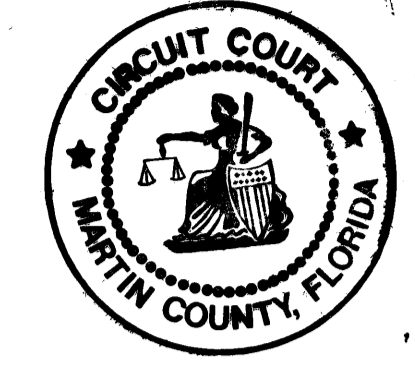


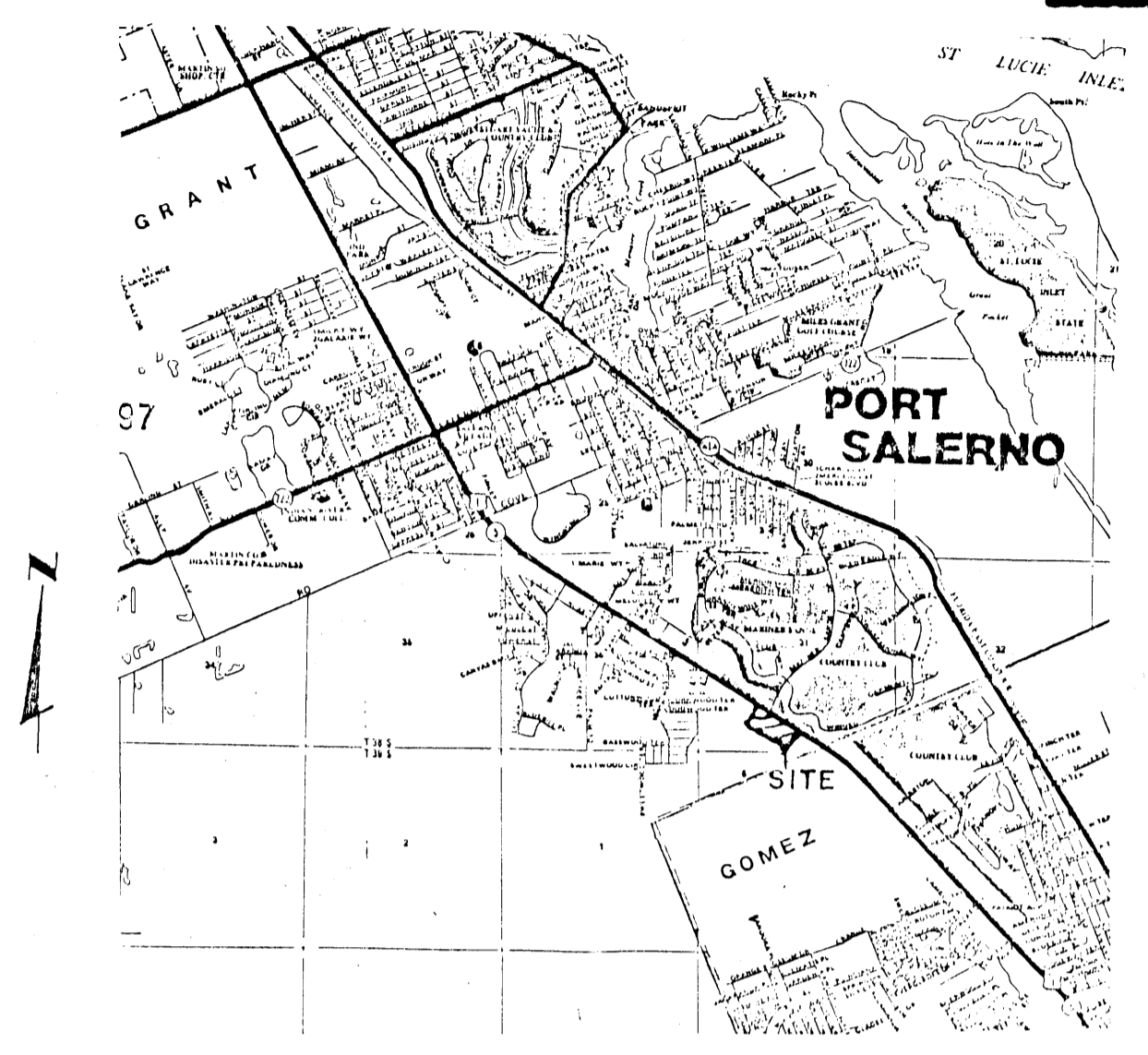
FILED FOR RECORD
MARTIN COUNTY, FLA.
89 FEB -3 PM 3:55
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY



STATE OF FLORIDA
COUNTY OF MARTIN
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 111, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22nd DAY OF FEBRUARY, 1989.
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: *Kathy Wickett, D.C.*
DEPUTY CLERK
FILE # 721935

PLAT I OF MARINER VILLAGE SQUARE, P. U. D. 10 PART OF SECTION 31, TWP. 30S, RGE. 42E SANTIA COUNTY, FLORIDA

DESCRIPTION
A parcel of land lying in a portion of the Southwest one-quarter (S.W. 1/4) of Section 31, Township 30 South, Range 42 East and lying Southwesterly of State Road No. 5 (U.S. Highway No. 1) Martin County, Florida and being more particularly described as follows:
Commencing at the Southwest Corner of said Section 31; thence South 89° 19' 06" East (assumed bearing) along the South Line of the Southwest One-Quarter (S.W. 1/4) of said Section 31, a distance of 2640.79' to the Southwest Corner of the Southwest One-Quarter (S.W. 1/4) of said Section 31; thence North 00° 38' 33" East, a distance of 544.41 feet to a point on the South Westerly Right-of-Way Line of State Road No. 5 (U.S. Highway No. 1); thence North 57° 47' 04" West along said Right-of-Way Line a distance of 847.95' to the POINT OF BEGINNING; thence continuing North 57° 47' 04" West along said Right-of-Way Line, a distance of 313.16 feet; thence departing said Right-of-Way Line South 12° 58' West, a distance of 208.00 feet; thence South 57° 47' 04" East along a line that is 208.00 feet Southwesterly and parallel with the Southwesterly Right-of-Way Line of said State Road No. 5, a distance of 330.85 feet; thence North 32° 12' 50" East along a line radial to the curve to be described, a distance of 25.00 feet to the beginning of a curve being concave to the East having a radius of 25.00 feet and a central angle of 82° 00' 00"; thence westerly and northerly along the arc of said curve, a distance of 38.78 feet; thence North 24° 15' 50" East along the tangent to said curve, a distance of 181.87 feet to the beginning of a curve being concave to the South having a radius of 25.00 feet and central angle of 98° 00' 00"; thence Northerly and Easterly along the arc of said curve, a distance of 42.78 feet to the POINT OF BEGINNING.
Containing 1.86 Acres more or less.
Subject to existing Easements, Right-of-Way, Restrictions and Reservations of record.



CUNNINGHAM & DURRANCE
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1988

TITLE CERTIFICATION
I, Arnold L. Perlestein, a member of the Florida Bar, hereby certify that:
Apparent record title to the land described and shown on this plat is in the name of the persons, persons, corporation, or other entity executing the dedication thereon.
All mortgages not satisfied or released of record encumbering the land described hereon are as follows:
Mortgage in favor of Martin A. Tabor, as Trustee, mortgagee, from MARINER VILLAGE SQUARE LTD., a Florida Limited partnership, mortgagor, dated August 8, 1987 and recorded in the Public Records of Martin County, Florida in Official Record Book 732, Pages 2483 through 2499 as partially assigned by Partial Assignment of Mortgage Proceeds recorded in Official Records Book 732, Page 2508, as subordinated under subordination agreements recorded in Official Records Book 732, Page 2503, Official Records Book 754, Page 2781 and in Official Records Book 754, Page 2786.
Mortgage dated February 25, 1988 from Mariner Village Square, Ltd., a Florida limited partnership to Consolidated Bank, N.A., as recorded February 29, 1988 in Official Record Book 754, Page 2790, of the Public Records of Martin County, Florida.

DATED: December 12, 1988
Arnold L. Perlestein, Esq.
Arnold L. Perlestein
Attorney at Law
Packman, Neuwahl & Rosenberg
1500 San Remo Avenue, Suite 125

**LOCATION MAP
LAND USE**

Access Tract A Commercial Lot	0.597 Ac.
	1.264 Ac.
TOTAL	1.861 Ac.

MORTGAGE APPROVAL
Martin A. Tabor, as Trustee, hereby certifies that he is the holder of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedications hereon and do subordinate their mortgage, lien or encumbrance to such dedication.
SIGNED AND SEALED this 12th day of December 1988.
Martin A. Tabor, as Trustee
Martin A. Tabor, as Trustee
Signed, sealed and delivered in the presence of:
Arnold L. Perlestein
WITNESS
Vickie Bralle
WITNESS
Know all men by these presents:
That Consolidated Bank, N.A., a National Banking Association, the owners and holders of that certain mortgage dated February 25, 1988 under Official Record Book 754, Page 2790 of the Public Records of Martin County, Florida does hereby consent to the dedications hereon and does subordinate their mortgage, lien or encumbrance to such dedication.

IN WITNESS WHEREOF:
That "Consolidated Bank, N.A.", a National Banking Association, has caused these presents to be signed in its corporate name by its SE. VICE PRESIDENT and its corporate seal to be hereunto affixed and attested by its VICE PRESIDENT this 12th day of December, 1988.
CONSOLIDATED BANK, N.A.
ATTEST: *Arnie Alton* BY: *James D. DeLoach*
VICE PRESIDENT SR. VICE PRESIDENT

Know all men by these presents:
That Magnus Properties, Inc., the owners and holders of that certain Partial Assignment of Mortgage Proceeds dated August 26, 1987 under Official Record Book 732, Page 2508 of the Public Records of Martin County, Florida does hereby consent to the dedications hereon and does subordinate their Partial Assignment of Mortgage Proceeds to such dedication.
IN WITNESS WHEREOF:
That Magnus Properties, Inc. has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 12th day of December, 1988.
MAGNUM PROPERTIES, INC.
ATTEST: *Ally Tabor* BY: *Martin A. Tabor*
SECRETARY PRESIDENT

MORTGAGE ACKNOWLEDGMENTS
STATE OF FLORIDA
COUNTY OF MARTIN
I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, Martin A. Tabor, as Trustee, and that he acknowledged to me the execution of the mortgage approval hereon for the purpose herein expressed. In Witness Whereof, I have set my hand and official seal this 12th day of December, 1988 A.D.
My Commission Expires MARCH 28, 1991
Arnold L. Perlestein
Notary Public State of Florida at Large
STATE OF FLORIDA
COUNTY OF MARTIN
I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, Martin A. Tabor, Vice President and Arnie Alton, Assistant Cashier, respectively, of "Consolidated Bank, N.A.", a National Banking Association, to me well known to be officers herein described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.
Witness my hand and official seal this 12th day of December, 1988.
My Commission Expires COMMISSION EXPIRES DEC 18, 1990
Stuart M. Cunningham
Notary Public State of Florida, at Large

STATE OF FLORIDA
COUNTY OF MARTIN
I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, Martin A. Tabor, President and Arnie Alton, Secretary, respectively, of "Magnus Properties, Inc.", to me well known to be the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.
Witness my hand and official seal this 12th day of December, 1988.
My Commission Expires MARCH 28, 1991
Arnold L. Perlestein
Notary Public State of Florida at Large

NOTES
■ denotes Permanent Reference Monument set
////// denotes Control Access Line
All bearings shown hereon are relative to an assumed meridian, the South Line of the Southwest One-Quarter (S.W. 1/4) of said Section 31, is assumed to bear South 89° 19' 06" East.
Building setback Lines shall be as required by Martin County Zoning Regulations.
No building or any kind of construction shall be placed on Utility or Drainage Easements.
No structures, trees or shrubs shall be placed on Drainage Easements.
Easements are for Public Utilities unless otherwise noted.
Approval of landscaping on utility easements shall be only with the approval of all utilities occupying same.
No vehicular access will be permitted across the Control of Access Line without the approval of the Board of County Commissioners of Martin County.

APPROVALS
MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved by the undersigned on the date or dates indicated.
Date 1-9-89 *Donald E. Hallman*
County Engineer
Date 2/9/88 *Thomas D. Dwyer*
County Attorney
Date 2/9/88 *George J. Gadd*
Planning and Zoning Commission
Martin County, Florida
Date 2/9/88 *Keith Anderson*
Board of County Commissioners
Martin County, Florida
VICE - Chairman

ATTEST: *Marsha Stiller*
Clerk
By: *Kathy Wickett, D.C.*
(Board Seal)

CERTIFICATE OF MEMBERSHIP
MARINER VILLAGE SQUARE, LTD., a Florida limited partnership, by and through its undersigned officers, does hereby certify that it is the owner of the property described hereon.
Dated this 12 day of December, 1988.
MARINER VILLAGE SQUARE, LTD.,
a Florida limited partnership
By: ASTAR CORPORATION, a Florida Corporation
General partner of the limited partnership
By: *Carlos Lopes Cantero*
Carlos Lopes Cantero, President

ATTEST: *Martin A. Tabor*
Martin A. Tabor, Its Secretary
(Corporate Seal)

MARINER VILLAGE SQUARE, LTD., a Florida limited partnership, does hereby dedicate as follows:
1. ACCESS EASEMENTS
TRACT A as shown on this plat of Mariner Village Square, P.U.D. is hereby declared to be a private Access Easement and is dedicated to MARINER VILLAGE SQUARE ASSOCIATION, INC., a Florida corporation not-for-profit, for the use of the owners of lots in Mariner Village Square. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Access Easement.
2. UTILITY EASEMENTS
TRACT A and the utility easements shown on this plat of Mariner Village Square, P.U.D. may be used for utility or CATV purposes by any utility or CATV in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County.
3. DRAINAGE EASEMENTS
The Drainage Easement, Maintenance Easements, Utility Easements and Tract A shown on this plat of Mariner Village Square, P.U.D. are hereby declared to be private Drainage Easements and shall be dedicated to the Mariner Village Square Association, Inc., a Florida Corporation not-for-profit, 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. BUFFER EASEMENT
The Buffer Easements shown on this plat of Mariner Village Square, P.U.D. are hereby dedicated to the Mariner Village Square Association, Inc., a Florida Corporation not-for-profit, for the preservation of the existing natural vegetation. The Buffer Easements shall not be modified except for visual access and aesthetic purposes and only after approval by Martin County.
SIGNED AND SEALED this 12 day of December 1988, on behalf of said Mariner Village Square, LTD., a Florida limited partnership, by its General Partner, ASTAR CORPORATION, a Florida Corporation, by its President and attested to by its secretary.

MARINER VILLAGE SQUARE, LTD.
a Florida limited partnership
By: ASTAR CORPORATION, a Florida Corporation
General partner of the limited partnership
By: *Carlos Lopes Cantero*
Carlos Lopes Cantero, President

ATTEST: *Martin A. Tabor*
Martin A. Tabor, Its Secretary

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, the undersigned notary public, personally appeared Carlos Lopes Cantero and Martin A. Tabor, to me well known to be the President and Secretary, respectively, of ASTAR CORPORATION, a Florida Corporation, a General Partner, of MARINER VILLAGE SQUARE LTD., a Florida limited partnership, and they acknowledged that they executed such instrument as such officers of said corporation.
WITNESS my hand and official seal this (date) December 15, 1990
Clara Ramos
Notary Public
State of Florida at Large
(Notarial Seal) My commission expires: April 15, 1990

SURVEYOR'S CERTIFICATION
I, Joseph J. Lavetsky, do hereby certify that on DEC 12, 1988, we completed the survey of lands as shown on the foregoing plat, that said plat of MARINER VILLAGE SQUARE, P.U.D. 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.
SURVCO
Surveying & Mapping
Joseph J. Lavetsky
Joseph J. Lavetsky, P.L.S.
Florida Surveyor Registration
No. 4275
(Official Seal)

I, Stuart M. Cunningham, do hereby certify that on December 29, 1988, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by Joseph J. Lavetsky, P.L.S.
THIS INSTRUMENT PREPARED
BY STUART H. CUNNINGHAM
1896 Palm Beach Lakes Blvd.
Suite E
West Palm Beach, Florida
Phone No. (305) 689-5455
CUNNINGHAM & DURRANCE
Consulting Engineers, Inc.
Stuart H. Cunningham
Stuart H. Cunningham
Florida Surveyor Registration
No. 3896
(Official Seal)

PARCEL CONTROL NUMBER 31-38-42-008-000-0000-0