



PIPER'S LANDING PLAT NO. 7

BEING A REPLAT OF PORTIONS OF PIPER'S LANDING PLAT NO. 5, PLAT BOOK 9 PAGE 47 PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.
BEING IN THE MILES OR HANSON GRANT,
MARTIN COUNTY, FLORIDA.

Marsha Stiller
I, ~~Marsha Stiller~~, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 10, Page 58, Martin County, Florida, public records, this 10th day of December, 1986.
Marsha Stiller, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
Tracy Chase
Deputy Clerk
File No. 632416

TITLE CERTIFICATION

- WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF November 19, 1986, AT 1:00 P.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 19th day of November, 1986
By: W. Marlin Bonon
W. Marlin Bonon
Gunster, Yoakley, Criser & Stewart P.A.
10 Central Parkway, Suite 400
Stuart, Florida 33497

CERTIFICATE of OWNERSHIP and 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:
- All of Lot 25, Block 12, and all of Tract GA-8, and all of the 20' wide ingress and egress easement of PIPER'S LANDING PLAT NO. 5 as recorded in Plat Book 9, Page 47, Public Records of Martin County, Florida, and has caused the same to be surveyed and platted of record and does hereby dedicate as follows:
- INGRESS AND EGRESS EASEMENTS**
The ingress and egress easements as shown on this Piper's Landing Plat No. 7 are hereby declared to be private easements and are dedicated to the owners of Lots 25 and 25A of this Piper's Landing Plat No. 7. Maintenance of these ingress and egress easements shall be the responsibility of the owners of Lots 25 and 25A. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such easements.
 - UTILITY EASEMENT**
The Utility Easement shown on this PIPER'S LANDING PLAT NO. 7 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.
 - GREEN AREA**
Tract GA-8 shown on this PIPER'S LANDING PLAT NO. 7 is hereby declared to be Green Area to be used for landscaping and utility easements as shown on this plat, and is dedicated to PIPER'S LANDING PROPERTY OWNERS ASSOCIATION, INC. for the use and enjoyment of the owners of property in Piper's Landing. Maintenance of this Green Area will be the responsibility of Piper's Landing Property Owners Association, Inc. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty, or liability regarding such Green Area.

SIGNED AND SEALED this 19th day of November, 1986

PIPER'S LANDING, LTD., A Florida Limited Partnership
BY: John B. Dodge, President
BY: John D. McKey Jr., Secretary

ATTEST:
John D. McKey Jr., Secretary

ACKNOWLEDGEMENT

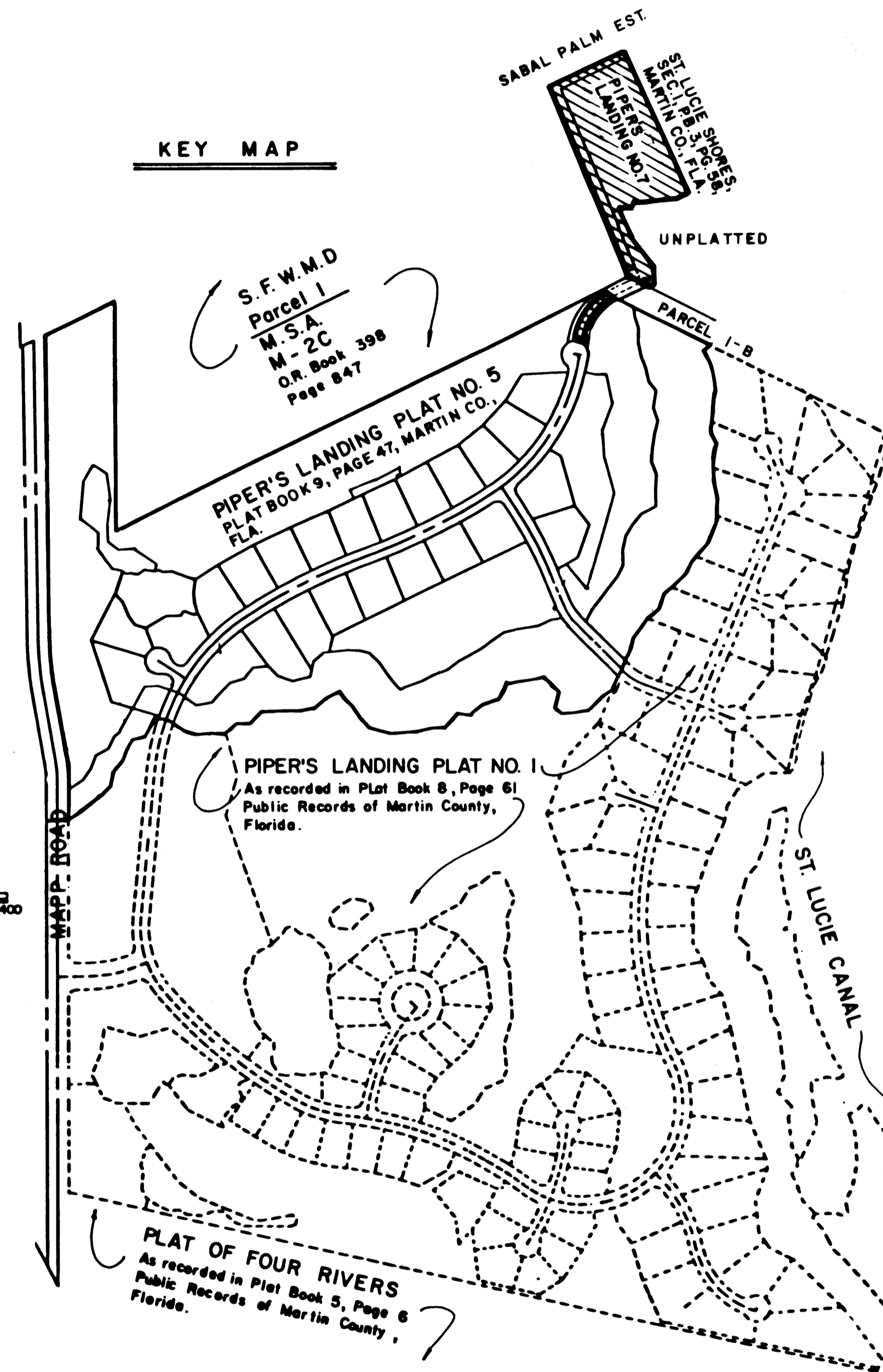
STATE OF FLORIDA
COUNTY OF MARTIN

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 19th day of November, 1986

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

KEY MAP



SURVEYOR'S CERTIFICATE

I, HERBERT E. YANCY do hereby certify that this PIPER'S LANDING PLAT NO. 7 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.

Herbert E. Yancy
HERBERT E. YANCY
Registered Land Surveyor
Florida certificate No. 4274

SHEET 1 OF 2 SHEETS

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS
WEST PALM BEACH
STUART

OCTOBER 1986

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

HARBOR FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation of the United States of America, hereby certifies that it is the holder of that certain mortgage dated September 12, 1984, and recorded September 26, 1984, 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 24 day of November, 1986.

HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION

ATTEST:
Christine Fowler
SECRETARY

BY: John W. Collins
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, the undersigned Notary Public, authorized to take acknowledgements in the State and County aforesaid, personally appeared JOHN W. COLLINS and Christine Fowler as VICE PRESIDENT and SECRETARY on behalf of Harbor Federal Savings and Loan Association, a corporation of the United States of America, and they acknowledge before me that they executed the foregoing agreement as such officer on behalf of Harbor Federal Savings and Loan Association.

WITNESS my hand and official seal this 24 day of November, 1986.

Louisa R. Petty
Notary Public
State of Florida
My Commission Expires: Sept. 7, 1990

COUNTY APPROVAL

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

Jan 5th, 1986
November 4, 1986
12/15/86, 1986
November 4, 1986

John B. Dodge
County Engineer

Green S. Boyer
County Attorney

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: Gaye C. Young
Chairman

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: Tracy Chase
Chairman

ATTEST: Marsha Stiller
Clerk
Tracy Chase, Sec

Subdivision Parcel Control #: 42-38-41-016-000-0000-0-0