

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

DEDICATION & CERTIFICATION OF OWNERSHIP

Martin A. Tabor, as Trustee, does hereby certify that he is the owner of those portions of the property shown on this PLAT III of Mariner Village, P.U.D. (R) and does hereby dedicate as follows:

- STREETS AND ROADWAYS
 The streets and roadways shown on this PLAT III of Mariner Village, P.U.D. (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 Association, 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 and roadways 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 streets and roadways.
- UTILITY EASEMENTS
 The Utility Easements shown on this PLAT III 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, LAKE MAINTENANCE EASEMENTS, AND DRAINAGE AND ACCESS EASEMENTS
 The Drainage Easements, Lake Maintenance Easements, and Drainage and Access Easements shown on this PLAT III of Mariner Village, P.U.D. (R) are hereby declared to be private easements and are dedicated to Mariner Village Property Owners, Inc., a Florida not-for-profit corporation, its successors and assigns, for the purpose of access and construction and maintenance of drainage and Lake facilities, and utility and cable television facilities by any utility or CATV provider. Such drainage, Lake Maintenance and Drainage and Access Easements shall be the maintenance responsibility of Mariner Village Property Owners, Inc., a Florida not-for-profit corporation, as provided in that certain Declaration of Covenants and Restrictions of Mariner Village recorded in the Martin County, Florida public records. 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 III of Mariner Village, P.U.D. (R) are hereby dedicated to the Mariner Village Property Owners, Inc., a Florida not-for-profit corporation, 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.
- UPLAND PRESERVE / WETLAND PRESERVE AREAS
 Tracts F and G shown on this PLAT III of Mariner Village, P.U.D. (R), are hereby declared to be Upland Preserve / Wetland Preserve Areas subject to easements as shown 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.
- LIFT STATION EASEMENT
 The Lift Station Easement shown on this PLAT III of Mariner Village, P.U.D. (R), is hereby dedicated to Martin County Utilities Department, its successors and assigns, for the operation and maintenance of the Lift Station.
- LANDSCAPE AREA
 Tract H shown on this PLAT III of Mariner Village, P.U.D. (R) is hereby declared to be common area and is dedicated to the Mariner Village Property Owners, Inc., a Florida not-for-profit corporation, its successors and assigns, for the purpose of installation and maintenance of landscape features, and access and construction and maintenance of utility and cable television facilities by any utility or CATV provider, subject to reserved lift station easement, for access, operation and maintenance of the lift station by Martin County Utilities, its successors, assigns, agents or employees. The Landscape Area shall be the maintenance responsibility of Mariner Village Property Owners, Inc., a Florida not-for-profit corporation, as provided in that certain Declaration of Covenants and Restrictions of Mariner Village recorded in the Martin County, Florida public records. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such area.

SIGNED AND SEALED this 18 day of April, 1995, by Martin A. Tabor as Trustee.

ATTEST: *David C. Hardin* Notary Public
 12/26/96
 Commission Expiration Date

PLAT III OF
 MARINER VILLAGE, P. U. D. (R)
 IN PART OF SEC. 31, TWP. 38S, RGE. 42E,
 SEC. 1, TWP. 39S, RGE. 41E,
 AND SEC. 6, TWP. 39S, RGE. 42E
 MARTIN COUNTY, FLORIDA

CUNNINGHAM & DURRANCE
 CONSULTING ENGINEERS, INC.
 WEST PALM BEACH, FLORIDA
 APRIL, 1995

MORTGAGE HOLDER'S CONSENT
 BankAtlantic, a Federal Savings Bank, hereby certifies that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and does subordinate their mortgage, lien or encumbrance to such dedications.

IN WITNESS WHEREOF, BankAtlantic, a Federal Savings Bank, has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 18 day of April, 1995.

(Corporate Seal) BankAtlantic
 SIGNED AND SEALED this 18 of APRIL, 1995
 WITNESS: *David C. Hardin* BY: *Howard J. Zusman*
 PRINT NAME: DAVID C. HARDIN NAME: HOWARD J. ZUSMAN
 TITLE: VICE PRESIDENT
 WITNESS: *Arnold L. Perlestein*
 PRINT NAME: ARNOLD PERLESTEIN

LAND USE

RIGHT OF WAY	5.954 ACRES
LOTS	19.737 ACRES
TRACT 'F'	29.504 ACRES
TRACT 'G'	1.845 ACRES
TRACT 'H'	0.063 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 38 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.

ALL LINES TO CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

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 III of MARINER VILLAGE, P.U.D.(R) is in the name of the person, persons, corporation, or other entity executing the dedication thereon.

All mortgages not satisfied or released encumbering the land hereon described are as follows:

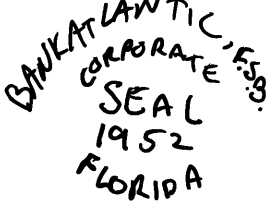
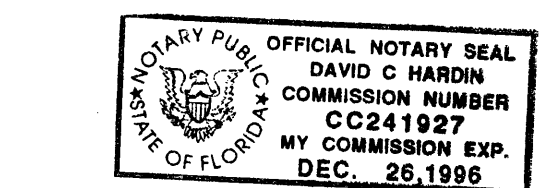
Mortgage in favor of BANKATLANTIC, mortgagee from Martin A. Tabor, as Trustee, mortgage dated April 18, 1995, recorded in Official Record Book 1118 page 137 of the Public Records of Martin County, Florida.

DATE: 4-19-95
Arnold L. Perlestein
 Attorney-at-law
 4801 S. UNIVERSITY DR.
 FT. LAUDERDALE, FL 33328

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF DADE
 I hereby certify that the foregoing Certificate of Ownership and Dedication was acknowledged before me this 18 day of April, 1995, by Martin Tabor, as Trustee, who is personally known to me or who has produced David's License as identification and who did (and not) take an oath.

Signature of Person Taking Acknowledgment
 DAVID C. HARDIN
 Name of Person Taking Acknowledgment
 Printed
 NOTARY PUBLIC
 Title or Rank
 Serial Number, if any
 12/26/96
 Commission Expiration Date



PARCEL CONTROL NUMBER 3138420090000000-0

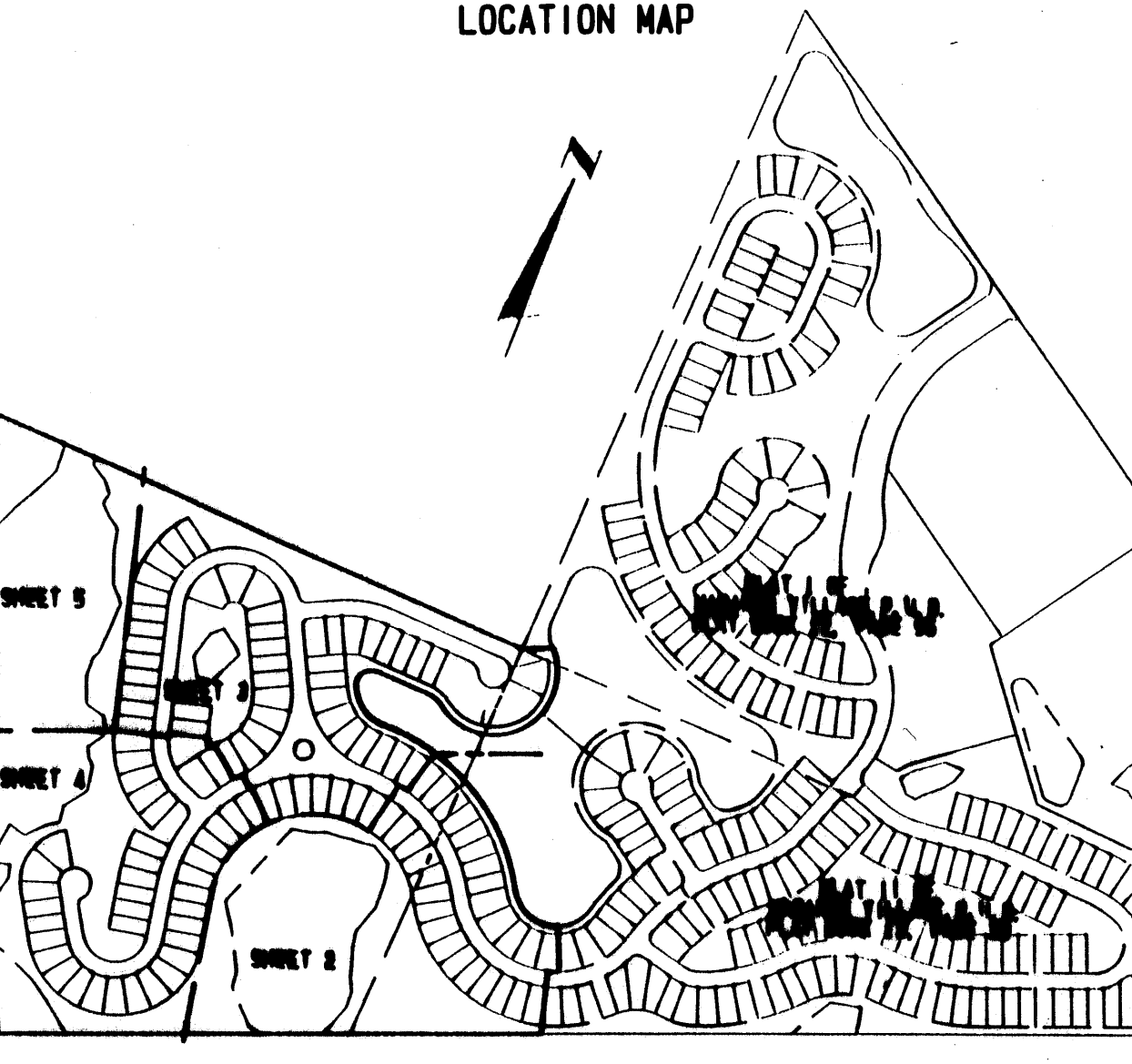
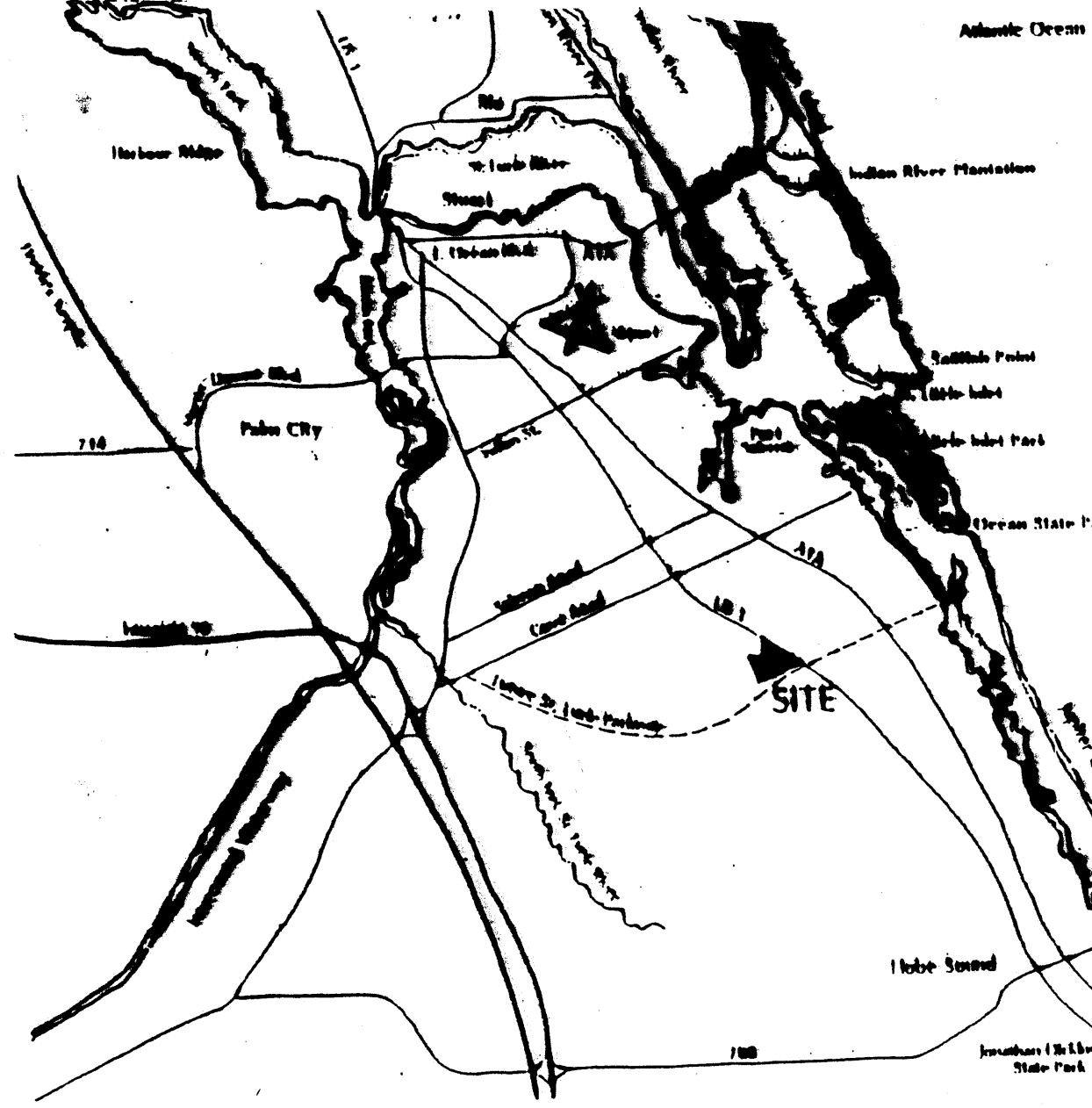
DESCRIPTION

A TRACT OF LAND BEING A PART OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, A PART OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 41 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 62°16'21" EAST ALONG THE SOUTHERLY BOUNDARY OF PLAT I OF MARINER VILLAGE, P.U.D. (R), AS RECORDED IN PLAT BOOK 12, 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 NORTH 42°45'53" EAST, THENCE SOUTHERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE OF SAID PLAT I, A DISTANCE OF 218.61 FEET; 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°50'50", AND A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 59.00 FEET; THENCE NORTH 89°52'50" WEST, A DISTANCE OF 163.64 FEET, TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 119°02'29"; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 103.90 FEET; THENCE SOUTH 28°56'18" EAST, A DISTANCE OF 4.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, WHICH HAS A CENTRAL ANGLE 64°29'57" AND A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY 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 NORTHWEST AND PARALLEL TO THE LAST DESCRIBED CURVE AND HAS A CENTRAL ANGLE OF 7°29'22" AND A RADIUS OF 275.00 FEET; THENCE SOUTHWESTERLY 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), SAID LINE ALSO BEING THE NORTHERLY LINE OF THE PRESERVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 12, PAGE 2 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE OF THE GOMEZ GRANT SOUTH 66°04'25" WEST, A DISTANCE OF 589.18 FEET TO THE INTERSECTION OF THE WEST LINE OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 66°04'25" WEST, A DISTANCE OF 1090.71 FEET; THENCE THROUGH SAID SECTION 1 NORTH 23°56'17" WEST, A DISTANCE OF 1926.18' TO THE NORTH LINE OF SAID SECTION 1; SAID LINE ALSO BEING THE SOUTHERLY LINE OF THE PLAT OF STUART GARDENS, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 1 SOUTH 89°52'50" EAST, A DISTANCE OF 1781.62 FEET TO THE NORTHEAST CORNER OF SECTION 1, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 57.10 ACRES, MORE OR LESS.

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



MORTGAGE ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF BROWARD
 The foregoing Mortgage Holder's Consent was acknowledged before me this 18 day of April, 1995, by *Howard J. Zusman*, as Vice President of BankAtlantic, a Federal Savings Bank. He is personally known to me.

(Notarial Seal) By: *David C. Hardin*
 Print Name: DAVID C. HARDIN
 Commission Expires: 12/26/96
 NOTARY PUBLIC

APPROVALS

MARTIN COUNTY
 BOARD OF COUNTY COMMISSIONERS
 This plat is hereby approved by the undersigned on the date or dates indicated.
 Date 5-11-95 *Arnold L. Perlestein* County Engineer
 Date 12-20-94 *Arnold L. Perlestein* County Attorney
 Planning and Zoning Commission
 Martin County, Florida
 Date 12-20-94 *Arnold L. Perlestein* Chairman
 Board of County Commissioners
 Martin County, Florida
 Date 12-20-94 *Arnold L. Perlestein* Chairman
 ATTEST: *Marsha Stiller*
 Clerk *Deborah Layton DC*
 (Board Seal)

SURVEYOR'S CERTIFICATION

I, Stuart H. Cunningham, do hereby certify that this Plat III of Mariner Village P.U.D.(R) is a true and correct representation of the lands surveyed, that the survey was made under my supervision, 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 61617-6, F.A.C.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
 400 Executive Center Dr., Suite 108
 West Palm Beach, FL 33401
 407-689-5455
 CUNNINGHAM & DURRANCE
 Consulting Engineers, Inc.
 Stuart H. Cunningham
 Florida Surveyor Registration
 Number 3896
 (Official Seal)