

MARINER SANDS COUNTRY CLUB

A REPLAT OF A PORTION OF MARINER SANDS PLAT NO. 1

Being all of TRACT MF-2 AND all of TRACT RC-1 AND all of TRACT R/GA-1 of MARINER SANDS PLAT NO. 1 as recorded in Plat Book 6, Page 47, public records of Martin County, Florida.

MAR 28 P 1: 22

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 8, Page 21, Martin County, Florida, public records, this 26th day of March, 1980.

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

BY: Charlotte Burrey
Deputy Clerk

File No. 371483

SHEET 1 OF 4 SHEETS
HUTCHEON ENGINEERS INCORPORATED
Civil Engineers and Land Surveyors
Belle Glade Palm City West Palm Beach
February 1980

CERTIFICATE OF DEDICATION

ENVIRONMENTAL VENTURES, INC., a Georgia corporation, the owner of the following described real property, to wit:

Being a portion of Tract R/GA-1 and Tract RC-1 according to MARINER SANDS PLAT NO. 1 as recorded in Plat Book 6, Page 47, Public Records of Martin County, Florida and being more particularly described as follows:

Commence at the point of intersection of the Southerly line of said Tract R/GA-1 and the Easterly right-of-way of S.E. 50th Avenue as shown on said MARINER SANDS PLAT NO. 1; thence Northwesterly along said Easterly right-of-way line by a curve concave to the Southwest having a radius of 1030.12 feet, the chord of which bears N 15° 33' 35" W, a distance along the arc of 97.84 feet, through an angle of 5° 26' 30" to the POINT OF BEGINNING; thence continuing along said Easterly right-of-way line, by the Northwesterly extension of last described curve, the chord of which bears N 23° 31' 56" W, a distance along the arc of 188.84 feet through an angle of 10° 30' 11" to a point of cusp with a curve concave to the Northeast, having a radius of 25.00 feet, the chord of which bears S 73° 06' 18" E, being the Southeasterly boundary of Lot 12, Block F of said MARINER SANDS PLAT NO. 1; thence Southeasterly, Easterly and Northeasterly along the arc of said curve a distance of 38.68 feet through an angle of 88° 38' 33"; thence continuing along the Southeasterly boundary of said Lot 12, Block F, N 62° 34' 26" E a distance of 125.30 feet to a point on a non-tangent curve concave to the Southwest having a radius of 1180.12 feet, the chord of which bears N 29° 13' 34" W; thence Northwesterly along the arc of said curve, and the Northeasterly boundary of said Lot 12, Block F, a distance of 74.15 feet, through an angle of 3° 36' 00" to the point of intersection with the North line of said Tract R/GA-1; thence S 88° 01' 43" E along the said North line of Tract R/GA-1 and the North line of said Tract RC-1 a distance of 872.10 feet; thence along the Easterly boundary of said Tract RC-1 by the following courses and distances:

Thence S 50° 11' 40" E a distance of 78.10 feet;
thence S 3° 21' 59" W a distance of 170.29 feet;
thence S 14° 02' 10" E a distance of 82.46 feet;
thence S 68° 47' 17" E a distance of 82.91 feet; thence, departing said Easterly boundary, S 78° 32' 58" W a distance of 446.06 feet to a point on a non-tangent curve concave to the Southwest having a radius of 285.00 feet, the chord of which bears N 15° 42' 05" W; thence Northwesterly along the arc of said curve a distance of 49.83 feet through an angle of 10° 01' 06" to a point of reverse curvature with a curve concave to the South having a radius of 27.00 feet, the chord of which bears N 43° 03' 53" E; thence Northwesterly, Northerly, Northeasterly and Southeasterly along the arc of said curve a distance of 60.11 feet through an angle of 127° 32' 51" to a point of cusp with a curve concave to the Northeast having a radius of 70.00 feet, the chord of which bears N 51° 07' 31" W; thence Northwesterly along the arc of said curve a distance of 53.85 feet through an angle of 44° 04' 22" to a point of reverse curvature with a curve concave to the Southwest having a radius of 52.00 feet, the chord of which bears N 65° 16' 11" W; thence Northwesterly, Westerly and Southwesterly along the arc of said curve a distance of 65.67 feet through an angle of 72° 21' 42" to a point of tangency; thence S 78° 32' 58" W a distance of 7.44 feet; thence N 10° 58' 17" E a distance of 62.36 feet to a point on a non-tangent curve concave to the Northeast having a radius of 227.00 feet, the chord of which bears N 77° 55' 28" W; thence Northwesterly along the arc of said curve a distance of 56.91 feet through an angle of 14° 21' 53" to a point of reverse curvature with a curve concave to the Southeast having a radius of 213.00 feet, the chord of which bears S 85° 52' 44" W; thence Northwesterly, Westerly and Southwesterly along the arc of said curve a distance of 173.82 feet through an angle of 46° 45' 28" to a point of reverse curvature with a curve concave to the Northwest having a radius of 307.00 feet, the chord of which bears S 81° 42' 23" W; thence Southwesterly, Westerly and Northwesterly along the arc of said curve a distance of 205.82 feet through an angle of 38° 24' 47" to a point of reverse curvature with a curve concave to the Southwest having a radius of 210.00 feet, the chord of which bears S 87° 13' 25" W; thence Northwesterly, Westerly and Southwesterly along the arc of said curve a distance of 100.35 feet through an angle of 27° 22' 43" to a point of compound curvature with a curve concave to the Southeast having a radius of 25.00 feet, the chord of which bears S 61° 09' 20" W; thence Southwesterly along the arc of said curve a distance of 10.80 feet through an angle of 24° 45' 28" to the POINT OF BEGINNING.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Erling D. Speer and Timothy C. Hackett, to me well known to be the President and Assistant Secretary, respectively, of MARINER SANDS DEVELOPMENT CORP., a Georgia corporation, and they acknowledge that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 13th day of March, 1980.

Notary Public
State of Florida at large Kathi L. Cramm
My commission expires: 10/8/83

CERTIFICATE OF DEDICATION (Con't)

AND

MARINER SANDS DEVELOPMENT CORP., a Georgia corporation, the owner of the following described real property, to wit:

Being a portion of Tract R/GA-1 and a portion of Tract RC-1 according to MARINER SANDS PLAT NO. 1 as recorded in Plat Book 6, Page 47, Public Records of Martin County, Florida and being more particularly described as follows:

Begin at the point of intersection of the Southerly line of said Tract R/GA-1 and the Easterly right-of-way line of S.E. 50th Avenue as shown on said MARINER SANDS PLAT NO. 1; thence Southerly along said Easterly right-of-way of S.E. 50th Avenue, being a curve concave to the West, having a radius of 1030.12 feet and a central angle of 15° 50' 48", a distance of 284.91 feet to a point of reverse curvature of a curve concave to the Northeast having a radius of 225.00 feet and a central angle of 12° 15' 30"; thence Southerly, Southeasterly, Easterly and Northeasterly along the arc of said curve a distance of 440.84 feet; thence N 65° 02' 20" E, non tangent to the last described curve, a distance of 150.75 feet to a point in a non tangent curve concave to the South, having a radius of 373.86 feet; a central angle of 31° 56' 22", and a chord bearing of N 86° 43' 09" E; thence Easterly along the arc of said curve a distance of 208.41 feet to a point common to the North right-of-way line of said S.E. 50th Avenue and said Tract RC-1 and Tract MF-2; thence N 10° 50' 58" E a distance of 10.19 feet to a point of curvature concave to the West, having a radius of 174.00 feet and a central angle of 27° 00' 00"; thence Northerly along the arc of said curve a distance of 82.00 feet; thence N 49° 12' 58" E non tangent to the aforementioned curve a distance of 519.10 feet to a point in the Southerly State Road Drainage right-of-way line, as shown on said MARINER SANDS PLAT NO. 1, said right-of-way line being a curve non tangent to the last mentioned bearing, having a radius of 165.00 feet, a central angle of 12° 55' 01" and a chord bearing of N 55° 42' 25" W; thence Northwesterly along the arc of said curve a distance of 37.20 feet; thence S 78° 32' 58" W, non tangent to the last described curve, a distance of 446.06 feet to a point in a non tangent curve concave to the Southwest having a radius of 285.00 feet, the chord of which bears N 15° 42' 05" W; thence Northwesterly along the arc of said curve a distance of 49.83 feet through an angle of 10° 01' 06" to a point of reverse curvature with a curve concave to the Southeast having a radius of 27.00 feet, the chord of which bears N 43° 03' 53" E; thence Northwesterly, Northerly, Northeasterly and Southeasterly along the arc of said curve a distance of 60.11 feet through an angle of 127° 32' 51" to a point of cusp with a curve concave to the Northeast having a radius of 70.00 feet, the chord of which bears N 51° 07' 31" W; thence Northwesterly along the arc of said curve a distance of 53.85 feet through an angle of 44° 04' 22" to a point of reverse curvature with a curve concave to the Southwest having a radius of 52.00 feet, the chord of which bears N 65° 16' 11" W; thence Northwesterly, Westerly and Southwesterly along the arc of said curve a distance of 65.67 feet through an angle of 72° 21' 42" to a point of tangency; thence S 78° 32' 58" W a distance of 7.44 feet; thence N 10° 58' 17" E a distance of 62.36 feet to a point in a non tangent curve concave to the Northeast having a radius of 227.00 feet, the chord of which bears N 77° 55' 28" W; thence Northwesterly along the arc of said curve a distance of 56.91 feet through an angle of 14° 21' 53" to a point of reverse curvature with a curve concave to the Southeast having a radius of 213.00 feet, the chord of which bears S 85° 52' 44" W; thence Northwesterly, Westerly and Southwesterly along the arc of said curve a distance of 173.82 feet through an angle of 46° 45' 28" to a point of reverse curvature with a curve concave to the Northwest having a radius of 307.00 feet, the chord of which bears S 81° 42' 23" W; thence Southwesterly, Westerly and Northwesterly along the arc of said curve a distance of 205.82 feet through an angle of 38° 24' 47" to a point of reverse curvature with a curve concave to the Southwest having a radius of 210.00 feet, the chord of which bears S 87° 13' 25" W; thence Northwesterly, Westerly and Southwesterly along the arc of said curve a distance of 100.35 feet through an angle of 27° 22' 43" to a point of compound curvature with a curve concave to the Southeast having a radius of 25.00 feet, the chord of which bears S 61° 09' 20" W; thence Southwesterly along the arc of said curve a distance of 10.80 feet through an angle of 24° 45' 28" to the POINT OF BEGINNING.

AND

All of Tract MF-2 according to MARINER SANDS PLAT NO. 1, as recorded in Plat Book 6, Page 47, Public Records of Martin County, Florida.

CERTIFICATE OF DEDICATION (Con't)

Do hereby dedicate for their respective properties insofar as the same may be applicable thereto, as follows:

- STREET AND ROADWAY EASEMENTS**
The streets and roadway easements shown on this plat of MARINER SANDS COUNTRY CLUB 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 MARINER SANDS DEVELOPMENT CORP. 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 herein 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 COUNTRY CLUB 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.
- DRAINAGE EASEMENTS**
The Drainage Easements shown on this plat of MARINER SANDS COUNTRY CLUB 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.
- COMMON AREAS**
Tracts CA-1 and CA-2, as shown on this plat of MARINER SANDS COUNTRY CLUB, are hereby declared to be common areas and are dedicated to MARINER SANDS GOLF COTTAGES ASSOCIATION, INC. for the use of present or future members of such Association in accordance with the Declaration of Protective Covenants for MARINER SANDS GOLF COTTAGES. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such common areas.

SIGNED AND SEALED this 13th day of March, 1980 on behalf of ENVIRONMENTAL VENTURES, INC. by its President and attested to by its Assistant Secretary.

ATTEST: Timothy C. Hackett Timothy C. Hackett, Assistant Secretary
BY: Erling D. Speer Erling D. Speer, President

AND

SIGNED AND SEALED this 13th day of March, 1980 on behalf of MARINER SANDS DEVELOPMENT CORP. by its President and attested to by its Assistant Secretary.

ATTEST: Timothy C. Hackett Timothy C. Hackett, Assistant Secretary
BY: Erling D. Speer Erling D. Speer, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Erling D. Speer and Timothy C. Hackett, to me well known to be the President and Assistant Secretary, respectively, of ENVIRONMENTAL VENTURES, INC., a Georgia corporation, and they acknowledge that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 13th day of MARCH, 1980.

Notary Public
State of Florida at large Kathi L. Cramm
My commission expires: 10/8/83

THIS INSTRUMENT WAS PREPARED BY:
GEORGE C. YOUNG, JR.
HUTCHEON ENGINEERS INCORPORATED
1505 S.W. MARTIN HWY.
PALM CITY, FLORIDA