



PIPER'S LANDING PLAT NO. 2

21 JUN 1 1982

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 67, Martin County, Florida, public records this 17 day of June, 1981.

LOUISE V. ISAACS, CLERC
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Burkley
Deputy Clerk

File No. 411687

TITLE CERTIFICATION

We, Gunster, Yoakley, Criser & Stewart, P.A. members of The Florida Bar, hereby certify that as of May 23, 1981, at 8:00 A.M.;

1. Apparent record title to the land described and shown on this plat is in the name of the person, persons, corporation, or other entity executing the dedication hereon.

2. All recorded mortgages not satisfied or released of record encumbering the land described hereon are as follows:

MELVIN N. GREENBERG, As Trustee, Mortgagee and PIPER'S LANDING, LTD., A Florida Limited Partnership, as Mortgagor.
Date: August 1, 1980, and recorded in Official Record Book 500, Page 1152, record of Martin County, Florida.

DATED this 28th day of May, 1981.

BY: Dwight J. Cool
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 along lastly said line a distance of 87.59 feet; to the West line of PIPER'S LANDING PLAT NO. 1, as recorded in Plat Book 9, Page 61, Public Records of Martin County, Florida; thence N 02° 44' 45" E along said West line and parallel to the said centerline of Mapp Road a distance of 1005.29 feet to the beginning of a curve concave to the South-west having a radius of 25.00 feet and the POINT OF BEGINNING of the following described PIPER'S LANDING PLAT NO. 2: Thence Northeasterly, Northerly and Northwesterly along the arc of said curve a distance of 36.67 feet through an angle of 84° 01' 50" to the point of reverse curvature with a curve concave to the Northeast having a radius of 60.00 feet; thence Northwesterly along the arc of said curve a distance of 193.99 feet through an angle of 18° 31' 29" to the point of reverse curvature of a curve concave to the Southeast having a radius of 25.00 feet; thence Northwesterly, Westerly, and Southwesterly along the arc of said curve a distance of 35.31 feet through an angle of 80° 55' 31" to the point of reverse curvature with a curve concave to the Northwest having a radius of 405.00 feet; thence Southwesterly along the arc of said curve a distance of 168.86 feet through an angle of 23° 53' 18"; thence N 29° 47' 48" W, radial to last described curve a distance of 60.00 feet; thence N 03° 40' 10" E a distance of 110.01 feet; thence N 64° 09' 42" W a distance of 121.03 feet; thence N 83° 58' 39" W a distance of 179.39 feet; thence S 73° 19' 50" W a distance of 97.44 feet; thence S 75° 53' 31" W a distance of 157.97 feet; thence N 31° 25' 40" W a distance of 40.00 feet; thence N 36° 18' 04" E a distance of 10.91 feet; thence N 54° 22' 15" E a distance of 51.42 feet; thence N 05° 22' 55" E a distance of 239.49 feet; thence N 29° 05' 03" W a distance of 58.83 feet; thence N 18° 27' 31" E a distance of 135.71 feet; thence N 58° 00' 25" E a distance of 55.70 feet; thence N 06° 33' 00" W a distance of 58.48 feet; thence N 42° 53' 28" W a distance of 100.63 feet; thence N 13° 30' 13" W a distance of 198.24 feet; thence S 80° 37' 50" W a distance of 80.03 feet; thence N 09° 22' 10" W a distance of 190.00 feet; thence N 80° 37' 50" E a distance of 112.00 feet; thence N 09° 22' 10" W a distance of 165.01 feet; thence N 00° 54' 51" W a distance of 283.09 feet; thence N 37° 58' 14" W, radial to next described curve, a distance of 333.16 feet to a point in a non tangent curve concave to the Southeast having a radius of 560.95 feet, the chord of which bears N 61° 18' 09" E; thence Northeasterly along the arc of said curve a distance of 181.58 feet through an angle of 18° 32' 47", to the point of compound curvature with a curve concave to the Southeast having a radius of 1971.22 feet; thence Northeasterly along the arc of said curve, a distance of 437.57 feet through an 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 Northwesterly along the arc of said curve a distance of 37.44 feet through an 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 an angle of

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.

DEDICATION (Con't.)

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; thence N 66° 29' 10" E a distance of 94.03 feet; 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 Southeasterly along the arc of said curve a distance of 213.05 feet through an angle of 9° 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 9° 58' 09"; thence S 02° 44' 45" W a distance of 138.06 feet to a point on the North line of aforesaid PIPER'S LANDING PLAT NO. 1, thence along the North and West boundary lines of said PIPER'S LANDING PLAT NO. 1 by the following courses and distances:

thence N 87° 15' 15" W a distance of 80.00 feet;
thence S 02° 44' 45" W a distance of 653.03 feet
to the POINT OF BEGINNING.

Containing 50.664 acres more or less.

does hereby dedicate as follows:

1) MAPP ROAD RIGHT-OF-WAY

The Mapp Road right-of-way as shown on this PIPER'S LANDING PLAT NO. 2 is hereby dedicated to the use of the public.

2) STREETS

The Streets shown on this PIPER'S LANDING PLAT NO. 2 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.

3) UTILITY EASEMENTS

The Utility Easements shown on this PIPER'S LANDING PLAT NO. 2 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 6.

4) DRAINAGE EASEMENTS

The Drainage Easements, Water Tracts (W-Suffix), and Hydric Hammock Tracts (HH) as shown on this PIPER'S LANDING PLAT NO. 2 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.

5) MAINTENANCE EASEMENT

All Maintenance Easements as shown on this PIPER'S LANDING PLAT NO. 2 are hereby reserved, and shall be used for maintenance of the adjacent water tracts.

6) 40 FEET DRAINAGE EASEMENT

The 40 feet Drainage Easement located in Tract HH-6 and adjacent to Mapp Road is hereby dedicated to the use of the public.

SIGNED AND SEALED this 12th day of MAY, 1981.

PIPER'S LANDING, LTD., A Florida Limited Partnership

BY: John B. Dodge, As General Partner

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 12th day of May, 1981.

Julie T. Bennett
Notary Public
State of Florida at large

My commission expires: June 11, 1983

SURVEYOR'S CERTIFICATE

I, George C. Young, Jr., do hereby certify that this PIPER'S LANDING PLAT NO. 2 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

MORTGAGE HOLDERS CONSENT

I, MELVIN N. GREENBERG, as trustee, hereby certify that I am the holder of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedication hereon and do subordinate my mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 20th day of May, 1981.

Melvin N. Greenberg, atty-in-fact for
Melvin N. Greenberg, As Trustee

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Sally A. Baker
WITNESS
Julie T. Bennett
WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Melvin N. Greenberg, as trustee, to me well known, and he acknowledged before me that he executed the foregoing Dedication.

WITNESS, my hand and official seal this 20th day of May, 1981.

Sally A. Baker
Notary Public
State of Florida at large

My commission expires: 1/7/82