

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

SHEET 1 OF 1 SHEET

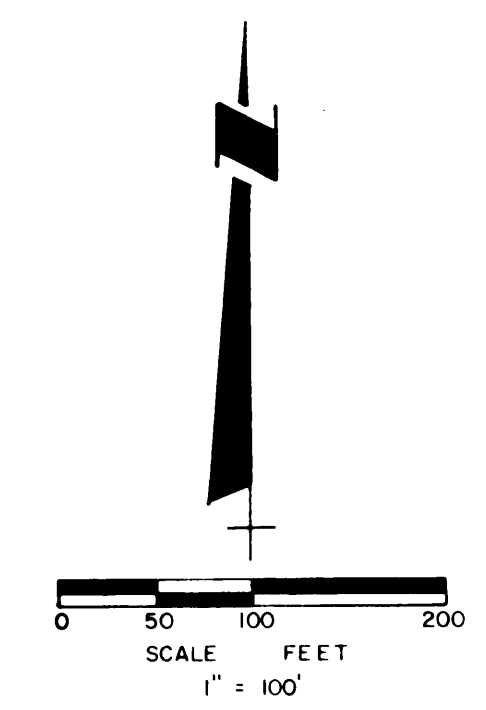
HUTCHEON ENGINEERS INCORPORATED
Civil Engineers and Land Surveyors
Belle Glade, Stuart, W. Palm Beach
January 1980

APR 3 P2:13

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 45, Martin County, Florida, public records, this 3rd day of April, 1980.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Burkay
Deputy Clerk
File No. 322110

BEARING REFERENCE
Bearings as shown on this plat are based on the bearings as shown on MARINER SANDS PLAT NO. 1

LEGAL DESCRIPTION
A tract or parcel of land lying in MARINER SANDS PLAT NO. 1, Sheet 7 of 8 Sheets, as recorded in Plat Book 6, Page 47, Public Records of Martin County, Florida, more particularly described as follows:
ALL of Tract MF-3 of said MARINER SANDS PLAT NO. 1.
AND
That parcel beginning at the Northwest corner of said Tract MF-3; thence N 19° 26' 24" W a distance of 79.71 feet; thence N 64° 09' 35" E a distance of 242.81 feet; thence S 59° 02' 58" E a distance of 113.46 feet; thence S 9° 47' 46" E a distance of 117.71 feet to the North line of said Tract MF-3; thence N 90° 00' 00" W along said North line a distance of 305.00 feet to the POINT OF BEGINNING.
AND
That parcel commencing at the Northwest corner of Tract MF-3; thence N 90° 00' 00" E along said North line a distance of 544.00 feet to the POINT OF BEGINNING; thence N 45° 00' 00" E a distance of 82.02 feet; thence N 82° 39' 56" E a distance of 171.68 feet; thence S 55° 18' 17" E a distance of 81.25 feet; thence S 30° 51' 20" E a distance of 67.97 feet; thence N 53° 58' 21" W a distance of 41.97 feet; thence N 90° 00' 00" W a distance of 296.00 feet to the POINT OF BEGINNING.
Containing 11.243 acres more or less.



CERTIFICATE OF DEDICATION

MARINER SANDS DEVELOPMENT CORP., a Georgia corporation, does hereby dedicate as follows:
WATERWAY
The Waterway shown as an addition to W-10 Tract on this replat of a portion of MARINER SANDS PLAT NO. 1 is hereby declared to be a private tract and is 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 County 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 Waterway tract.
SIGNED AND SEALED this 13th day of MARCH, 1980 on behalf of said corporation by its President and attested to by its Assistant Secretary.

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.

Kathie L. Clamma
Notary Public
State of Florida at large
My commission expires:
October 8, 1983

MARINER SANDS DEVELOPMENT CORP.
ATTEST: Timothy C. Hackett
Timothy C. Hackett, Assistant Secretary
BY: Erling D. Speer
Erling D. Speer, President

CERTIFICATE OF OWNERSHIP

MARINER SANDS DEVELOPMENT CORP., a Georgia corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property described hereon.
DATED this 13th day of MARCH, 1980.

MARINER SANDS DEVELOPMENT CORP.
ATTEST: Timothy C. Hackett
Timothy C. Hackett, Assistant Secretary

BY: Erling D. Speer
Erling D. Speer, President

MORTGAGE HOLDER'S CONSENT

GREAT AMERICAN MANAGEMENT AND INVESTMENT, INC., a Delaware corporation, hereby certifies that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.
SIGNED AND SEALED this 12th day of MARCH, 1980, on behalf of said corporation by its Vice President and attested to by its Assistant Secretary.

GREAT AMERICAN MANAGEMENT AND INVESTMENT, INC.
ATTEST: Donna Browning
Donna Browning, Assistant Secretary
BY: Jack Prather
Jack Prather, Vice President

TITLE CERTIFICATION

I, SHIRLEY L. YINGLING, 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 MANAGEMENT AND INVESTMENT, INC., the mortgagor and MARINER SANDS DEVELOPMENT CORP., the mortgagee; filed mortgage on: July 5, 1978 in Official Record Book 448 at Page 233; and September 5, 1978 in Official Record Book 452 at Page 934 of the Public Records of Martin County, Florida.

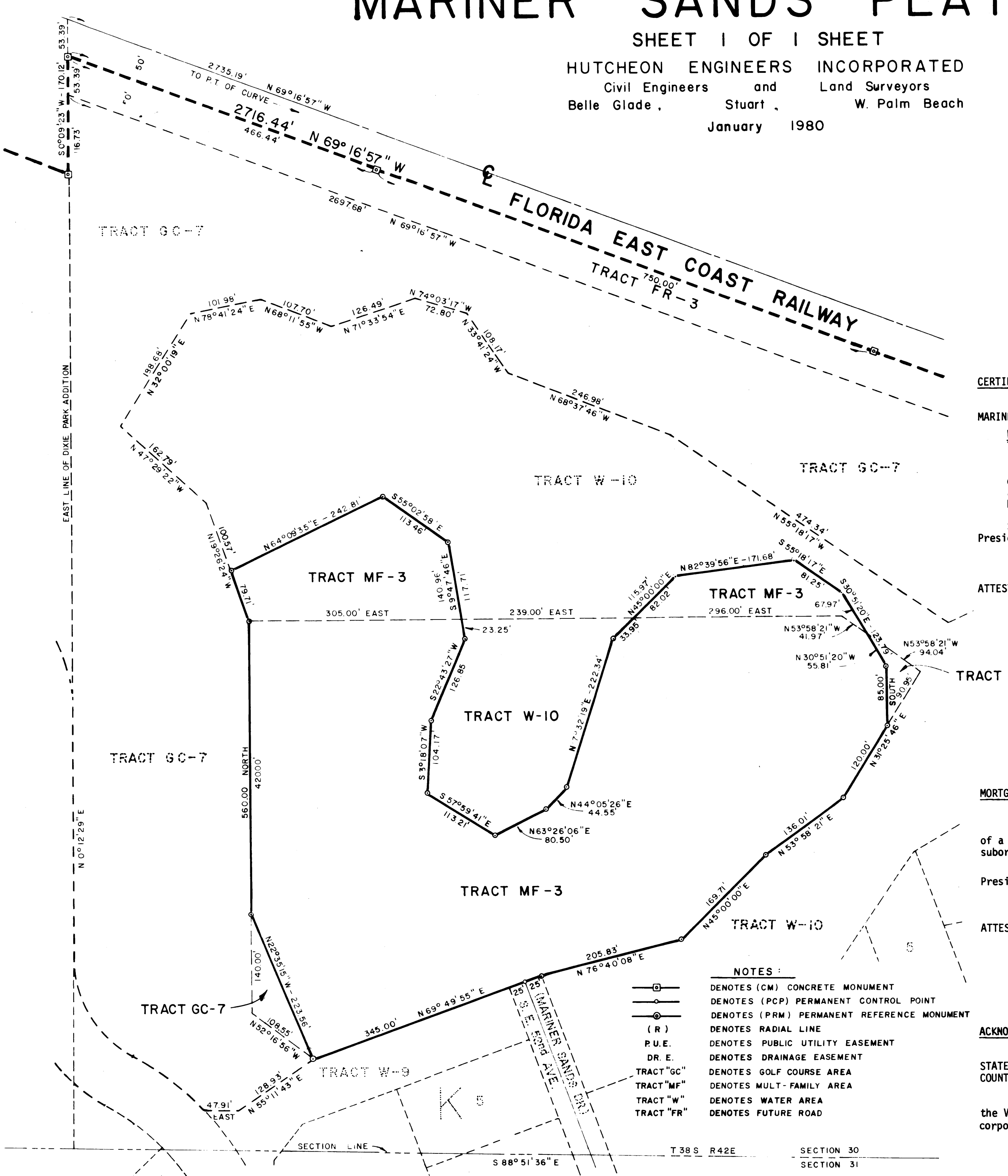
FLORIDA ABSTRACT AND TITLE INSURANCE COMPANY OF STUART
BY: Shirley L. Yingling
Shirley L. Yingling, Vice President and Manager

APPROVAL OF COUNTY

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

APRIL 2, 1980
3 APR, 1980
3/09, 1980
April 3, 1980
COUNTY ENGINEER
COUNTY ATTORNEY
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
CLERK

ATTEST: Louise V. Isaacs
Clerk
By Charlotte Burkay
Deputy Clerk



- NOTES:**
- ⊙ DENOTES (CM) CONCRETE MONUMENT
 - DENOTES (PCP) PERMANENT CONTROL POINT
 - ⊙ DENOTES (PRM) PERMANENT REFERENCE MONUMENT
 - (R) DENOTES RADIAL LINE
 - P.U.E. DENOTES PUBLIC UTILITY EASEMENT
 - DR.E. DENOTES DRAINAGE EASEMENT
 - TRACT "GC" DENOTES GOLF COURSE AREA
 - TRACT "MF" DENOTES MULTI-FAMILY AREA
 - TRACT "W" DENOTES WATER AREA
 - TRACT "FR" DENOTES FUTURE ROAD

SURVEYOR'S CERTIFICATE

I, George C. Young, Jr., do hereby certify that this replat of a portion 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 3-7-1980
George C. Young, Jr.
George C. Young, Jr.
Registered Land Surveyor
Florida Certificate No. 3036

