



PIPER'S LANDING PLAT NO. 4

Being A replat of a portion of lot 8 of the COMMISSIONERS SUBDIVISION Of the MILES or HANSON GRANT as recorded in Plat Book 1, Page 11, public records of Palm Beach (Now Martin) County, Florida.

TITLE CERTIFICATION

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 12, 1985, AT 8:00 A.M.:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE LIMITED PARTNERSHIP EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - MORTGAGE TO HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 615, PAGE 1291, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, Dated 9-12-84.

DATED this 23 day of December, 1985
 By: W. Gunster
 Gunster, Yoakley, Criser & Stewart P.A.
 951 Colorado Avenue
 Stuart, Florida 33494

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 Lot 8 of the COMMISSIONER'S SUBDIVISION of the MILES or HANSON GRANT as recorded in Plat Book 1, Page 11, 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 S. 02°44'45" W., along said centerline of Mapp Road, a distance of 357.49 feet, to the point of intersection with the East line of the West 251 acres of aforesaid Lot 8; thence N. 24°25'33" W. a distance of 338.34 feet to the North line of the South one-half of the West 251 acres of said Lot 8; thence S. 65°58'05" W. along lastly said line, a distance of 1382.59 feet, to the West line of said Lot 8; thence N. 24°26'00" W. along said West line of Lot 8, a distance of 2375.97 feet to the POINT OF BEGINNING of the following described PIPER'S LANDING PLAT NO. 4.

Thence continue N. 24°26'00" W. a distance of 1578.69 feet to the Northwest corner of said Lot 8 and the North line of the HANSON GRANT; thence along the North line of said Lot 8 and the North line of the HANSON GRANT by the following courses and distances:
 thence N. 66°02'49" E. a distance of 1624.11 feet;
 thence S. 23°57'11" E. a distance of 32.84 feet;
 thence S. 47°23'09" E. a distance of 33.97 feet;
 thence S. 22°06'34" E. a distance of 69.08 feet;
 thence S. 73°47'28" E. a distance of 89.56 feet;
 thence S. 08°29'33" E. a distance of 38.01 feet;
 thence S. 59°09'44" E. a distance of 78.03 feet;
 thence S. 49°53'56" W. a distance of 73.47 feet;
 thence S. 04°19'48" W. a distance of 145.85 feet;
 to a point in a non-tangent curve, concave to the South having a radius of 480.00 feet, thence run Southerly along the arc of said curve a distance of 27.51 feet through a central angle of 3°17'01";
 thence S. 07°36'50" W. a distance of 60.00 feet;
 thence S. 82°23'10" E. a distance of 158.75 feet;
 thence S. 03°35'14" W. a distance of 126.30 feet;
 thence S. 27°16'41" W. a distance of 80.00 feet;
 thence S. 47°52'35" E. a distance of 110.00 feet;
 thence S. 50°52'19" E. a distance of 114.29 feet;
 thence S. 24°49'35" E. a distance of 167.25 feet;

to a point in a non-tangent curve, concave to the Southeast having a radius of 560.95 feet, thence Southwesterly along the arc of said curve a distance of 181.59 feet through an angle of 18°32'47", thence S. 37°58'14" E. radial to last described curve, a distance of 333.16 feet; thence S. 00°54'51" E. a distance of 283.09 feet to the Northeast corner of PIPER'S LANDING PLAT NO. 3 as recorded in Plat Book 8, Page 81, Public Records of Martin County, Florida;

thence along the North line of said PIPER'S LANDING PLAT NO. 3 by the following courses and distances;

thence N. 87°48'27" W. a distance of 143.48 feet;
 thence S. 69°49'46" W. a distance of 52.20 feet;
 thence S. 51°50'34" W. a distance of 71.22 feet;
 thence West a distance of 65.00 feet;
 thence N. 36°52'12" W. a distance of 50.00 feet;
 thence West a distance of 41.00 feet;
 thence S. 67°25'59" W. a distance of 166.77 feet;
 thence S. 64°01'02" W. a distance of 576.43 feet;
 thence S. 58°45'58" W. a distance of 66.47 feet;
 thence S. 48°12'56" W. a distance of 63.03 feet;
 thence West a distance of 61.00 feet;
 thence S. 65°34'00" W. a distance of 243.36 feet to the POINT OF BEGINNING.

Containing 60.701 Acres more or less

DEDICATION (CONT.)

does hereby dedicate as follows:

1) STREETS

The streets shown on this PIPER'S LANDING PLAT NO. 4 are hereby declared to be private streets and shall be dedicated to PIPER'S LANDING PROPERTY OWNER'S 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. 4 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. In addition to those Utility Easements as shown there shall be a Utility Easement upon all the lots, except the area under and within 5.00 feet outside of building foundations, structures and pools in Blocks 7 and 8.

3) DRAINAGE EASEMENTS

The Drainage Easements and Water Tracts (W-Suffix) as shown on this PIPER'S LANDING PLAT NO. 4 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. 4 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 natural 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 Tract is a preservation area and may not be altered without permission of Martin County.

4) MAINTENANCE EASEMENTS

All Maintenance Easements as shown on this PIPER'S LANDING PLAT NO. 4 are hereby reserved, and shall be used for maintenance of the adjacent water tracts.

SIGNED AND SEALED this 31st day of December, 1985

PIPER'S LANDING, LTD., A Florida Limited Partnership
 BY: PIPER'S LANDING, INC., As General Partner

BY: John B. Dodge
 John B. Dodge, President

ATTEST:
John D. McKey Jr.
 John D. McKey Jr., Secretary

ACKNOWLEDGEMENT

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 31st day of December, 1985

Cordelia J. Bats
 Notary Public
 State of Florida at large
 My commission expires: Aug. 5, 1988

SURVEYOR'S CERTIFICATE

I, G. Martin Burdette, do hereby certify that this PIPER'S LANDING PLAT NO. 4 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.

G. Martin Burdette
 G. Martin Burdette
 Registered Land Surveyor
 Florida certificate No. 4136

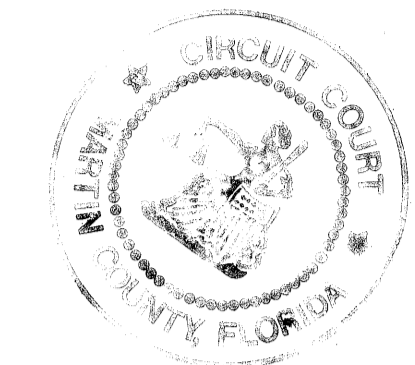
FEB 6 AM 12

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 10, Page 18, Martin County, Florida, public records, this 6th day of February, 1986

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

By: Maury Chau
 Deputy Clerk

File No. 588130



AUGUST 1985

SHEET 1 OF 2 SHEETS

Hutcheon Engineers
 CIVIL ENGINEERS & SURVEYORS
 WEST PALM BEACH
 BELLE GLADE STUART

MORTGAGE HOLDERS CONSENT

State of Florida
 County of Martin

HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 615, PAGE 1291, IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ON THE LAND DESCRIBED HEREON, AND DOES CONSENT TO THE DEDICATION SPECIFIED ON THIS PLAT AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 31st DAY OF DECEMBER, 1985

HARBOR FEDERAL SAVINGS AND
 LOAN ASSOCIATION

By: Paul D. Jones
 Its Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED PAUL D. JONES ON BEHALF OF HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING AGREEMENT IN HIS CAPACITY AS VICE PRESIDENT OF HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF DECEMBER, 1985.

Elizabeth K. Jorgensen
 Notary Public
 State of Florida at large
 My commission expires:

COUNTY APPROVAL

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

Jan 28th, 1986

December 17, 1985, 1985

December 17, 1985

December 17, 1985

ATTEST: Louise V. Isaacs
Maury E. Chau D.C.

J.B. Winn
 County Engineer

Hubert H. Chel
 County Attorney
 PLANNING & ZONING COMMISSION
 MARTIN COUNTY, FLORIDA

BY: W.B. Brouf
 Chairman
 BOARD OF COUNTY COMMISSIONERS
 MARTIN COUNTY, FLORIDA

BY: J.D. [Signature]
 Chairman