

DESCRIPTION

A parcel of land lying in a portion of the Southwest one-quarter (S.W. 1/4) of Section 31, Township 38 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commencing at the southwest corner of Section 31; thence South 89°19'06" East (assumed bearing) along the south line of the Southwest 1/4 of said Section 31, a distance of 2,540.75 feet to the southeast corner of the Southwest one-quarter (S.W. 1/4) of said Section 31; thence bear North 00°36'33" East, a distance of 198.62 feet to the Point of Beginning; thence continue on said bearing a distance of 150.89 feet; thence bear North 57°47'04" West, a distance of 207.03 feet; thence bear North 32°12'56" East, a distance of 20.00 feet; thence bear North 32°12'56" East, a distance of 22.50 feet; thence bear North 57°47'04" West, a distance of 105.00 feet; thence bear North 32°12'56" East, a distance of 65.50 feet to a point on a curve concave to the south having a radius of 25.00 feet, a central angle of 90 degrees; thence eastward along the arc of said curve a distance of 36.27 feet to a point of reverse tangency located on the southeasterly right-of-way of U.S. Highway No. 1 (State Road 55). Thence along said right-of-way line bearing North 57°47'04" West, a distance of 636.05 feet to a point, said point being the southeasterly corner of Plat I of Mariner Village Square, P.U.D. as recorded in Plat Book 14, Page 71 Public Record of Martin County, Florida. The next four courses follow the southward limit of said plat. Thence from said point, proceed southeasterly along the arc of a curve concave to the south, having a radius of 25.00 feet, a central angle 90°00'00" an arc length of 42.76 feet; thence bear South 24°12'56" West, a distance of 191.87 feet to a point on a curve concave to the east having a radius of 25.00 feet, a central angle of 82°00'00"; thence southeasterly along the arc of said curve a distance of 35.78 feet; thence bear South 32°12'56" West, a distance of 25.00 feet; thence depart said plat boundary on a bearing South 57°47'04" East, a distance of 204.15 feet to a point on a curve concave to the North having a radius of 457.64 feet and a central angle of 09°34'49"; thence southeasterly along the arc of said curve a distance of 76.52 feet to a point of reverse curvature on a curve concave to the South having a radius of 436.48 feet, a central angle of 22°02'34"; thence easterly along the arc of said curve a distance of 157.92 feet to a point of reverse curvature on a curve concave to the North having a radius of 474.86 feet, a central angle of 12°27'45"; thence southeasterly along the arc of said curve a distance of 103.24 feet; thence bear South 57°47'04" East, a distance of 124.27 feet to a point on a curve concave to the southwest having a radius of 25.00 feet and a central angle of 79°37'49"; thence southeasterly and southerly along the arc of said curve a distance of 34.75 feet; thence bear South 57°47'04" East, a distance of 303.63 feet to the Point of Beginning.

Containing 5.057 Acres more or less.

Subject to existing easements, right-of-way, restrictions and reservations of record.

TITLE CERTIFICATION

I, Arnold L. Perlestein, a member of the Florida Bar, hereby certify that:

Record title to the land described and shown on this plat is in the name of the person, 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, mortgages, from MARINER VILLAGE SQUARE, LTD., a Florida limited partnership, mortgage, dated August 8, 1987 and recorded in the Public Records of Martin County, Florida in Official Record Book 732 Pages 2483 thru 2496; 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, in Official Record Book 754 Pages 2781 and in Official records Book 754, Page 2785; Mortgage in favor of Consolidated Bank, N.A., a National Bank Association, mortgage, dated February 25, 1988 and recorded in the Public Records of Martin County, Florida in official record book 754 page 2790.

DATED: April 5, 1990

Arnold L. Perlestein, Attorney-at-Law, Packman, Nauhal & Rosenberg, 1500 San Remo Avenue, Suite 125, Coral Gables, Florida 33146

MORTGAGEE 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 does consent to the dedications hereon and does subordinate his mortgage, lien or encumbrance to such dedications.

SIGNED AND SEALED this 5th day of April, 1990

Signed, sealed and delivered in the presence of:

WITNESSES: [Signatures]

Know all men by these presents: That Magnus Properties, Inc., a National Banking Association, the owner and holder 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 Assistant Cashier and its corporate seal to be hereunto affixed and attested by its Assistant Cashier this 17th day of April, 1990

CONSOLIDATED BANK, N.A.

ATTEST: [Signatures]

Know all men by these presents: That Magnus Properties, Inc., the owners and holders of that certain Partial Assignment of Mortgage Proceeds dated August 25, 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 15th day of April, 1990

MAGNUM PROPERTIES, INC.

ATTEST: [Signatures]

PLAT II OF MARINER VILLAGE SQUARE, P. U. D. IN PART OF SEC. 31, TWP. 38S, RGE. 42E

MARTIN COUNTY, FLORIDA

CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC. WEST PALM BEACH, FLORIDA APRIL 1990

LAND USE

4.092 AC. - COMMERCIAL 0.490 AC. - ACCESS TRACT "B" 0.475 AC. - LAKE 5.057 AC. - TOTAL

NOTES

denotes Permanent Reference Monument set denotes Control Access Line (No vehicular access without the approval of the Board of Martin County Commissioners). 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.

APPROVALS

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS This plat is hereby approved by the undersigned on the date or dates indicated. Date 5-9-90 [Signature] County Engineer Date February 27, 1990 [Signature] County Attorney Planning and Zoning Commission Martin County, Florida Date February 27, 1990 [Signature] Chairman Board of County Commissioners Martin County, Florida Date February 27, 1990 [Signature] Chairman ATTEST: [Signature] Clerk [Signature] (Board Seal)

SURVEYOR'S CERTIFICATION

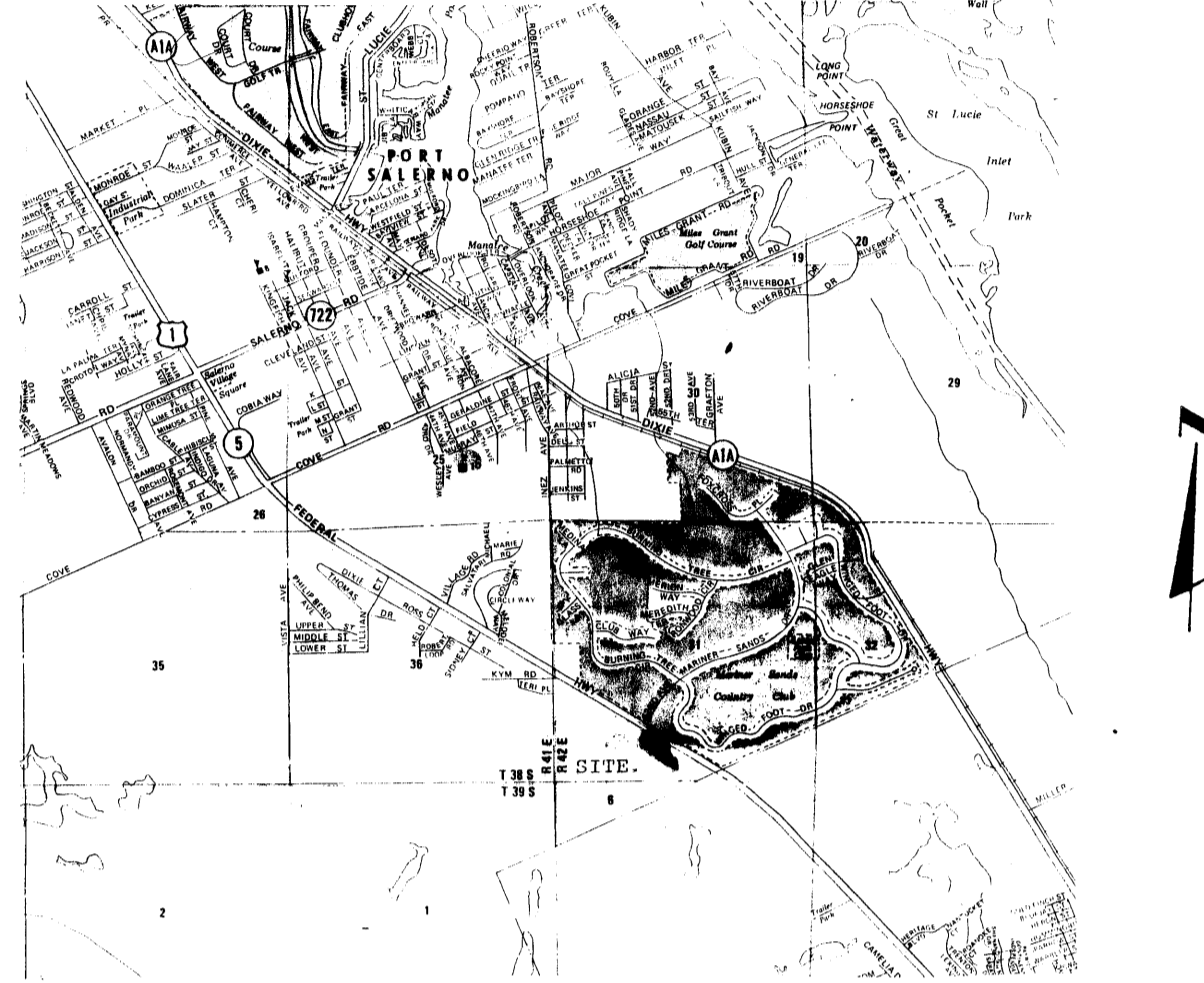
I, Hereby Certify, that the Plat shown hereon is a true and correct representation of the lands surveyed; that the survey was made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.'s) have been set, and permanent control points (P.C.P.'s) will be set under the guarantee posted with Martin County Board of Commissioners for the required improvements; and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Martin County, Florida, and further, that the boundary survey encompassing the property, shown hereon, is in compliance with Chapter 21 HM-6, F.A.C.

SURVCO Surveying & Mapping [Signature] Joseph J. Lavetsky, P.L.S. Florida Surveyor Registration No. 4275

(Official Seal) I, Stuart H. Cunningham, do hereby certify that on 4/24/90, 1990 the hereon plat was prepared and delineated under my supervision and is a true and correct representation of the lands described as surveyed by Joseph J. Lavetsky, P.L.S.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM CONSULTING ENGINEERS, INC. 4500 BELVEDERE ROAD SUITE A WEST PALM BEACH, FLORIDA PHONE NO. (305) 689-5455

CUNNINGHAM & DURRANCE Consulting Engineers, Inc. [Signature] Stuart H. Cunningham Florida Surveyor Registration No. 3896



LOCATION MAP

MORTGAGEE 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 26th day of April, 1990 A.D.

My Commission Expires August 5, 1992 [Signature] 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, Joseph J. Lavetsky, Vice President and Assistant Cashier, respectively, of Consolidated Bank Association, 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 17th day of April, 1990 A.D. My Commission Expires November 16, 1992 [Signature] 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, [Signature] President and [Signature] Secretary, respectively of Magnus Properties, Inc. 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 20th day of April, 1990 A.D. My Commission Expires August 5, 1992 [Signature] Notary Public of Florida at Large

FILED FOR RECORD MARTIN CO. FLA. 90 JUN 13 PM 3:45

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 14, PAGE 72 MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS 13 DAY OF June 1990 MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA BY Deborah Langston DEPUTY CLERK FILE NUMBER 832754

DEDICATION

MARINER VILLAGE SQUARE, LTD. a Florida limited partnership, does hereby dedicate as follows:

- 1. ACCESS EASEMENTS TRACT B and the access easement as shown on this Plat II 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 B and the utility easements shown on this Plat II 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. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty or liability regarding such easements. 3. DRAINAGE EASEMENTS The Drainage Easement, Maintenance Easements, Utility Easements and Tract B shown on this Plat II 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 II 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 altered except in compliance with the Preserve Area Management Plan approved by Martin County. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty or liability regarding such easements. 5. LAKE Lake A as shown on this Plat II of Mariner Village Square is hereby declared to be a private Water Management 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, provided that the Air Rights above Lake A are reserved to the grantor its successors and assigns for development purposes. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such Water Management Easements.

SIGNED AND SEALED this 10th day of April, 1990 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: [Signature] General Partner of the partnership Carlos Lopes Cantera, President ATTEST: [Signature] Martin A. Tabor, its Secretary

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, the undersigned notary public, personally appeared Carlos Lopes Cantera 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 10th day of April, 1990 A.D. [Signature] Notary Public State of Florida at Large My commission expires: 3/28/91

CERTIFICATION OF OWNERSHIP

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 10th day of April, 1990 A.D. MARINER VILLAGE SQUARE, LTD., a Florida limited partnership By: [Signature] General Partner of the partnership Carlos Lopes Cantera, President ATTEST: [Signature] Martin A. Tabor, its secretary