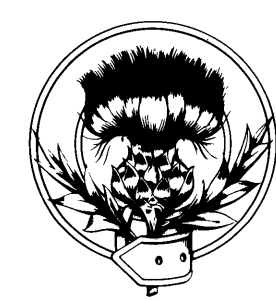


SEE SURVEYOR'S AFFIDAVIT RECORDED IN O.R. BOOK 548 PAGE 2677 ON 7-2-82 MARSHA Stillier CLERK OF COURT by LM Wheeler D.C.



PIPER'S LANDING PLAT NO. 1

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.

81 APR 29 1981
LOUISE V. ISAACS
CLERK OF 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 8, Page 61, Martin County, Florida, public records, this 29th day of April, 1981.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Birkey
Deputy Clerk
File No. 408526

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 11, Public Records of Palm Beach (now Martin) County, Florida, being more particularly described as follows:

Begin 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 along lastly said line a distance of 87.59 feet; thence N 02° 44' 45" E, parallel to the said centerline of Mapp Road, a distance of 1658.32 feet; thence S 87° 15' 15" E a distance of 80.00 feet; 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 63° 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 77° 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 82° 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' 42" 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 55° 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 13° 57' 43" W a distance of 51.92 feet; thence N 27° 34' 06" W a distance of 57.31 feet; thence N 54° 56' 24" E a distance of 33.03 feet, to the point of intersection with the South right-of-way line of Parcel 1-B, as described in Official Record Book 389, Page 847, Public Records of Martin County, Florida; thence S 60° 00' 10" E along said South right-of-way line a distance of 756 feet more or less to the Westerly Mean High Water line of the St. Lucie Canal (Okeechobee Waterway); thence meander Southerly along said Westerly Mean High Water line a distance of 3692 feet more or less to the point of intersection with the aforesaid North line of the plat of FOUR RIVERS; thence N 74° 12' 11" W along said North line of the plat of FOUR RIVERS a distance of 3120 feet more or less to the POINT OF BEGINNING.

Containing 156.65 Acres More or Less does hereby dedicate as follows:

- MAPP ROAD RIGHT-OF-WAY**
The Mapp Road right-of-way as shown on this PIPER'S LANDING PLAT NO. 1 is hereby dedicated to the use of the public.
- STREETS**
The Streets shown on this PIPER'S LANDING PLAT NO. 1 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.

Subdivision parcel control number:
42 38 41 810 000 0000.0

DEDICATION (Cont)

- UTILITY EASEMENTS**
The Utility Easements shown on this PIPER'S LANDING PLAT NO. 1 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 the building and within 5.00 feet outside of the building's foundation, in Block 2.
- DRAINAGE EASEMENTS**
The Drainage Easements, Water Tracts (W-Suffix), and Hydric Hammock Tract (HH) shown on this PIPER'S LANDING PLAT NO. 1, are hereby declared to be private drainage easements and shall be dedicated to PIPER'S LANDING PROPERTY OWNER'S 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.
- MAINTENANCE EASEMENTS**
All Maintenance Easements as shown on this PIPER'S LANDING PLAT NO. 1 are hereby reserved, and shall be used for maintenance of the adjacent water tracts.
- ACCESS EASEMENTS**
A 40' ingress and egress easement is hereby reserved and shall be dedicated to the PIPER'S LANDING PROPERTY OWNER'S ASSOCIATION, INC. across Lots 1 through 6 Block 2 as shown on this PIPER'S LANDING PLAT NO. 1 for access to said lots and to tract PT-1.

SIGNED AND SEALED this 30th day of March, 1981.

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

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

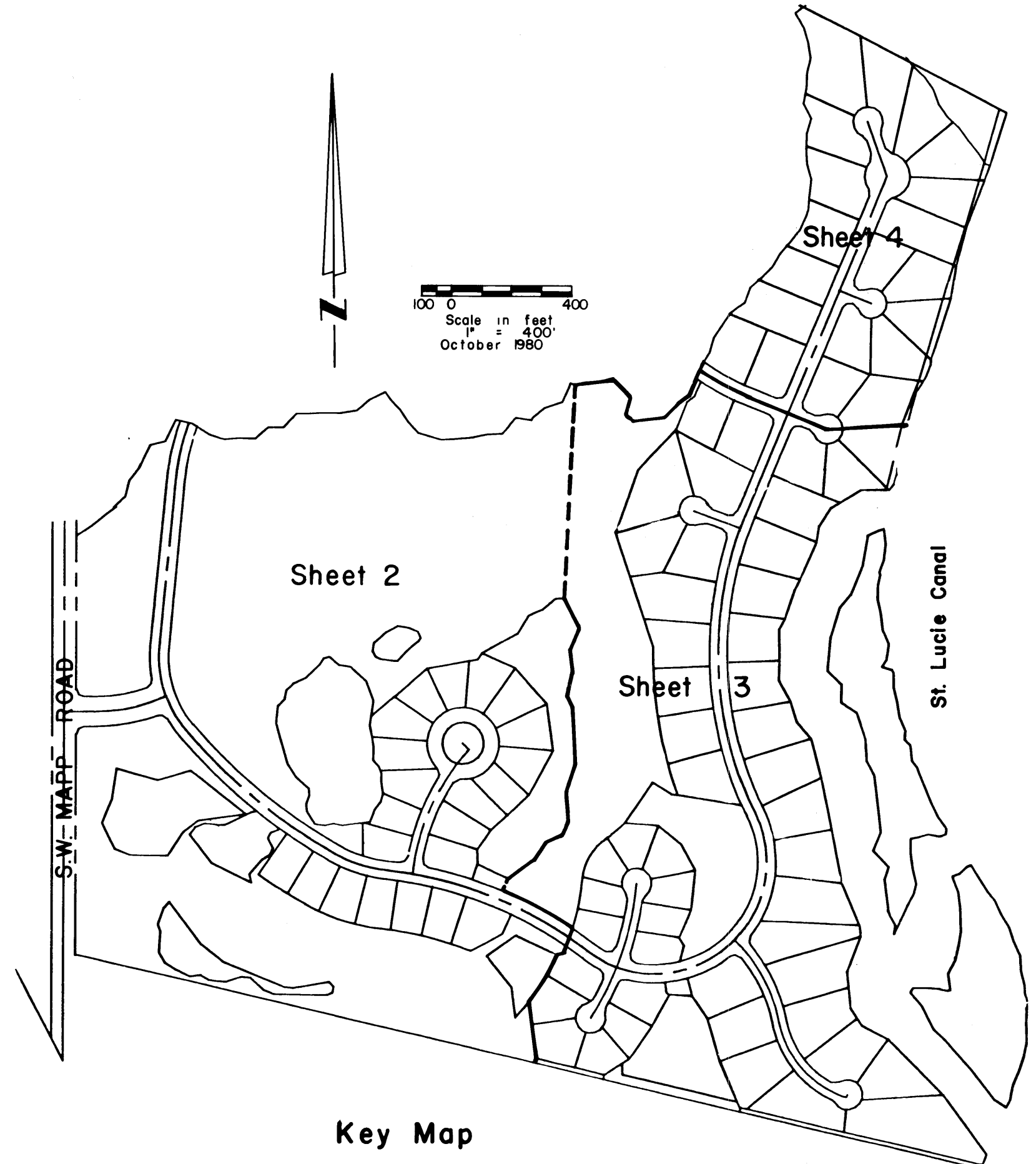
ATTEST:
John D. McKey, Jr.
John D. McKey, Jr., Secretary

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 30th day of March, 1981.

Nancy C. Moore
Notary Public
State of Florida at large
My commission expires: Aug. 5, 1984

SHEET 1 OF 4 SHEETS
HUTCHEON ENGINEERS INCORPORATED
Civil Engineers and Land Surveyors
Belle Glade, Palm City, West Palm Beach



SURVEYOR'S CERTIFICATE

I, George C. Young, Jr., do hereby certify that this PIPER'S LANDING 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.

George C. Young, Jr.
George C. Young, Jr.
Registered Land Surveyor
Florida Certificate No. 3036
11/5/80