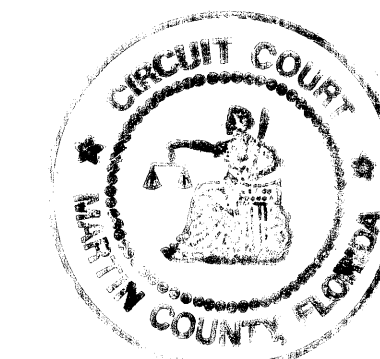


PIPER'S LANDING PLAT NO. 6

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.

65 JUL 16 A10: 29

LOUIS V. ISAACS
CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA



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 37, Martin County, Florida, public records, this 16th day of July, 1986.

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

By: Charlotte Sanky
Deputy Clerk

File No. 610 681

JULY 1986
SHEET 1 OF 2 SHEETS

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS

BELLE GLADE WEST PALM BEACH STUART

TITLE CERTIFICATION

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 27, 1986, 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:

A. 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 2nd day of July, 1986.
By: W. Martin Bonan

W. Martin Bonan
Gunster, Yoakley, Criser & Stewart P.A.
10 Central Parkway, Suite 400
Stuart, Florida 33497

DEDICATION

PIPER'S LANDING LTD., a Florida Limited Partnership, does hereby certify that it is 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 3954.66 feet to the Northwest corner of said Lot 8 and the North line of the HANSON GRANT, thence N 65° 02' 49" E along the North line of said Lot 8 and the North line of the Hanson Grant a distance of 1624.11 feet to the POINT OF BEGINNING of the following described PIPER'S LANDING PLAT NO. 6.

Thence along the East line of PIPER'S LANDING PLAT NO. 4 as recorded in Plat Book 10, Page 18, Public Records of Martin County, Florida, the following courses and distances:

- 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 88° 29' 33" E a distance of 38.01 feet;
- thence S 58° 09' 44" E a distance of 78.03 feet;
- thence S 48° 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, the chord of which bears S 84° 01' 41" E; thence 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 on the North line of PIPER'S LANDING PLAT NO. 2 as recorded in Plat Book 8, Page 67, Public Records of Martin County, Florida. Said point also being a point in a non tangent curve, concave to the Southeast having a radius of 1971.22 feet, the chord of which bears N 76° 56' 06" E; thence along the North boundary of said PIPER'S LANDING PLAT NO. 2 by the following courses and distances:

Thence Northeasterly along the arc of said curve a distance of 437.57 feet through a central angle of 12° 43' 07" to the point of reverse curvature with a curve concave to the Northwest having a radius of 25.00 feet; thence Northeasterly, Northerly and North-westerly along the arc of said curve a distance of 37.44 feet through a central angle of 85° 48' 04"; thence N 02° 30' 25" W a distance of 74.07 feet to the beginning of a curve concave to the Southwest having a radius of 290.00 feet; thence Northwesterly along the arc of said curve a distance of 133.06 feet through a central angle of 26° 17' 23"; thence N 61° 12' 12" E radial to last described curve a distance of 240.79 feet; thence N 87° 43' 55" E a distance of 414.54 feet to the Westerly right-of-way of Mapp Road; thence leaving the North boundary line of said PIPER'S LANDING PLAT NO. 2 N 23° 30' 57" W along said Westerly right-of-way of Mapp Road a distance of 11.98 feet; thence N 02° 01' 34" E a distance of 1204.70 to a point on the North line of said Lot 8 of the COMMISSIONER'S SUBDIVISION of the MILES or HANSON GRANT and said Westerly right-of-way of Mapp Road; thence S 66° 28' 02" W along the North line of said Lot 8 a distance of 775.10 feet; thence S 66° 02' 49" W along the North line of said Lot 8 a distance of 1008.65 feet to the POINT OF BEGINNING.

Containing 35.306 acres more or less

DEDICATION (CONT.)

Does hereby dedicate as follows:

1) STREETS

The streets shown on this PIPER'S LANDING PLAT NO. 6 are hereby declared to be private streets and are 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. 6 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 in Block 10, except the area under and within 5.00 feet outside of building foundations, structures and pools.

3) DRAINAGE EASEMENTS

The Drainage Easements and Tracts WP-9, WP-10, WP-11, W-B/3, W-C/1, W-D/1 and W-E/2 as shown on this PIPER'S LANDING PLAT NO. 6 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.

4) MAINTENANCE EASEMENTS

All Maintenance Easements as shown on this PIPER'S LANDING PLAT NO. 6 are hereby reserved, and shall be used for maintenance of the adjacent water tracts.

5) GREEN AREAS

Tracts GA-7 and GA-8 shown on this PIPER'S LANDING PLAT NO. 6 are hereby declared to be Green Areas to be used for signage, landscaping, and utility and drainage easements as shown on this plat, and are dedicated to PIPER'S LANDING PROPERTY OWNERS ASSOCIATION, INC. for the use and enjoyment of the owners of property in Pipers Landing. Maintenance of these Green Areas will be the responsibility of Pipers Landing Property Owners Association, Inc. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty, or liability regarding such Green Areas.

SIGNED AND SEALED this 2nd day of July, 1986

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

ATTEST:

By: John B. Dodge, President

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.

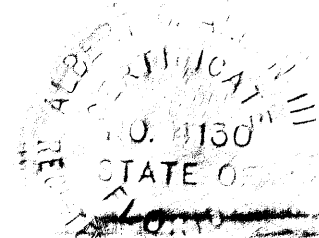
WITNESS my hand and official seal this 2nd day of July, 1986

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

SURVEYOR'S CERTIFICATE

I, Albert C. Allen, III, do hereby certify that this PIPER'S LANDING PLAT NO. 6 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.

Albert C. Allen III
Albert C. Allen, III
Registered Land Surveyor
Florida certificate No. 4130



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 DEDICATIONS SPECIFIED ON THIS PLAT AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 1st DAY OF July, 1986

HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION

By: John W. Collins
Its Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF St. Johns

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED John W. Collins 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 1st DAY OF July, 1986.

Hubert J. Lovely
Notary Public
State of Florida at large
My commission expires: 1-23-88

COUNTY APPROVAL

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

July 9, 1986

June 24, 1986

June 24, 1986

June 24, 1986

ATTEST: Louise V. Isaacs
By Charlotte Sanky, d.c.

B. W. ...
County Engineer

Norm S. Brown
County Attorney

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: W. B. Brown
Chairman

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: ...
Chairman

Subdivision Parcel Control Number: 42-38-41-015-000-0-0