANDS PLAT NO. 10

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

I, MARSHA STILLER, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 10, Page 71, Martin County, Florida, public records, this 4th day of May, 1987.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Charlottt Bulek
Deputy Clerk

File No. 654257

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:

Commence 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); thence Northeastly along 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 a point. Said point being the intersection of the North line of the Gomez Grant and the East line of an 80 foot wide Department of Transportation Lateral ditch right-of-way, as recorded in Official Record Book 611 Page 449, of the public records of Martin County, Florida. Thence along said East line by the following courses and distances:

Thence N 04° 57' 23" E a distance of 405.80 feet;
Thence N 13° 17' 09" W a distance of 481.77 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue along aforementioned East line, N 13° 17' 09" W a distance of 67.57 feet; thence N 36° 35' 27" W a distance of 75.58 feet; thence N 19° 57' 37" W a distance of 188.38 feet; thence N 35° 19' 20" W a distance of 1073.68 feet; thence S 58° 16' 24" W a distance of 302.68 feet; thence S 70° 52' 23" W a distance of 246.83 feet; thence N 32° 19' 54" W a distance of 14.63 feet to a point in a non tangent curve concave to the Northwest having a radius of 1765.00 feet the chord of which bears N 60° 02' 28" E, 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 Northeastly along the arc of said curve through a central angle of 01° 27' 26" a distance of 44.89 feet to a point of compound curvature with a curve concave to the Northwest having a radius of 1810.00 feet; thence along the arc of said curve through a central angle of 19° 03' 10" a distance of 601.89 feet to a point in the southerly boundary of MARINER SANDS PLAT NO. 2 as recorded in Plat Book 9, Page 59 of the public records of Martin County, Florida. Thence along the Southerly and Easterly boundaries of said plat by the following courses and distances:

Thence S 48° 16' 59" E a distance of 75.00 feet;
Thence S 03° 16' 59" E a distance of 42.43 feet;
Thence S 48° 16' 59" E a distance of 74.77 feet to a point in a non tangent curve concave to the Northwest having a radius of 1990.00 feet, the chord of which bears N 32° 50' 17" E; thence Northeastly along the arc of said curve, through a central angle of 19° 29' 07" a distance of 676.76 feet; thence N 66° 54' 16" W a distance of 30.00 feet to a point in a non tangent curve concave to the Northwest, having a radius of 1960.00, the chord of which bears W 11° 54' 19" E; thence Northeastly along the arc of said curve through a central angle of 22° 22' 50" a distance of 765.60 feet to the beginning of a non tangent curve concave to the Southwest having a radius of 304.20 feet and being the Southerly right-of-way line of Congressional Way as shown on MARINER SANDS PLAT NO. 4 as recorded in Plat Book 9, Page 60 of the public records of Martin County, Florida; thence along said Southerly right-of-way line by the following courses and distances:

Thence Southeastly along the arc of said curve through a central angle of 60° 15' 28" a distance of 319.93 feet; thence S 29° 56' 52" E a distance of 200.87 feet to the beginning of a curve concave to the Southwest, having a radius of 654.74 feet; thence Southeastly along the arc of said curve through a central angle of 13° 39' 50" a distance of 166.14 feet to a point in the Northerly boundary of MARINER SANDS PLAT NO. 8 as recorded in Plat Book 10, Page 47, of the public records of Martin County, Florida. Thence along the boundary of said plat by the following courses and distances:

Thence S 78° 10' 38" W a distance of 130.00 feet;
Thence S 20° 18' 59" W a distance of 234.75 feet;
Thence S 00° 59' 14" W a distance of 78.00 feet;
Thence S 88° 45' 46" E a distance of 218.87 feet;
Thence S 01° 00' 38" W a distance of 220.90 feet;
Thence S 88° 44' 39" E a distance of 170.00 feet;
Thence N 49° 07' 48" E a distance of 103.72 feet to a point in the Southerly right-of-way line of Congressional Way as shown on aforementioned MARINER SANDS PLAT NO. 4. Thence S 40° 52' 12" E along said right-of-way a distance of 36.34 feet to the beginning of a curve concave to the North, having a radius of 535.01 feet; thence Southeastly along the arc of said curve through a central angle of 66° 53' 03" a distance of 624.55 feet to a point of reverse curvature with a curve concave to the South, having a radius of 357.11 feet; thence Southeastly along the arc of said curve through a central angle of 61° 32' 54" a distance of 383.61 feet; thence S 46° 12' 20" E a distance of 27.26 feet to the Northeast corner of Lot 1, Block "M", as shown on aforementioned Plat No. 4. Thence S 34° 54' 02" W a distance of 156.71 feet to the beginning of a non tangent curve concave to the East, having a radius of 583.72 feet; thence Southerly along the arc of said curve through a central angle of 35° 23' 07" a distance of 360.50 feet; thence S 17° 47' 47" E non tangent to last described curve a distance of 185.49 feet to the Northwest corner of Tract GA-2 as shown on MARINER SANDS PLAT NO. 7 as recorded in Plat Book 10, Page 21, of the public records of Martin County, Florida. Thence S 10° 56' 20" E along said boundary

LEGAL DESCRIPTION (CON'T.)

a distance of 25.13 feet to a point in a non tangent curve concave to the South having a radius of 1705.63 feet, the chord of which bears S 74° 02' 32" W; thence Westerly along the arc of said curve, through a central angle of 10° 02' 16" a distance of 298.82 feet; thence S 69° 01' 24" W a distance of 33.40 feet to the beginning of a curve concave to the North, having a radius of 451.64 feet; thence Westerly along the arc of said curve, through a central angle of 11° 44' 33" a distance of 92.56 feet; thence S 80° 45' 57" W a distance of 127.16 feet to the beginning of a curve concave to the South having a radius of 788.00 feet; thence Westerly along the arc of said curve, through a central angle of 09° 44' 39" a distance of 134.01 feet to a point of compound curvature with a curve concave to the Southeast having a radius of 463.00 feet; thence Southwestly along the arc of said curve, through a central angle of 08° 07' 01" a distance of 65.59 feet to a point of reverse curvature with a curve concave to the Northwest having a radius of 362.38 feet; thence Westerly along the arc of said curve, through a central angle of 10° 50' 43" a distance of 68.59 feet to a point of reverse curvature with a curve concave to the Southeast having a radius of 704.00 feet; thence Southwestly along the arc of said curve, through a central angle of 22° 34' 37" a distance of 277.41 feet; thence S 51° 10' 23" W a distance of 140.23 feet to the beginning of a curve concave to the Southeast having a radius of 186.30 feet; thence Southwestly along the arc of said curve, through a central angle of 37° 09' 46" a distance of 120.84 feet; thence W 73° 07' 01" W non tangent to last described curve a distance of 17.58 feet; thence S 68° 07' 53" W a distance of 21.52 feet; thence S 36° 09' 39" W a distance of 79.37 feet; thence S 64° 31' 35" W a distance of 15.93 feet; thence N 72° 21' 58" W a distance of 75.45 feet; thence S 77° 09' 24" W a distance of 69.51 feet to the POINT OF BEGINNING.

Containing 59.52 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. 10 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 Associates 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. 10 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. 10 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. 10 are hereby reserved and shall be used for maintenance of the adjacent water tracts.

5. WATER TRACTS

The Water Tracts shown as Tracts W-18, W-19, W-20, W-21, W-22, W-23 and W-24 on this MARINER SANDS PLAT NO. 10 are hereby declared to be private tracts 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 Water Tracts.

6. ASHLEY CEMETERY

The tract designated on this MARINER SANDS PLAT NO. 10 as ASHLEY CEMETERY is hereby declared to be a private cemetery, solely for the existing thirteen (13) gravesites and shall remain perpetually undeveloped. There shall be no future burials in or about said tract, and the tract shall be dedicated to and be the maintenance responsibility of MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC., for preservation for historical purposes. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty, or liability regarding said Ashley Cemetery.

7. GREEN AREAS

Tracts GA-1 (Ashley Park), GA-2, GA-3 and GA-4 shown on this MARINER SANDS PLAT NO. 10 are hereby declared to be green areas to be used 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.

8. IRRIGATION EASEMENTS

Mariner Sands Associates does hereby declare and reserve easements over and across such portions of Tracts GA-1, GA-2, GA-3 and GA-4 as are necessary for the installation and maintenance of irrigation lines. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability with regard to said easements.

SIGNED AND SEALED this 21st day of January, 1987 on behalf of said Corporation by its President and attested to by its Secretary.

ENVIRONMENTAL VENTURES, INC., A GEORGIA CORPORATION, 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 ENVIRONMENTAL VENTURES, INC., General Partner, and they acknowledge that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 21st day of January, 1987.

My commission expires: Sept. 22, 1990
Notary Public
State of Florida at large

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 21st day of January, 1987.

ENVIRONMENTAL VENTURES, INC., A GEORGIA CORPORATION, GENERAL PARTNER

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

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 19th day of February, 1987, 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

WITNESS: Nancy J. Pigan WITNESS: Rosella Bell

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK

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 February, 1987.

My commission expires: 10-30-88
Notary Public
State of Illinois at large

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 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 22nd day of January, 1986, on behalf of said Banking Corp. by its Vice President and attested to by its Vice President.

BARNETT BANK OF PALM BEACH COUNTY

ATTEST: David M. Pearson BY: Daniel G. White
David M. Pearson, Vice President Daniel G. White, Vice President

WITNESS: Jan Henderson WITNESS: Barbara Cohen

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned notary public, personally appeared Darrel G. White and David W. Pearson to me well known to be the 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 22nd day of JANUARY, 1987.

My commission expires: 10-19-90
Notary Public
State of Florida at large

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through February 20, 1987, 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. 10, 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.

March 16, 1987
County Engineer
William J. Bruyn
County Attorney

December 2, 1986 and April 14, 1987
PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: John Gray
Chairman

12/2/86 + April 14, 1987
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: John Gray
Chairman

14/4/86 + April 14, 1987
ATTEST: Marsha Stiller
Clerk
By: Charlottt Bulek, P.C.

SURVEYOR'S CERTIFICATE

I, HERBERT E. YANCY, do hereby certify that this plat known as MARINER SANDS PLAT NO. 10, 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: Jan. 9, 1987
Herbert E. Yancy 3/1/87
Herbert E. Yancy
Registered Land Surveyor
Florida Certificate No. 4274

Subdivision Parcel Control #: 31-38-42-007-000-000