

MARINER SANDS PLAT NO. 1

BEING A SUBDIVISION OF PART OF SECTIONS 29, 30, 31 & 32, TOWNSHIP 38 SOUTH, RANGE 42 EAST, AND
A REPLAT OF PART OF DIXIE PARK ADDITION NO. 2, P.B. II, PG. 20 (FORMER) PALM BEACH COUNTY PUBLIC RECORDS,
MARTIN COUNTY, FLORIDA

DESCRIPTION

A tract or parcel of land lying in Sections 29, 30, 31 and 32, Township 38 South, Range 42 East, Martin County, Florida, more particularly described as follows:

Commencing at the Northwest corner of said Section 31; thence run S 0°31'39"W along the West line of said Section 31 for a distance of 2649.62 feet; thence run S 88°54'51" E for a distance of 1200.12 feet; thence run S 0°29'19" W for a distance of 975.88 feet to the northeasterly right-of-way line of State Road No. 5 (U.S. No. 1); thence run S 57°47'05" E along said north-easterly right-of-way line for a distance of 967.10 feet to a Point of Cusp; thence run north-westerly and northerly along the arc of a curve to the right of radius 50.00 feet, delta angle of 82°00'00", for a distance of 71.56 feet to a Point of Tangency; thence run N 24°12'55" E for a distance of 368.61 feet to a Point of Curvature; thence run northeasterly along the arc of a curve to the right of radius 1765.00 feet, delta angle of 3°05'02", for a distance of 95.00 feet to a Point of Compound Curvature; thence run northeasterly along the arc of a curve to the right of radius 300.00 feet, delta angle of 28°29'37", for a distance of 149.19 feet to a Point of Reverse Curvature; thence run northeasterly along the arc of a curve to the left of radius 250.00 feet, delta angle of 41°38'52", for a distance of 181.72 feet to a Point of Reverse Curvature; then run northeasterly along the arc of a curve to the right of radius 300.00 feet, delta angle of 28°29'38", for a distance of 149.19 feet to a Point of Compound Curvature; thence run northeasterly along the arc of a curve to the right of radius 1765.00 feet, delta angle of 18°07'52", for a distance of 958.53 feet to a Point of Reverse Curvature; thence run northeasterly and northerly along the arc of a curve to the left of radius 1810.00 feet, delta angle of 80°56'16", for a distance of 2556.86 feet to a Point of Tangency; thence run N 20°10'05" W for a distance of 116.70 feet to a Point of Curvature; thence run northerly, northeasterly and easterly along the arc of a curve to the right of radius 40.00', delta angle of 109°26'14", for a distance of 76.40 feet to a point; thence run N 0°43'51" W for a distance of 50.00 feet to an intersection with a curve; thence run westerly along the arc of said curve to the left of radius 1925.00 feet, delta angle of 2°06'50", for a distance of 71.02 feet to a point; thence run N 2°50'41" W for a distance of 6.32 feet; thence run N 69°39'55" E for a distance of 745.58 feet to a Point of Curvature; thence run easterly along the arc of a curve to the right of radius 1955.00 feet, delta angle of 23°15'02", for a distance of 690.97 feet to a Point of Tangency; thence run S 89°55'03" E for a distance of 161.46 feet to a Point of Curvature; thence run easterly and southeasterly along the arc of a curve to the right of radius 1300.00 feet, delta angle of 41°41'30", for a distance of 945.95 feet to a point; thence run N 59°56'54" E, for a distance of 226.25 feet to an intersection with the southwesterly line of the Florida East Coast Railway Company Right-of-Way; thence run N 30°03'06" W, along said southwesterly right-of-way line for a distance of 124.58 feet to a Point of Curvature; thence run northwesterly along said south-westerly right-of-way line, along the arc of a curve to the left of radius 1860.08 feet, delta angle of 39°13'51", for a distance of 1273.61 feet to a Point of Tangency; thence run N69°16'57" W along said southwesterly right-of-way line for a distance of 2716.44 feet; thence run S 0°09'23" W for a distance of 170.12 feet; thence run N 69°18'22" W for a distance of 380.00 feet; thence run S 0°11'44" W for a distance of 825.82 feet; thence run S 89°47'31" E for a distance of 250.02 feet; thence run S 0°12'29" W for a distance of 697.20 feet to an inter-section with the North line of said Section 31; thence run N 88°51'36" W along said North line of Section 31 for a distance of 2537.72 feet to the Point of Beginning. Excepting therefrom the existing State Road Drainage Right-of-Ways as described in Official Records Book 368 at Page 934 of the Public Records of Martin County, Florida. Bearings used are from assuming the West line of Section 31 as being "S 0°31'39"W".

See Surveyors Affidavit Rec. Correl. to C.R. BK 505 pg 503 March 25, 1974 Clerk of Court By: [Signature]

HUTCHEON ENGINEERS INCORPORATED
Civil Engineers and Land Surveyors
Belle Glade W. Palm Beach
February 1974

I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 6, Page 47, Martin County, Florida, public records, this 29 day of May, 1974

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: [Signature]
Deputy Clerk

File No. 212189

CERTIFICATE OF DEDICATION

- ST. LUCIE-JUPITER DEVELOPMENT CORPORATION, a Delaware Corporation, does hereby dedicate as follows:
- STREETS AND ROADWAY EASEMENTS**
The streets and roadway easements shown on this plat of MARINER SANDS PLAT NO. 1 are hereby declared to be private streets and are dedicated to MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC. for the use of present or future members of such Association, members of the Mariner Sands Racquet Club, members of the Mariner Sands Country Club, employees and agents of St. Lucie-Jupiter Development Corporation and its assigns and the invited guests of any of the aforementioned. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets and roadway easements. The private streets shown hereon may be used by the U.S. Postal Authority, Fire and Police Departments and other Governmental or Quasi Governmental Agencies and their agents and employees while engaged in their respective official functions.
 - UTILITY EASEMENTS**
The Utility Easements shown on this plat of MARINER SANDS PLAT NO. 1 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, Florida. In addition to those Utility Easements as shown there shall be a 10 foot wide utility easement in the front of each lot and adjacent to its front lot line and a 10 foot wide utility easement in the rear of each lot and adjacent to the rear lot line for utility purposes as mentioned herein.
 - DRAINAGE EASEMENTS**
The Drainage Easements shown on this plat of MARINER SANDS PLAT NO. 1, are hereby declared to be private easements and are dedicated to MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC. 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.
 - CANALS AND WATERWAYS**
The Canals and Waterways shown as Tract W-1 to W-12 inclusive on this plat of MARINER SANDS PLAT NO. 1, with the exception of the existing Department of Transportation Right-of-Way, are hereby declared to be private tracts and are dedicated to MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC. for the use and enjoyment of the owners of lots, members of the Mariner Sands Racquet Club, members of the Mariner Sands Country Club, employees and agents of St. Lucie-Jupiter Development Corporation and its assigns and the invited guests of any of the aforementioned. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such Canal and Waterway tracts.
 - BICYCLE PATH EASEMENTS**
The Bicycle Path Easements shown on this plat of MARINER SANDS PLAT NO. 1 are hereby declared to be private easements and are dedicated to MARINER SANDS PROPERTY OWNERS ASSOCIATION, INC. for the use and enjoyment of the owners of lots, members of the Mariner Sands Racquet Club, members of Mariner Sands Country Club, employees and agents of St. Lucie-Jupiter Development Corporation and its assigns and the invited guests of any of the aforementioned. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Bicycle Path Easements.

MORTGAGE HOLDERS' CONSENT

GREAT AMERICAN MORTGAGE INVESTORS, a Massachusetts business trust, hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 30th day of April, 1974, on behalf of said business trust by its Vice President and attested to by its Assistant Secretary.

GREAT AMERICAN MORTGAGE INVESTORS

ATTEST: [Signature] BY: [Signature]
C.E. Smallwood, Assistant Secretary Yancey L. Shaver, Vice President

ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF Fulton

Before me, the undersigned notary public, personally appeared Yancey L. Shaver and C.E. Smallwood, to me well known to be the Vice President and Assistant Secretary, respectively, of GREAT AMERICAN MORTGAGE INVESTORS, a Massachusetts business trust, and they acknowledge that they executed such instrument as such officers of said business trust.

WITNESS my hand and official seal this 30th day of April, 1974.

[Signature]
Notary Public
State of Georgia at large
My commission expires: _____

CERTIFICATE OF OWNERSHIP

ST. LUCIE-JUPITER DEVELOPMENT CORPORATION, a Delaware corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property described hereon.

DATED this 6th day of May, 1974.

ST. LUCIE-JUPITER DEVELOPMENT CORPORATION

ATTEST: [Signature] BY: [Signature]
Thomas J. McCann, Secretary William D. Parkhurst, President

SIGNED AND SEALED this 6th day of May, 1974 on behalf of said corporation by its President and attested to by its Secretary.

ST. LUCIE-JUPITER DEVELOPMENT CORPORATION

ATTEST: [Signature] BY: [Signature]
Thomas J. McCann, Secretary William D. Parkhurst, President

TITLE CERTIFICATION

I, John F. Prather, Vice President and Manager of FLORIDA ABSTRACT AND TITLE INSURANCE COMPANY OF STUART, Florida hereby certify that apparent 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 hereon.

All mortgages not satisfied or released of record encumbering the land described hereon are as follows: GREAT AMERICAN MORTGAGE INVESTORS, the mortgagor and ST. LUCIE-JUPITER DEVELOPMENT CORPORATION, the mortgagee; Filed mortgage on April 2, 1973 in Official Record Book 354 at Page 1680 of the public records of Martin County, Florida

FLORIDA ABSTRACT AND TITLE INSURANCE COMPANY OF STUART

BY: [Signature] 5-6-74
John F. Prather, Vice President and Manager

APPROVAL OF COUNTY

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

May 22, 1974 [Signature]
County Engineer

May 22, 1974 [Signature]
County Attorney

May 6, 1974 [Signature]
Chairman

May 22, 1974 [Signature]
Chairman

ATTEST: [Signature]
Clerk
By: [Signature], DC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared William D. Parkhurst and Thomas J. McCann, to me well known to be the President and Secretary, respectively, of ST. LUCIE-JUPITER DEVELOPMENT CORPORATION, a Delaware corporation, and they acknowledge that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 6th day of May, 1974.

[Signature]
Notary Public
State of Florida at large
My commission expires: April 30, 1978

SURVEYOR'S CERTIFICATE

I, Norman H. Gimpel, do hereby certify that this plat of MARINER SANDS PLAT NO. 1, is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

Date of Survey April 1974

[Signature] 4-24-74
Norman H. Gimpel
Registered Land Surveyor
Florida Certificate No. 1413