

PLAT I OF MARINER VILLAGE, P. U. D. (R) IN PART OF SEC. 31, TWP. 38S, RGE. 42E AND SEC. 6, TWP. 39S, RGE. 42E MARTIN COUNTY, FLORIDA

SHEET 1 OF 5

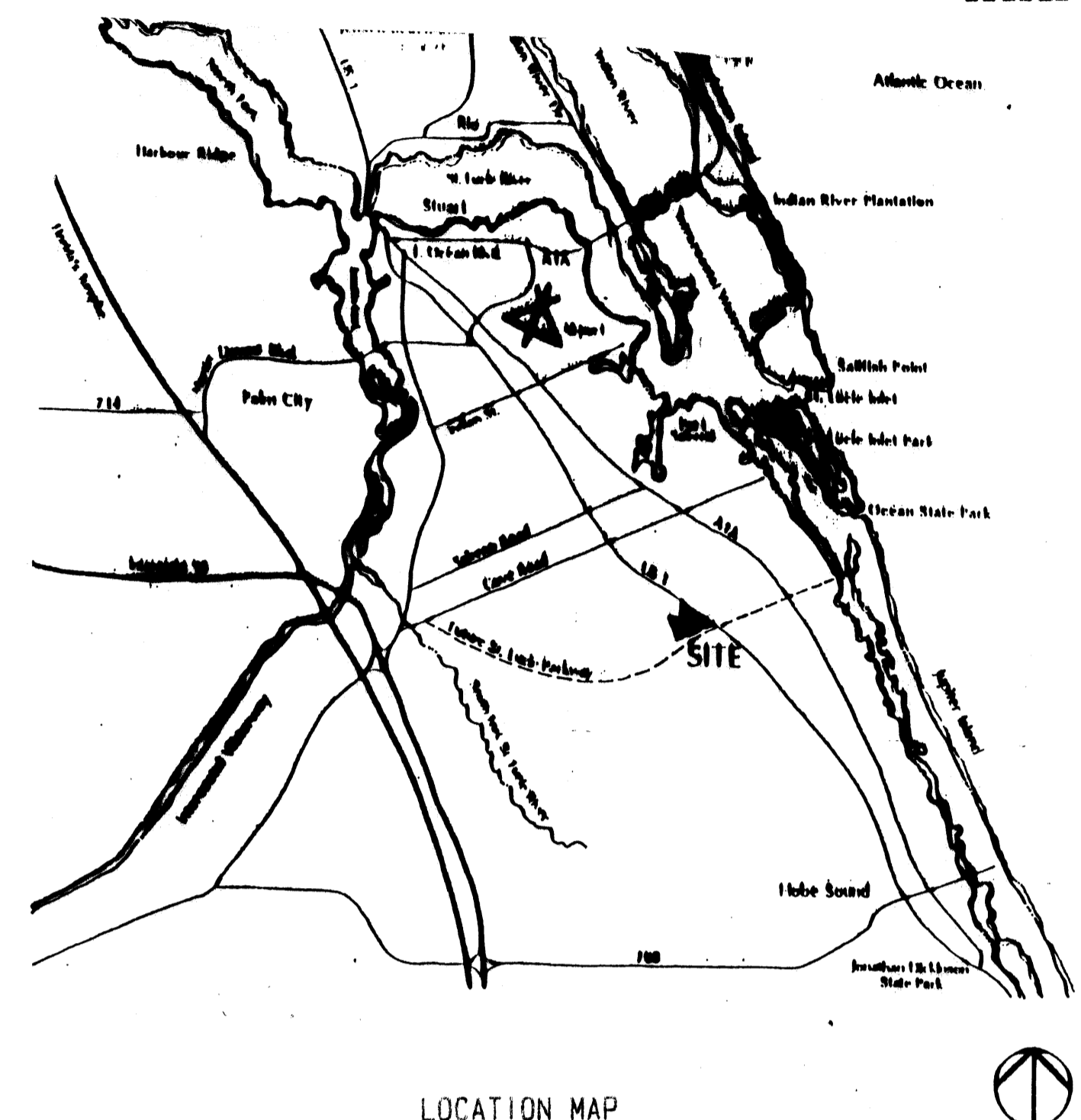
STATE OF FLORIDA
COUNTY OF MARTIN

DESCRIPTION

A TRACT OF LAND BEING A PART OF SECTION 31, TOWNSHIP 38, SOUTH, RANGE 42 EAST, AND ALSO A PART OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, THENCE NORTH 00° 04' 36" EAST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 2166.37 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF A 200 FOOT WIDE RIGHT-OF-WAY FOR U. S. HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 58° 20' 17" EAST, A DISTANCE OF 1165.63 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 76° 39' 43" WEST, A DISTANCE OF 395.36 FEET; THENCE SOUTH 31° 39' 43" WEST, A DISTANCE OF 173.80 FEET; TO THE BEGINNING OF A CURVE BEING CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 45° 29' 06"; THENCE ALONG SAID CURVE, A DISTANCE OF 436.62 FEET; THENCE SOUTH 13° 49' 23" EAST, A DISTANCE OF 12.85 FEET; THENCE SOUTH 58° 20' 17" EAST, A DISTANCE OF 625.16 FEET TO THE NORTHWESTERLY LINE OF MARINER VILLAGE SQUARE, P. U. D.; THENCE ALONG SAID MARINER VILLAGE SQUARE P. U. D. THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 31° 39' 43" WEST, A DISTANCE OF 45.26 FEET; THENCE SOUTH 40° 06' 22" EAST, A DISTANCE OF 286.58 FEET; THENCE DEPARTING FROM SAID MARINER VILLAGE SQUARE P. U. D. SOUTH 50° 37' 38" WEST, A DISTANCE OF 338.78 FEET; THENCE SOUTH 38° 36' 29" WEST, A DISTANCE OF 51.88 FEET; THENCE ALONG A NORMAL LINE TO THE FOLLOWING CURVE NORTH 81° 43' 53" WEST, A DISTANCE OF 77.06 FEET TO A POINT ON A CURVE BEING CONVEX TO THE WEST HAVING A RADIUS OF 372.01 FEET, A CENTRAL ANGLE 9° 02' 00"; THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 58.95 FEET, TO THE BEGINNING OF A REVERSE CURVE, BEING CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89° 05' 45"; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 38.90 FEET; THENCE ALONG A NON-RADIAL LINE, SOUTH 18° 05' 26" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE TO WHICH A TANGENT LINE BEARS NORTH 71° 51' 39" WEST, SAID CURVE BEING CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 39.27 FEET; THENCE SOUTH 18° 08' 21" WEST, A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A CURVE, BEING CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 31° 48' 59"; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 180.47 FEET TO THE BEGINNING OF A REVERSE CURVE BEING CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 19° 25' 16"; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 228.80 FEET; THENCE NORTH 59° 27' 57" WEST, ALONG A LINE BEING NORMAL TO THE PREVIOUS CURVE AND RADIAL TO THE FOLLOWING CURVE, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF SAID CURVE, BEING CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 725.00 FEET, AND A CENTRAL ANGLE OF 03° 42' 25"; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 46.90 FEET; THENCE NORTH 55° 38' 37" WEST, ALONG A NON-RADIAL LINE A DISTANCE OF 125.88 FEET; THENCE SOUTH 20° 41' 04" WEST, A DISTANCE OF 51.46 FEET; THENCE NORTH 55° 38' 37" WEST, A DISTANCE OF 120.49', TO THE BEGINNING OF A CURVE, BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 26° 06' 32"; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 34.18 FEET TO THE BEGINNING OF A REVERSE CURVE, BEING CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 81° 40' 34"; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE A DISTANCE OF 272.01 FEET; THENCE ALONG A LINE BEING NON-RADIAL TO THE PREVIOUSLY DESCRIBED CURVE, AND NORMAL TO THE FOLLOWING CURVE, NORTH 72° 59' 04" WEST, A DISTANCE OF 195.86 FEET, TO A POINT ON A CURVE BEING CONVEX TO THE WEST, HAVING A RADIUS OF 195.86 FEET AND A CENTRAL ANGLE OF 64° 14' 03"; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 216.61 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 42° 46' 53" WEST; THENCE ALONG A NON-RADIAL LINE SOUTH 62° 16' 21" WEST, A DISTANCE OF 92.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.137 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
NOVEMBER 1991

LAND USE

RIGHT OF WAY	7.932 AC.
LOTS	15.587 AC.
PARK	5.463 AC.
TRACT "A"	13.895 AC.
TRACT "B"	0.579 AC.
LAKE "A"	4.397 AC.
LAKE "B"	5.184 AC.

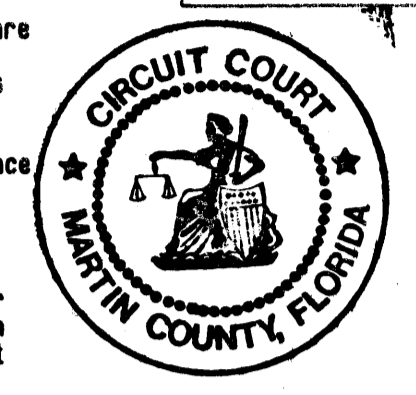
NOTES

- DENOTES PERMANENT REFERENCE MONUMENT SET
 - DENOTES PERMANENT CONTROL POINT
 - DENOTES CONTROL ACCESS LINE (NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF MARTIN COUNTY COMMISSIONERS)
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE. THE HORIZONTAL DATUM IS BASED UPON A THIRD ORDER CONTROL NETWORK ESTABLISHED FOR THE FLORIDA WATER MANAGEMENT DISTRICT IN OCTOBER 1983.
- 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.
- THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE A LARGER LOT.

DEDICATION & CERTIFICATION OF OWNERSHIP

Centex Real Estate Corporation, a Nevada Corporation, does hereby certify that we are the owner of those portions of the property shown on this Plat I of Mariner Village, PUD (R) and do hereby dedicate as follows:

- STREETS AND ROADWAYS**
The streets and roadways shown on this Plat I of Mariner Village, PUD (R) are hereby declared to be private streets and are dedicated to Mariner Village Property Owners, Inc., a Florida corporation not-for-profit, its successors and assigns, as Common Area for the use of said Property Owners, its employees, agents and invitees, and its members and their invited guests, subject to reserved easements for access and for installation and maintenance of utilities and cable television by any utility or cable television provider, 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 and subject to reserved easements for access by the U. S. Postal Service, by fire and police departments and by other governmental or quasi-governmental agencies and their agents and employees while engaged in their respective official functions. This dedication shall also be subject to a reserved easement for access by Martin A. Labor, its Trustee, his successors-in-title, assigns, agents and employees. Such streets shall be the maintenance responsibility of Mariner Village Property Owners Inc., a Florida corporation not-for-profit, as provided in that certain Declaration of Covenants and Restrictions of Mariner Village, recorded in the Martin County, Florida public records, and the Board of County Commissioners of Martin County, Florida, shall have no responsibility or liability regarding such streets.
- UTILITY EASEMENTS**
The Utility Easements shown on this Plat I of Mariner Village, P.U.D. (R), 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 have no responsibility or liability regarding such Utility Easements.
- DRAINAGE EASEMENTS, MAINTENANCE EASEMENTS, LAKE ACCESS EASEMENTS**
The Drainage Easements, Maintenance Easements, Lake Access Easements and Utility Easements shown on this Plat I of Mariner Village, P.U.D. (R) are hereby declared to be private easements and shall be dedicated to the Mariner Village Property Owners, Inc., a Florida corporation not-for-profit, for the purpose of the construction and maintenance of drainage facilities. Such drainage, maintenance and lake access easements shall be the maintenance responsibility of Mariner Village Property Owners Inc., a Florida corporation not-for-profit, as provided in that certain Declaration of Covenants and Restrictions of Mariner Village, recorded in the Martin County, Florida public records, and the Board of County Commissioners of Martin County, Florida, shall have no responsibility or liability regarding such easements.
- BUFFER EASEMENTS**
The Buffer Easements/zone shown on this Plat I of Mariner Village, P.U.D. (R) are hereby dedicated to the Mariner Village Property Owners, 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. Such Buffer Easements shall be the maintenance responsibility of Mariner Village Property Owners Inc., a Florida corporation not-for-profit, as provided in that certain Declaration of Covenants and Restrictions of Mariner Village, recorded in the Martin County, Florida public records, and the Board of County Commissioners of Martin County, Florida, shall have no responsibility or liability regarding such easements.
- WATER MANAGEMENT AREA**
Water Management Areas, Lakes A and B, as shown on this Plat I of Mariner Village, P.U.D. (R) are hereby dedicated to Mariner Village Property Owners, Inc., a Florida corporation not-for-profit, for use as private water management easements. Such water management easements shall be the maintenance responsibility of Mariner Village Property Owners Inc., a Florida corporation not-for-profit, as provided in that certain Declaration of Covenants and Restrictions of Mariner Village, recorded in the Martin County, Florida public records, and the Board of County Commissioners of Martin County, Florida, shall have no responsibility or liability regarding such area.
- UPLAND PRESERVE AREA**
Tracts A, B and the park upland preserve areas are hereby declared to be Upland Preserve Areas subject to easements for landscaping, utilities, drainage, buffering, lake maintenance, and lake access, and are hereby dedicated to the Mariner Village Property Owners, Inc., a Florida corporation not-for-profit, for the preservation of the existing native vegetation and overland drainage flow. The Upland Preserve Areas shall not be altered except in compliance with the Preserve Area Management Plan approved by Martin County. Such Upland Preserve Areas shall be the maintenance responsibility of Mariner Village Property Owners Inc., a Florida corporation not-for-profit, as provided in that certain Declaration of Covenants and Restrictions of Mariner Village, recorded in the Martin County, Florida public records, and the Board of County Commissioners of Martin County, Florida, shall have no responsibility or liability regarding such Upland Preserve Areas.
- LANDSCAPE EASEMENTS**
The Landscape Easements and areas shown on this Plat I of Mariner Village, P.U.D. (R) are hereby dedicated to the Mariner Village Property Owners, Inc., a Florida corporation not-for-profit, for the purpose of the construction, planting and maintenance of landscape features. Such Landscape Easements shall be the maintenance responsibility of Mariner Village Property Owners Inc., a Florida corporation not-for-profit, as provided in that certain Declaration of Covenants and Restrictions of Mariner Village, recorded in the Martin County, Florida public records, and the Board of County Commissioners of Martin County, Florida, shall have no responsibility or liability regarding such easements.
- PARK**
The Park shown on this Plat I of Mariner Village, PUD (R) is hereby declared to be a private park and shall be dedicated to the Mariner Village Property Owners, Inc., a Florida corporation not-for-profit, its successors and assigns, for the use and enjoyment of said Property Owners, its members and their invited guests. Said Park shall be the maintenance obligation of Mariner Village Property Owners, Inc., a Florida corporation not-for-profit and the Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty or liability regarding such Park.



STATE OF FLORIDA
COUNTY OF MARTIN
RECORDED IN PLAT BOOK 112, PAGE 95
MARTIN COUNTY, FLORIDA PUBLIC RECORDS
THIS 11th DAY OF NOVEMBER 1991
MARTIN COUNTY, FLORIDA

APPROVALS

MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved by the undersigned on the date or dates indicated.

Date 11-20-91 David E. Hillman
County Engineer

Date 7-23-91 Thomas S. Bray
County Attorney

Planning and Zoning Commission
Martin County, Florida

Date 7-23-91 James Weidma
Chairman

Board of County Commissioners
Martin County, Florida

Date 7-23-91 Mary Winkels
Chairman

ATTEST:
Clerk

(Board Seal)

SURVEYOR'S CERTIFICATION

I, hereby certify, that the Plat shown hereon is a true and correct representation of the lands surveyed under my direction, of the hereon described property; 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 guarantees 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 HR-6, F.A.C.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
4500 Belvedere Rd, Suite A
West Palm Beach, FL 33415
407-689-5455

CUNNINGHAM & DURRANCE
Consulting Engineers, Inc.
Stuart H. Cunningham
Stuart H. Cunningham
Florida Surveyor Registration
Number 3896

(Official Seal)

STATE OF FLORIDA COUNTY OF MARTIN
BEFORE ME, the undersigned notary public, personally appeared David L. Barclay, Division President and Randy Rial, Assistant Secretary, to me well known to be the Division President and Assistant Secretary, respectively of Centex Real Estate Corporation, a Nevada Corporation, and that they acknowledged that they executed such Certificate of Ownership and Dedication as Officers of said Corporation.

WITNESS my hand and official seal this 11th day of November, 1991 A.D.
David L. Barclay
Notary Public State of Florida at large
My commission expires: February 7, 1994

(Notarial Seal)

SIGNED AND SEALED this 11th day of November, 1991, on behalf of said Corporation by its Division President and attested to by its Assistant Secretary.

ATTEST:
Randy Rial
Randy Rial, Assistant Secretary
David L. Barclay
David Barclay
Division President

(Notary Seal)

PARCEL CONTROL NUMBER 31-38-42-009-000-0000-0