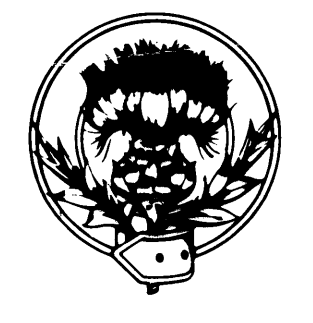


SEE SURVEYOR'S AFFIDAVIT RECORDED IN O.R. BOOK 535 PAGE 2196 ON 12-30-81 MARSHA STILLER CLERK OF COURT by um Wheeler D.C.



PIPER'S LANDING PLAT NO. 3

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.

01 OCT 20 1981 P12: 59

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 81, Martin County, Florida, public records this 20th day of October, 1981.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By: Charlotte Burkley
Deputy Clerk
File No. 424073

TITLE CERTIFICATION

We, Gunster, Yoakley, Criser & Stewart, P.A. members of The Florida Bar, hereby certify that as of September 9, 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:
(a) Mortgage from Piper's Landing, Ltd., a Florida Limited Partnership, to Melvin N. Greenberg, as Trustee, dated August 1, 1980 and recorded in Official Records Book 500, page 1152, public records of Martin County, Florida.
(b) Mortgage from Piper's Landing, Ltd., a Florida Limited Partnership, to First Federal Savings and Loan Association of Delray Beach, dated June 9, 1981 and recorded in Official Records Book 523, page 1488, public records of Martin County, Florida.

DATED this 28th day of September, 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 0° 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 87.59 feet to point of intersection with the Westerly right-of-way line of said Mapp Road as shown on PIPER'S LANDING PLAT NO. 1 as recorded in Plat Book 8, Page 61, Public Records of Martin County, Florida, and the POINT OF BEGINNING of the following described PIPER'S LANDING PLAT NO. 3:

Thence continue N 24° 25' 33" W, along the aforesaid East line of the West 251 acres of said Lot 8, a distance of 250.75 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 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; thence N 65° 34' 00" E a distance of 243.36 feet; thence East a distance of 61.00 feet; thence N 48° 12' 56" E a distance of 63.03 feet; thence N 58° 45' 58" E a distance of 66.47 feet; thence N 64° 01' 02" E a distance of 576.43 feet; thence N 67° 25' 59" E a distance of 166.77 feet; thence S 90° 00' 00" E a distance of 41.00 feet; thence S 36° 52' 12" E a distance of 50.00 feet; thence S 90° 00' 00" E a distance of 65.00 feet; thence N 51° 50' 34" E a distance of 71.22 feet; thence N 69° 49' 46" E a distance of 52.20 feet; thence S 87° 48' 27" E a distance of 143.48 feet to the Westerly line of PIPER'S LANDING PLAT NO. 2, as recorded in Plat Book 8, Page 67, Public Records of Martin County, Florida; thence along the Westerly and Southerly lines of said PIPER'S LANDING PLAT NO. 2 by the following courses and distances:

- Thence S 09° 22' 10" E a distance of 165.01 feet;
- thence S 80° 37' 50" W a distance of 112.00 feet;
- thence S 09° 22' 10" E a distance of 190.00 feet;
- thence N 80° 37' 50" E a distance of 80.03 feet;
- thence S 13° 30' 13" E a distance of 198.24 feet;
- thence S 42° 53' 28" E a distance of 100.63 feet;
- thence S 06° 33' 00" E a distance of 58.48 feet;
- thence S 58° 00' 25" W a distance of 55.70 feet;
- thence S 18° 27' 31" W a distance of 135.71 feet;
- thence S 29° 05' 03" E a distance of 58.83 feet;
- thence S 05° 22' 55" W a distance of 239.49 feet;
- thence S 54° 22' 15" W a distance of 51.42 feet;
- thence S 36° 18' 04" W a distance of 10.91 feet;
- thence S 31° 25' 40" E a distance of 40.00 feet;
- thence N 75° 53' 31" E a distance of 157.97 feet;
- thence N 73° 19' 50" E a distance of 97.44 feet;
- thence S 83° 58' 39" E a distance of 179.39 feet;
- thence S 64° 09' 42" E a distance of 121.03 feet;
- thence S 03° 40' 10" W a distance of 110.01 feet;

thence S 29° 47' 48" E, radial to next described curve a distance of 60.00 feet; thence by curve concave to the Northwest having a radius of 405.00 feet, the chord of which bears N 48° 15' 32" E; thence Northeasterly along the arc of said curve a distance of 168.86 feet through an angle of 23° 53' 18" to the point of reverse curvature of a curve concave to the Southeast having a radius of 25.00 feet; thence Northeasterly, Easterly and Southeasterly 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 of a curve concave to the Northeast having a radius of 600.00 feet; thence Southeasterly along the arc of said curve a distance of 193.99 feet through an angle of 109° 31' 29" to the point of reverse curvature of a curve concave to the Southwest having a radius of 25.00 feet; thence Southeasterly, Southerly and Southwesterly along the arc of said curve a distance of 36.67 feet through an angle of 84° 01' 50" to the said Westerly right-of-way line of said Mapp Road as shown on said PIPER'S LANDING PLAT NO. 1; thence S 02° 44' 45" W along said Westerly right-of-way line a distance of 1005.29 feet to the POINT OF BEGINNING.

Containing 80.478 acres more or less.

DEDICATION (Con't.)

does hereby dedicate as follows:

- 1) **STREETS**
The streets shown on this PIPER'S LANDING PLAT NO. 3 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. 3 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 Blocks 4 and 5.
- 3) **DRAINAGE EASEMENTS**
The Drainage Easements and Water Tracts (W-Suffix) as shown on this PIPER'S LANDING PLAT NO. 3 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.
- 4) **MAINTENANCE EASEMENTS**
The Hydric Hammock Tracts (HH) as shown on this PIPER'S LANDING PLAT NO. 3 are hereby declared to be private nature preservation areas and shall be dedicated to PIPER'S LANDING PROPERTY OWNER'S 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 shall not be disturbed without permission of the Martin County Board of County Commissioners.

All Maintenance Easements as shown on this PIPER'S LANDING PLAT NO. 3 are hereby reserved, and shall be used for maintenance of the adjacent water tracts.

SIGNED AND SEALED this 28th day of September, 1981.

PIPER'S LANDING, LTD., A Florida Limited Partnership
BY: John B. Dodge
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.

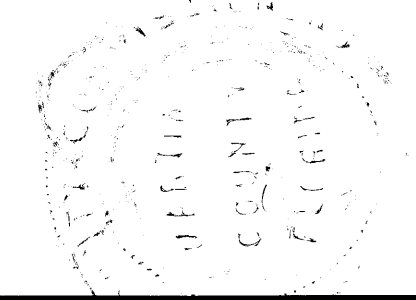
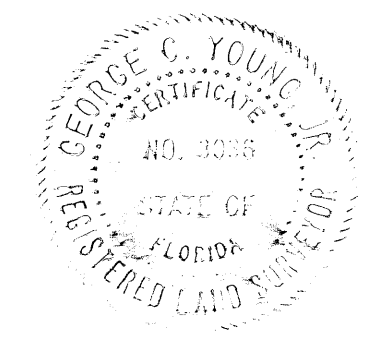
WITNESS my hand and official seal this 28th day of September, 1981.

Sally A. Baker
Notary Public
State of Florida at large
My commission expires: 11/7/82

SURVEYORS CERTIFICATE

I, George C. Young, Jr., do hereby certify that this PIPER'S LANDING PLAT NO. 3 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



SHEET 1 OF 2 SHEETS
HUTCHEON ENGINEERS INCORPORATED
Civil Engineers and Land Surveyors
Belle Glade, Stuart, West Palm Beach

APRIL 1981

MORTGAGE HOLDERS CONSENT

We, MELVIN N. GREENBERG, as Trustee, and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH, a corporation organized and existing under the laws of the United States of America, hereby certify that we are the holders of those certain mortgages, liens or encumbrances on the land described hereon and do consent to the dedication hereon and do subordinate our mortgages, liens or encumbrances to such dedication.

DATED this 16th day of September, 1981.

Witnesses:

Sally A. Baker
Erwin Heister

Melvin N. Greenberg
Melvin N. Greenberg, as Trustee

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH

By: James A. Bunker
Its: Senior Vice President

(CORPORATE SEAL)

ATTEST: Walter J. Sullivan
Its: Secretary

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 16th day of September, 1981 by MELVIN N. GREENBERG, Trustee, whose name is attorney-in-fact for

(NOTARY SEAL)

Sally A. Baker
Notary Public
My Commission Expires: 1-7-82

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 28th day of September, 1981, by James A. Bunker, the Senior Vice President and Walter J. Sullivan, the Secretary of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH, a corporation organized and existing under the laws of the United States of America, on behalf of the corporation.

(NOTARY SEAL)

Walter J. Sullivan
Notary Public
My Commission Expires: 11-26-82

COUNTY APPROVAL

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

OCTOBER 16, 1981

Paul C. Dewey
County Engineer

16 OCT, 1981

George C. Young, Jr.
County Attorney
PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA

16 OCT, 1981

BY: John B. Dodge
Chairman
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Oct 19, 1981

BY: Sharon Hurchalla
Chairman

ATTEST: Louise V. Isaacs Clerk Subdivision parcel control number:
By Charlotte Burkley 42 38 41 012 000 0000.0