

A PLAT OF MARINERS LANDING

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 6, 7 AND 8, BLOCK 33 ST. LUCIE INLET FARMS, HANSON GRANT RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLA.

CLERK'S RECORDING CERTIFICATE
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 4, PAGE 28, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 22 DAY OF NOV., 1996.
MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
FILE NUMBER 1202023
BY Charlotte Sukey DEPUTY CLERK

55-38-41-330-000-0000.0
PARCEL CONTROL NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)

- BOAT RAMP AREA
PARCEL "A" TO BE USED AS A BOAT RAMP AREA WITH A 12 FOOT ACCESS EASEMENT THROUGH THE UPLAND TRANSITION ZONE IS HEREBY DEDICATED TO THE MARINERS LANDING PROPERTY OWNER'S ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN MARINERS LANDING. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- THE WETLAND PRESERVATION AND UPLAND PRESERVATION AREAS
THE WETLAND PRESERVATION AND UPLAND PRESERVATION AREAS SHOWN ON THIS PLAT OF MARINERS LANDING AS PARCELS "B" AND "C" ARE HEREBY DEDICATED TO THE MARINERS LANDING PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE HEREBY DECLARED TO BE A PRIVATE PRESERVATION AREAS FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN, (PAMP), APPROVED BY MARTIN COUNTY. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THESE PARCELS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- INGRESS/EGRESS AND UTILITY EASEMENT
THE INGRESS/EGRESS AND UTILITY EASEMENT INCLUDING CATV SHOWN AS A PART OF LOT 9 IS FOR THE PURPOSE OF PROVIDING MAURICE A. ROY AND LILLIAN A. ROY, HIS WIFE, WILLIAM E. WILD, AND GERALD E. BRYAN AND TOPPING A. BRYAN, HIS WIFE, THEIR HEIRS SUCCESSORS AND ASSIGNS, WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES FROM THE PUBLIC ROAD SHOWN HEREON OVER AND ACROSS LOT 9, 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, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE MARINERS LANDING PROPERTY OWNER'S ASSOCIATION, INC. FOR THE PURPOSE OF DRAINAGE AND STORMWATER MANAGEMENT AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT/PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- THE 25 FOOT AND 50 FOOT UPLAND TRANSITION ZONE EASEMENTS (LABELED AS CONSERVATION BUFFER ZONE)
THE 25 FOOT AND 50 FOOT UPLAND TRANSITION ZONE EASEMENTS SHOWN ON THIS PLAT OF MARINERS LANDING ARE HEREBY DEDICATED TO THE MARINERS LANDING PROPERTY OWNER'S ASSOCIATION, INC., FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN, (PAMP), APPROVED BY MARTIN COUNTY. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THESE PARCELS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- SIGN EASEMENT
THE SIGN EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE MARINERS LANDING PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENT.

SIGNED AND SEALED THIS 13TH DAY OF SEPTEMBER, 1996 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND SECRETARY.

ATTEST: EC DEVELOPMENT COMPANY, INC.
BY: Edward Cassatly, Jr.
EDWARD CASSATLY, JR.
PRESIDENT AND SECRETARY
WITNESS: [Signature]
WITNESS: [Signature]

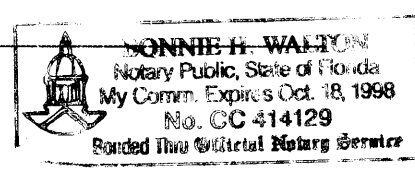
ACKNOWLEDGEMENT

STATE OF FLORIDA:
COUNTY OF MARTIN:
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED EDWARD CASSATLY, JR., PRESIDENT AND SECRETARY OF EC DEVELOPMENT COMPANY, INC., TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID EC DEVELOPMENT COMPANY, INC.

WITNESS MY HAND AND OFFICIAL SEAL AT STUART, MARTIN COUNTY, FLORIDA, THIS 13TH DAY OF SEPTEMBER, 1996.

Bonnie H. Watson, Bonnie H. Watson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____
PERSONALLY KNOWN: _____
IDENTIFICATION: FL DE LIC # C 234-220-49-169 0



APPROVAL BY MARTIN COUNTY

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

10-4-96 DATE Donald E. Hallman COUNTY ENGINEER

10-31-96 DATE [Signature] COUNTY ATTORNEY

10-31-96 DATE [Signature] CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA.

8-26-96 DATE [Signature] CHAIRMAN BOARD OF COUNTY COMMISSIONS OF MARTIN COUNTY, FLORIDA.

ATTEST: Marsha Stiller CLERK
By Charlotte Sukey

LEGEND

- PERMANENT CONTROL POINT (PCP)
- PERMANENT REFERENCE MONUMENT (PRM)
- FOUND CONCRETE MONUMENT
- (RAD) INDICATES RADIAL LINE
- △ CENTRAL ANGLE OR DELTA
- L ARC LENGTH
- R RADIUS
- T TANGENT LENGTH
- C CHORD LENGTH
- CB CHORD BEARING
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PCC POINT OF COMPOUND CURVE
- LN LINE TABLE DESIGNATION
- A-1 CURVE TABLE DESIGNATION FOR CURVE "A"
- B-1 CURVE TABLE DESIGNATION FOR CURVE "B"
- C-1 CURVE TABLE DESIGNATION FOR CURVE "C"
- D-1 CURVE TABLE DESIGNATION FOR CURVE "D"
- E-1 CURVE TABLE DESIGNATION FOR CURVE "E"
- F-1 CURVE TABLE DESIGNATION FOR CURVE "F"
- G-1 CURVE TABLE DESIGNATION FOR CURVE "G"
- H-1 CURVE TABLE DESIGNATION FOR CURVE "H"

SURVEYOR'S CERTIFICATE

I, ELIZABETH A. LINDSAY, DO HEREBY CERTIFY THAT THIS PLAT OF "MARINERS LANDING" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT P. C. P. (PERMANENT CONTROL POINTS) WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 11TH DAY OF SEPTEMBER, 1996

BY: Elizabeth A. Lindsay
ELIZABETH A. LINDSAY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4724

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

- THOMAS A. FOGT, 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 CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 13TH DAY OF SEPTEMBER, 1996.

[Signature]
THOMAS A. FOGT
ATTORNEY AT LAW
700 COLORADO AVE.
STUART, FLORIDA 33494

LEGAL DESCRIPTION

ALL THAT PART OF THE FOLLOWING DESCRIBED LAND LYING EASTERLY OF THE I-95 RIGHT-OF-WAY AND ACCESS ROAD:
TRACTS 6, 7, AND 8, LYING WEST OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THAT PART OF TRACT 3 (LESS THE EAST 225 FEET), LYING SOUTH OF THE ST. LUCIE CANAL; TRACT 2, LYING SOUTH OF THE ST. LUCIE CANAL; AND THE SOUTH 300 FEET OF TRACT 1, LYING WEST OF THE SOUTH FORK OF THE ST. LUCIE RIVER, ALL IN BLOCK 33, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, PUBLIC RECORDS.
SAID LAND CONTAINS 24.26 ACRES MORE OR LESS.

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF NORTH 65°39'19" EAST ALONG THE SOUTH LINE OF TRACT 7, AS SHOWN HEREON.
- THERE SHALL BE NO BUILDING, OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE LIMITS OF THE LOTS 1 THROUGH 8 INCLUSIVE, 12 AND 13, AND PARCEL C SHOWN HEREON EXTEND TO THE MEAN HIGH WATER LINE AND INCLUDE FULL RIPARIAN RIGHTS TO THE ABUTTING BODY OF WATER.
- A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE A6. THE BENCH MARK DATUM IS NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD-29).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

EC DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDER-SIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS "MARINERS LANDING", AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS
THE STREETS SHOWN ON THIS PLAT OF MARINERS LANDING ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.
- UTILITY EASEMENTS
THE UTILITY EASEMENTS INCLUDING CATV SHOWN ON THIS PLAT OF MARINERS LANDING MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.

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| SURVEYOR | NOTARY | | Keith & Schnars, Inc. ENGINEERS - PLANNERS - SURVEYORS 101 S.W. FLAGLER AVENUE STUART, FLORIDA 34994 (407) 287-2826 SHEET 1 OF 3 PLAT OF MARINERS LANDING STUART DIVISION |
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