



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 122, PAGE 39, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS 30th DAY OF AUGUST, 1993.  
MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

# PLAT II OF

# MARINER VILLAGE, P. U. D. (R)

IN PART OF SEC. 31, TWP. 30S, RGE. 42E,  
SEC. 1, TWP. 30S, RGE. 41E,  
AND SEC. 6, TWP. 30S, RGE. 42E  
MARTIN COUNTY, FLORIDA

CUNNINGHAM & DURRANCE  
CONSULTING ENGINEERS, INC.  
WEST PALM BEACH, FLORIDA  
AUGUST, 1993

See Surveyor's Affidavit  
recorded in C.R. Book 1204  
Pg 146, Marsha Stiller,  
Clerk of Circuit Court,  
by CA Vienna, S.C. 11-7-96

### 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 II of Mariner Village, PUD (R) and do hereby dedicate as follows:

- STREETS AND ROADWAYS**  
The streets and roadways shown on this PLAT II of Mariner Village, PUD (R) are hereby declared to be private streets and are dedicated to Mariner Village Association, 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. Tabor, as 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 II of Mariner Village, P.U.D. (R), may be used for the purpose of access and for installation and maintenance of utilities and cable television by any utility or CATV 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. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty 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 II 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, duty or liability regarding such easements.
- BUFFER EASEMENTS**  
The Buffer Easements/zone shown on this PLAT II 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/zones 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, duty or liability regarding such easements.
- WATER MANAGEMENT AREA**  
Water Management Area, Lake B - 1, as shown on this PLAT II of Mariner Village, P.U.D. (R) is hereby dedicated to Mariner Village Property Owners, Inc., a Florida corporation not-for-profit, for use as private water management easement. Such water management easement 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, duty or liability regarding such areas.
- UPLAND PRESERVE / WETLAND PRESERVE AREAS**  
Tracts C, D and E are hereby declared to be Upland Preserve / Wetland 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 / Wetland Preserve Areas shall not be altered except in compliance with the Preserve Area Management Plan approved by Martin County. Such Upland Preserve / Wetland 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, duty or liability regarding such Upland Preserve / Wetland Preserve Areas.

SIGNED and SEALED this 26th day of August, 1993 on behalf of said Corporation by its Division President and attested to by its Comptroller.

Centex Real Estate Corporation  
a Nevada Corporation  
David Barclay  
Division President

Leona Hammond, Comptroller  
(Corporate Seal)

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 26th day of August, 1993, by David Barclay, as Division President and Leona Hammond, as Comptroller, of Centex Real Estate Corporation, a Nevada Corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_ as identification.

Duy M. Seitman  
Signature of Person Taking Acknowledgment  
Ivy M. Seitman  
Name Printed/Stamped  
Notary Public  
Title or Rank

Serial Number, if any  
February 19, 1994  
Commission Expiration Date

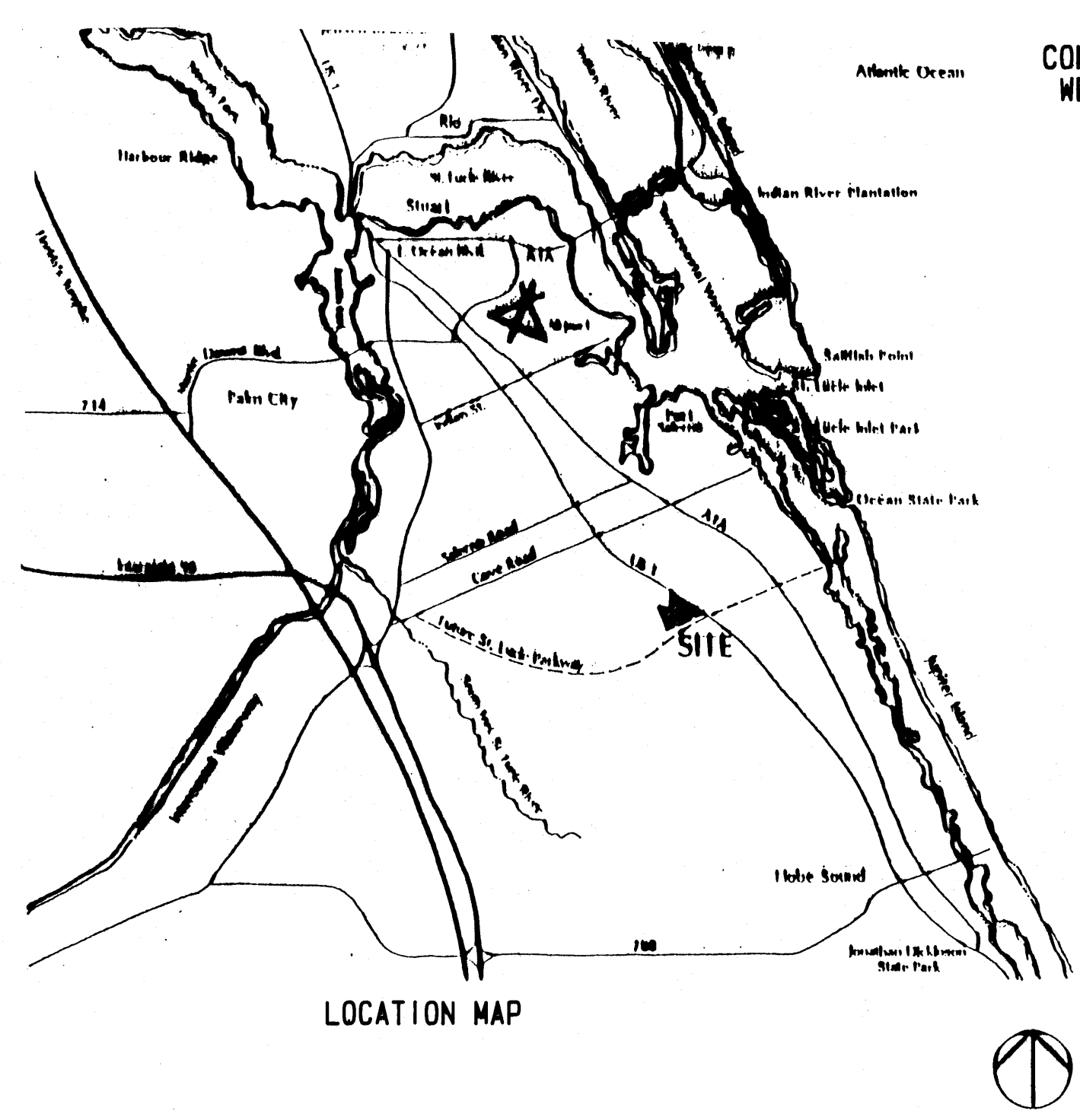
### DESCRIPTION

A TRACT OF LAND BEING A PART OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 42 EAST, A PART OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 41 EAST, AND ALSO A PART OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 42 EAST, THENCE NORTH 62°16'21" EAST ALONG THE SOUTHERLY BOUNDARY OF PLAT I OF MARINER VILLAGE, P.U.D. (R), AS RECORDED IN PLAT BOOK 122, PAGE 95 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, (ALL BEARINGS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE). THE WEST LINE OF SECTION 31 BEARS NORTH 00°04'36" EAST A DISTANCE OF 92.90 FEET TO THE BEGINNING OF A NON-RADIAL CURVE, WHICH IS CONCAVE TO THE WEST, HAS A CENTRAL ANGLE OF 64°14'03". A RADIUS OF 195.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 42°46'53" WEST, THENCE SOUTHERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE OF SAID PLAT I, A DISTANCE OF 218.61 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING FROM THE SOUTHERLY LINE OF PLAT I, ALONG A CONTINUATION OF THE PREVIOUS CURVE, THROUGH A CENTRAL ANGLE OF 106°57'11", A DISTANCE OF 364.00 FEET TO THE BEGINNING OF A REVERSE CURVE, WHICH IS CONCAVE TO THE SOUTHWEST, HAS A CENTRAL ANGLE OF 33°50'56", AND A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 59.08 FEET; THENCE NORTH 89°52'50" WEST, A DISTANCE OF 163.64 FEET, TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 119°03'29"; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 103.90 FEET; THENCE SOUTH 28°56'19" EAST, A DISTANCE OF 4.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, WHICH HAS A CENTRAL ANGLE OF 64°29'57" AND A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 146.34 FEET TO THE BEGINNING OF A REVERSE CURVE, WHICH IS CONCAVE TO THE SOUTHWEST, AND HAS A CENTRAL ANGLE OF 62°21'30" AND A RADIUS OF 630.61 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 686.33 FEET TO THE BEGINNING OF A REVERSE CURVE, WHICH IS CONCAVE TO THE NORTHEAST AND HAS A CENTRAL ANGLE OF 84°16'47" AND A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 191.22 FEET; THENCE ALONG A LINE BEING NORMAL TO THE PREVIOUS DESCRIBED CURVE, SOUTH 25°21'32" EAST, A DISTANCE OF 145.00 FEET TO THE BEGINNING OF A RADIAL CURVE, WHICH IS CONCAVE TO THE NORTHEAST AND PARALLEL TO THE LAST DESCRIBED CURVE AND HAS A CENTRAL ANGLE OF 7°29'22" AND A RADIUS OF 275.00 FEET; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 35.95 FEET; THENCE ALONG A LINE BEING NORMAL TO THE PREVIOUSLY DESCRIBED CURVE SOUTH 17°52'10" EAST, A DISTANCE OF 197.64 FEET TO A POINT ON THE NORTH LINE OF THE GOMEZ GRANT AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY); THENCE ALONG SAID NORTH LINE OF THE GOMEZ GRANT NORTH 65°04'25" EAST, A DISTANCE OF 768.82 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 65°05'27" EAST, A DISTANCE OF 1871.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE OF THE GOMEZ GRANT AND THE NORTH LINE OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 42 EAST; THENCE ALONG SAID NORTH LINE OF SECTION 6 NORTH 89°52'18" WEST, A DISTANCE OF 568.40 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 6, NORTH 58°20'17" WEST A DISTANCE OF 384.56 FEET; THENCE NORTH 89°28'24" WEST, A DISTANCE OF 408.82 FEET; THENCE NORTH 40°06'22" WEST, A DISTANCE OF 224.68 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PLAT I OF MARINER VILLAGE, P.U.D. (R); THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT I OF MARINER VILLAGE, P.U.D. (R) FOR THE REMAINING CURVES: SOUTH 50°37'39" 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 CONCAVE TO THE WEST HAVING A RADIUS OF 372.01 FEET, A CENTRAL ANGLE 9°02'00"; THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 58.65 FEET, TO THE BEGINNING OF A REVERSE CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°09'45"; 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 CONCAVE TO THE SOUTHWEST 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 CONCAVE 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 CONCAVE TO THE SOUTHWEST, 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 CONCAVE 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 CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 31°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, NORTH 72°59'04" WEST, A DISTANCE OF 195.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.6187 ACRES, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.



**APPROVALS**

MARTIN COUNTY  
BOARD OF COUNTY COMMISSIONERS

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

Date 9-10-93 Small E. Hallman  
County Engineer

Date 8-24-93 Owen S. Bryer  
County Attorney

Planning and Zoning Commission  
Martin County, Florida

Date 8-24-93 Sally O'Connell  
Chairman

Board of County Commissioners  
Martin County, Florida

Date 8-24-93  
Chairman

**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 County 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.

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  
Florida Surveyor Registration Number 3896

(Official Seal)

**LAND USE**

RIGHT OF WAY	3.873 ACRES
LOTS	16.821 ACRES
TRACT "C"	6.837 ACRES
TRACT "D"	3.486 ACRES
TRACT "E"	0.426 ACRES
LAKE "B-1"	5.376 ACRES

- NOTES**
- ☐ DENOTES PERMANENT REFERENCE MONUMENT SET
  - DENOTES PERMANENT REFERENCE MONUMENT FOUND
  - DENOTES PERMANENT CONTROL POINT

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. THE WEST LINE OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 42 EAST BEARS NORTH 00°04'36" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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.

ALL LINES TO CURVES ARE RADIAL UNLESS NOTED OTHERWISE.

### TITLE CERTIFICATION

Metropolitan Title and Guaranty Company, hereby certifies 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.

There are no mortgages encumbering the said described land as of the date indicated below.

DATED: 8/26/93

Patricia C. Galbraith  
Signature  
Patricia C. Galbraith  
Name Printed  
Branch Manager  
Title

2541 Metrocentre Blvd, Suite 4  
West Palm Beach, FL 33407

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