

PIPER'S LANDING PLAT NO. 5

Being a replat of a portion of Lots 7 and 8 of The COMMISSIONERS SUBDIVISION of the MILES or HANSON GRANT as recorded in Plat Book I, Page II, Public Records of Palm Beach (Now Martin) County, Florida.

DEDICATION

PIPER'S LANDING, LTD., a Florida Limited Partnership, the owner of the following described real property, to wit:

Being a parcel of land lying in Lots 7 and 8 of the COMMISSIONER'S SUBDIVISION of the MILES or HANSON GRANT as recorded in Plat Book I, Page II, Public Records of Palm Beach (now Martin) County, Florida, being more particularly described as follows:

Commence at the point of intersection of the North line of the Plat of FOUR RIVERS as recorded in Plat Book 5, Page 6, Public Records of Martin County, Florida, and the centerline of Mapp Road as shown thereon; thence N 02° 44' 45" E, along the centerline of Mapp Road as shown on PIPER'S LANDING PLAT NO. 1 as recorded in Plat Book 8 Page 61, Public Records of Martin County, Florida, a distance of 1378.77 feet; thence S 87° 15' 15" E a distance of 40.00 feet to the Easterly right-of-way line of said Mapp Road and the POINT OF BEGINNING of the following described PIPER'S LANDING PLAT NO. 5:

Thence along the Northerly and Westerly boundary of said PIPER'S LANDING PLAT NO. 1, by the following courses and distances:

- Thence N 58° 59' 41" E a distance of 59.29 feet;
- thence N 51° 49' 59" E a distance of 93.87 feet;
- thence N 48° 47' 18" E a distance of 51.42 feet;
- thence N 27° 53' 08" E a distance of 100.84 feet;
- thence N 28° 26' 28" E a distance of 87.43 feet;
- thence N 79° 08' 51" E a distance of 50.04 feet;
- thence N 29° 00' 24" E a distance of 82.01 feet;
- thence S 68° 33' 02" E a distance of 76.48 feet;
- thence S 69° 31' 17" E a distance of 102.32 feet;
- thence S 88° 54' 50" E a distance of 101.44 feet;
- thence N 70° 40' 49" E a distance of 101.79 feet;
- thence N 45° 41' 03" E a distance of 61.61 feet;
- thence N 89° 38' 08" E a distance of 198.02 feet;
- thence N 58° 45' 29" E a distance of 112.01 feet;
- thence S 36° 02' 10" E a distance of 172.88 feet;
- thence S 71° 21' 20" E a distance of 83.34 feet;
- thence N 86° 52' 45" E a distance of 200.00 feet;
- thence N 42° 10' 17" E a distance of 70.01 feet;
- thence S 71° 45' 54" E a distance of 51.92 feet;
- thence N 61° 56' 46" E a distance of 117.53 feet;
- thence N 39° 01' 00" E a distance of 73.10 feet;
- thence N 89° 44' 54" E a distance of 129.19 feet;
- thence S 41° 57' 14" E a distance of 82.64 feet;
- thence S 18° 22' 19" W a distance of 67.27 feet;
- thence S 52° 23' 06" E a distance of 32.61 feet;
- thence N 85° 59' 02" E a distance of 100.01 feet;
- thence N 51° 57' 36" E a distance of 119.77 feet;
- thence N 24° 01' 14" E a distance of 55.13 feet;
- thence N 23° 24' 38" E a distance of 62.18 feet;
- thence N 24° 59' 13" E a distance of 83.80 feet;
- thence N 36° 30' 22" E a distance of 100.60 feet;
- thence N 52° 55' 17" E a distance of 56.74 feet;
- thence N 22° 44' 05" E a distance of 52.81 feet;
- thence N 48° 55' 11" E a distance of 100.84 feet;
- thence N 36° 02' 48" E a distance of 83.98 feet;
- thence N 41° 30' 46" E a distance of 66.40 feet;
- thence N 24° 42' 50" E a distance of 75.05 feet;
- thence N 07° 57' 28" E a distance of 100.60 feet;
- thence N 12° 53' 38" W a distance of 51.66 feet;
- thence N 00° 49' 59" W a distance of 57.81 feet;
- thence N 05° 06' 51" E a distance of 42.33 feet;
- thence N 18° 22' 47" E a distance of 52.20 feet;
- thence N 24° 53' 05" W a distance of 55.90 feet;
- thence N 12° 59' 25" E a distance of 50.99 feet;
- thence N 10° 12' 40" E a distance of 101.12 feet;
- thence N 06° 17' 21" W a distance of 50.49 feet;
- thence N 19° 57' 43" W a distance of 51.92 feet;
- thence N 23° 34' 06" W a distance of 57.31 feet;
- thence N 54° 56' 24" E a distance of 33.03 feet

to the South right-of-way line of Parcel 1-B, as described in Official Records Book 389, Page 847, Public Records of Martin County, Florida; thence N 60° 00' 10" W, along said South right-of-way line, a distance of 391.67 feet; thence N 66° 29' 10" E a distance of 124.38 feet to the North right-of-way line of said Parcel 1-B; thence S 66° 00' 10" E along the said North right-of-way line of Parcel 1-B a distance of 21.79 feet; thence N 47° 42' 29" E a distance of 26.47 feet; thence N 00° 33' 00" W a distance of 64.08 feet; thence N 40° 00' 15" W a distance of 116.40 feet; thence N 20° 00' 10" W a distance of 131.50 feet; thence S 86° 46' 11" E a distance of 49.67 feet; thence N 18° 28' 33" E a distance of 28.63 feet; thence S 73° 34' 00" E a distance of 35.17 feet; thence S 89° 32' 20" E a distance of 50.01 feet; thence N 88° 22' 28" E a distance of 53.21 feet; thence N 70° 00' 00" E a distance of 60.60 feet to the Westerly line of ST. LUCIE SHORES, SECTION 1, as recorded in Plat Book 3, Page 58, Public Records of Martin County, Florida; thence N 20° 00' 00" W, along said Westerly line of ST. LUCIE SHORES, SECTION 1, a distance of 103 feet to the Southerly line of the proposed Plat of SABAL PALM ESTATES; thence S 66° 29' 10" W, along the Southerly boundary of said SABAL PALM ESTATES a distance of 310.30 feet to the Northeast corner of Parcel No. 1 as described in said Official Records Book 389, Page 847, thence S 20° 00' 10" E, along the Easterly boundary of said Parcel No. 1, a distance of 774.69 feet, to the Southeast corner of said Parcel No. 1 and a point hereinafter referred to as Point "A"; thence S 66° 29' 10" W, along the Southerly boundary of said Parcel No. 1, a distance of 2135.23 feet; thence N 02° 19' 23" E, along the Westerly boundary of said Parcel No. 1 a distance of 859.12 feet, to the said Southerly boundary of SABAL PALM ESTATES; thence S 66° 29' 10" W, along said Southerly boundary a distance of 288.15 feet to the Easterly right-of-way line of Mapp Road as shown on PIPER'S LANDING PLAT NO. 2, as recorded in Plat Book 8, Page 67, Public Records of Martin County, Florida; thence along the said Easterly right-of-way line of Mapp Road by the following courses and distances:

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Thence S 02° 02' 46" W a distance of 1124.87 feet to the beginning of a curve concave to the Northeast having a radius of 1317.05 feet; thence Southwesterly, Southerly and South-easterly along the arc of said curve a distance of 213.05 feet through an angle of 90° 16' 06"; thence S 07° 13' 20" E a distance of 234.80 feet to the beginning of a curve concave to the Southwest having a radius of 613.28 feet; thence Southeasterly, Southerly and Southwesterly along the arc of said curve a distance of 106.71 feet through an angle of 90° 58' 09"; thence S 02° 44' 45" W a distance of 138.06 feet to the POINT OF BEGINNING.

LESS the following described parcel:

BEGIN at aforesaid Point "A"; thence S 66° 29' 10" W, along the said Southerly boundary of Parcel No. 1, a distance of 124.38 feet to the aforesaid Southerly right-of-way line of Parcel 1-B; thence S 60° 00' 10" E, along said Southerly right-of-way a distance of 62.19 feet; thence N 66° 29' 10" E, parallel with the said Southerly boundary of Parcel No. 1, a distance of 124.38 feet, to the Northerly right-of-way line of said Parcel 1-B; thence N 66° 00' 10" W, along said Northerly right-of-way line a distance of 62.19 feet to the POINT OF BEGINNING.

Containing 72.177 acres more or less.

Does hereby dedicate as follows:

1) STREETS

The streets shown on this PIPER'S LANDING PLAT NO. 5 are hereby declared to be private streets and shall be dedicated to PIPER'S LANDING PROPERTY OWNERS' ASSOCIATION, INC., for the use of the members of the "Association". The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets.

2) UTILITY EASEMENTS

The Utility Easements shown on this PIPER'S LANDING PLAT NO. 5 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.

3) DRAINAGE EASEMENTS

The Drainage Easements and Water Tracts (W-Suffix) as shown on this PIPER'S LANDING PLAT NO. 5 are hereby declared to be private drainage easements and shall be dedicated to PIPER'S LANDING 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.

The Hydric Hammock Tracts (HH) as shown on this PIPER'S LANDING PLAT NO. 5 are hereby declared to be private nature preservation areas and shall be dedicated to PIPER'S LANDING PROPERTY OWNERS' ASSOCIATION, INC., to be maintained in their general state and to be used as necessary for purposes related to the operation of the Golf Course Tracts (GC). The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Hydric Hammock Tracts. The Hydric Hammock Tracts shall not be disturbed without permission of the Martin County Board of County Commissioners.

4) MAINTENANCE EASEMENTS

All Maintenance Easements as shown on this PIPER'S LANDING PLAT NO. 5 are hereby reserved, and shall be used for maintenance of the adjacent water tracts.

SIGNED AND SEALED this 24th day of June, 1983.

PIPER'S LANDING, LTD., A Florida Limited Partnership
BY: *John B. Dodge*
John B. Dodge, President

ATTEST:

John D. McKey, Jr.
John D. McKey, Jr., Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared John B. Dodge and John D. McKey, Jr., to me well known to be the President and Secretary, respectively, of PIPER'S LANDING, INC., a Florida corporation, General Partner of PIPER'S LANDING, LTD., a Florida Limited Partnership, and they acknowledged that they executed such instrument as such officers of said corporation on behalf of the Limited Partnership.

WITNESS my hand and official seal this 24th day of June, 1983.

Charlotte J. Barty
Notary Public

State of Florida at large

My commission expires: 8/15/84

FILED WITH
MAY 1983
LOCALITY PLANS
LEGAL DEPARTMENT
BY _____

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 9, Page 47, Martin County, Florida, public records, this 24th day of August, 1983.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: *Charlotte J. Barty*
Deputy Clerk

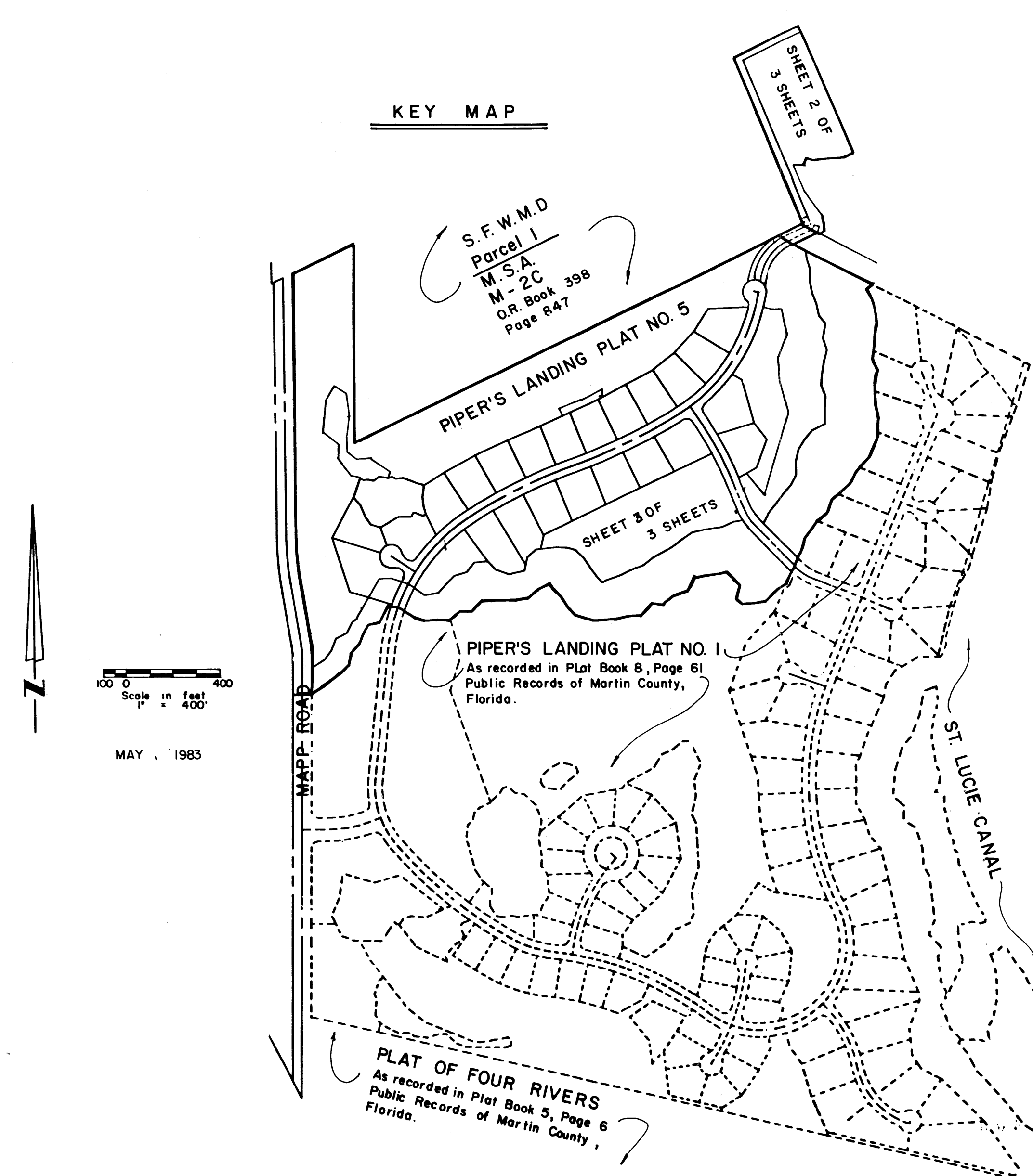
File No. 466110

SHEET 1 OF 3 SHEETS

HUTCHEON ENGINEERS INCORPORATED

Civil Engineers and Land Surveyors
Belle Glade, Stuart, West Palm Beach

KEY MAP



Subdivision Parcel Control #: 42-38-41-014-000-000.0