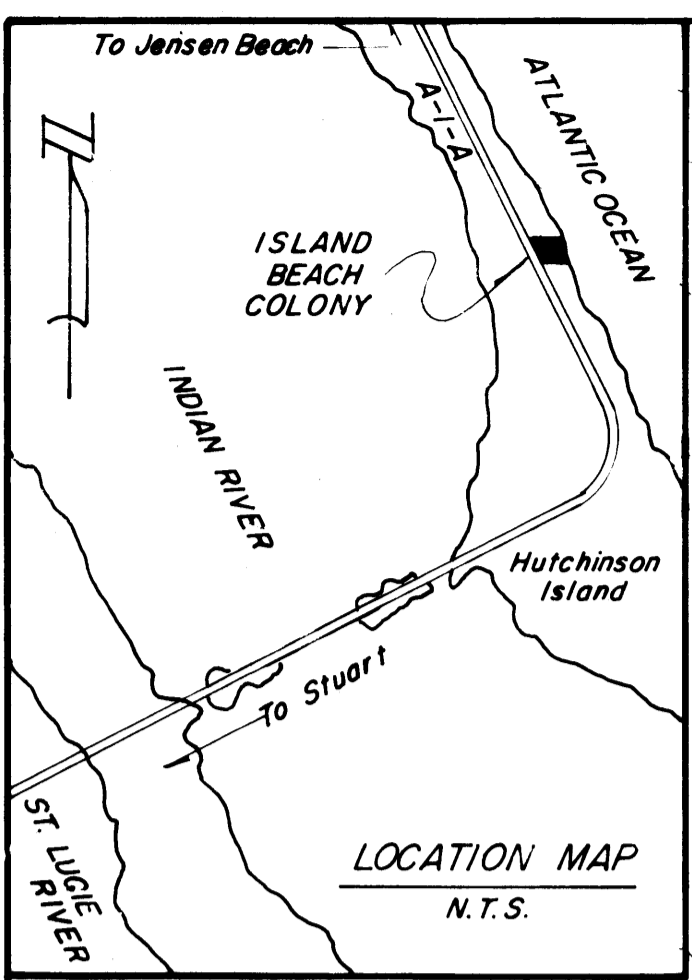
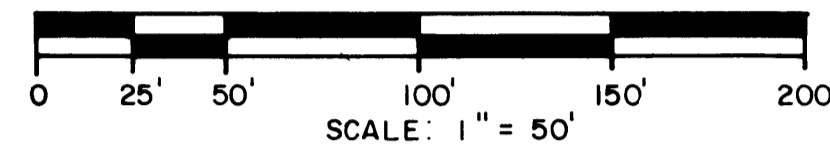


NOV 2 P3: 28

PLAT OF ISLAND BEACH COLONY

A Parcel of land lying in Section 30, Township 37 South, Range 42 East Being a portion of Government Lots 2 and 3, Martin County, Florida

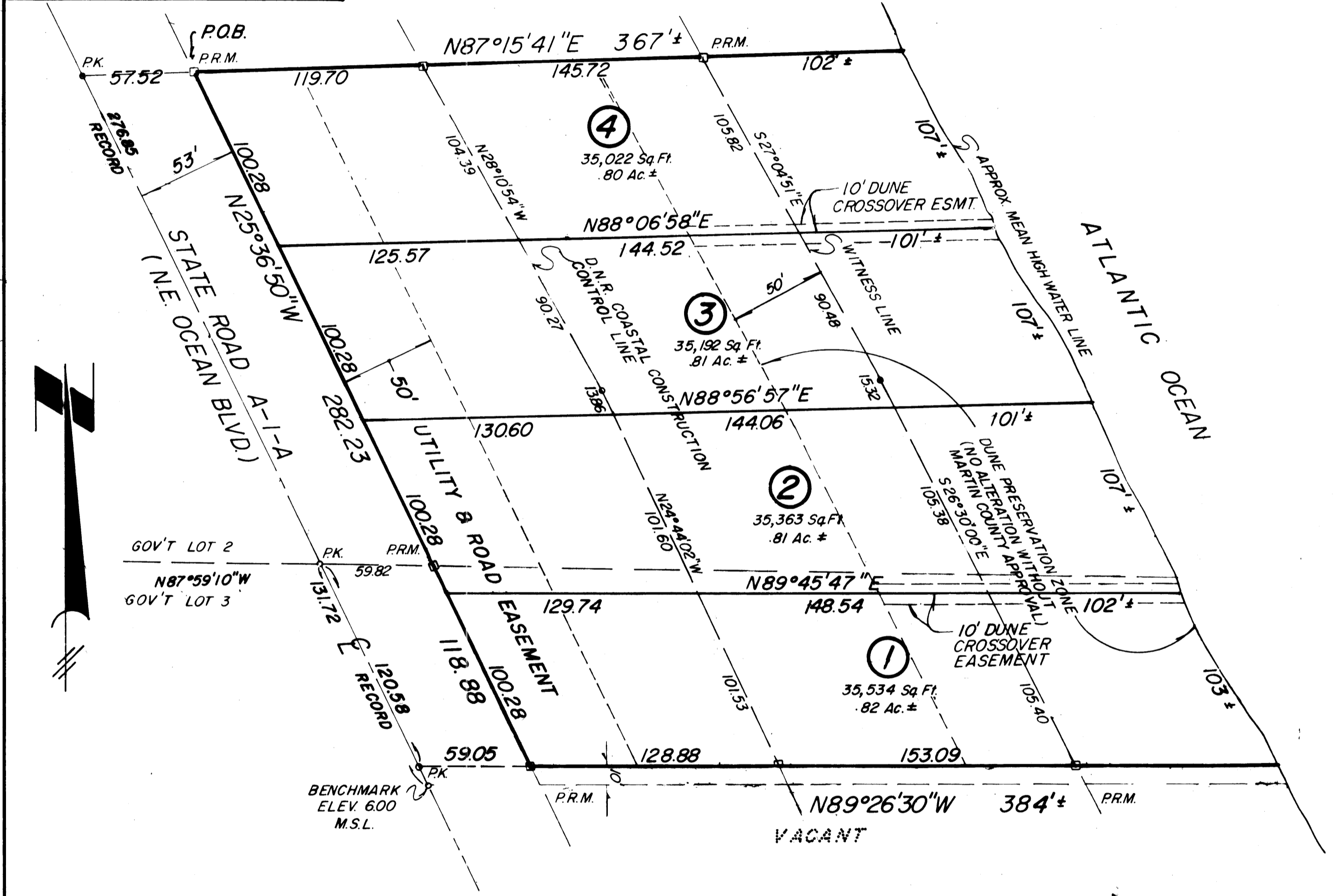
SHEET 1 OF 1 SHEET
RICHARD L. SHEPHARD & ASSOC.
Land Surveying
Stuart, Fla. - Boynton Beach, Fla.
SEPT. 1987



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 95 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA THIS 28th DAY OF SEPTEMBER, 1987.

MARSHA STILLER, CLERK
By: *Deborah Layton*
Deputy Clerk

FILE NO.
681564



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST, SAID PARCEL BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
START AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST, AND THE CENTERLINE OF STATE ROAD A1A; THENCE RUN NORTH 25° 36' 50" WEST, ALONG SAID CENTERLINE A DISTANCE OF 276.85 FEET TO A POINT; THENCE RUN NORTH 87° 15' 41" EAST, A DISTANCE OF 575.2 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 87° 15' 41" EAST, A DISTANCE OF 367 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE MEANDERING SOUTH EAST ALONG SAID APPROXIMATE MEAN HIGH WATER LINE A DISTANCE OF 440 FEET MORE OR LESS TO A POINT; THENCE RUN NORTH 89° 26' 30" WEST, A DISTANCE OF 385 FEET MORE OR LESS TO A POINT; THENCE RUN NORTH 25° 36' 50" WEST, A DISTANCE OF 412.49 FEET TO THE POINT OF BEGINNING.
LESS THE SOUTH 10 FEET THEREOF.
CONTAINING 3.24 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

ARTHUR S. KLEINPELL, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.
DATED THIS 28th DAY OF September, 1987
Witness: *Arthur Kleinpell*
ARTHUR S. KLEINPELL

ARTHUR S. KLEINPELL, DOES HEREBY DEDICATE AS FOLLOWS:

- THE 50 FOOT ACCESS, UTILITY AND ROAD EASEMENT.
 - THE 50 FOOT ACCESS, UTILITY AND ROAD EASEMENT SHOWN ON THE PLAT OF ISLAND BEACH COLONY 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.
 - 10 FOOT DUNE CROSSOVER EASEMENT
- ACCESS TO THE BEACH SHALL BE RESTRICTED TO APPROVED DUNE CROSSOVERS WITHIN THE COMMON DUNE CROSSOVER EASEMENTS WHICH ARE ESTABLISHED AS FOLLOWS: A CROSSSEASMENT FOR COMMON DUNE CROSSOVER IS HEREBY ESTABLISHED ALONG THE COMMON BORDER (LOT LINE) OF THE FOLLOWING LOTS FROM THE WESTERLY BORDER OF THE SHORELINE PROTECTION ZONE TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AND EXTENDING TEN (10) FEET TO EACH SIDE OF SAID COMMON BORDER (LOT LINE), TO-WIT: LOTS 1 AND 2 AND LOT 3 AND 4.

MORTGAGE HOLDER'S CONSENT

SOUTHEAST BANK, N.A. HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION(S) HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 21st DAY OF September, 1987

SIGNED IN THE PRESENCE OF: SOUTHEAST BANK, N.A.
Carole Ellis
BY: *[Signature]*

ATTEST:
Ginny J. Toppant
NOTARY PUBLIC

STATE OF FLORIDA)
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *T.M. Smith* AND *Judith A. Hight* TO ME WELL KNOWN TO BE THE *Sr. Vice Pres* AND THE *Vice President* OF SOUTHEAST BANK, N.A., AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF September, 1987
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SIGNED AND SEALED THIS 28th DAY OF September, 1987.
Witness: *Arthur Kleinpell*
ARTHUR S. KLEINPELL

ACKNOWLEDGEMENT

(STATE OF FLORIDA)
(COUNTY OF MARTIN)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ARTHUR S. KLEINPELL, TO ME WELL KNOWN, AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING CERTIFICATES OF OWNERSHIP AND DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY 28th of September, 1987.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-9-88

APPROVAL OF COUNTY

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.
Oct 14 1987
August 11 1987
August 11 1987
10/10 1987

[Signature]
COUNTY ENGINEER
[Signature]
COUNTY ATTORNEY
[Signature]
CHAIRMAN, PLANNING & ZONING COMMISSION MARTIN CO., FLORIDA
[Signature]
CHAIRMAN, MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATION

I, ROBERT A. BUGGEE, DO HEREBY CERTIFY THAT THIS PLAT OF ISLAND BEACH COLONY IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED THAT THE SURVEY WAS MADE UNDER SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT ALL RULES AND REGULATIONS HAVE BEEN SET AS REQUIRED BY LAW.
DATE OF SURVEY: JANUARY 1986
ROBERT A. BUGGEE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3302

TITLE CERTIFICATION

I LOREN E. BODEN, A MEMBER OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT 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 THEREON.

ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE FROM ARTHUR S. KLEINPELL TO SOUTHEAST BANK, N.A., DATED NOVEMBER 27, 1984 AND RECORDED IN OFFICIAL RECORDS BOOK 620, AT PAGE 1639, AS MODIFIED BY AGREEMENTS RECORDED AT OFFICIAL RECORDS BOOK 640, PAGE 1895 AND OFFICIAL RECORDS BOOK 702, PAGE 98, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

DATED THIS 15th DAY OF September, 1987

LOREN E. BODEN, CHARTERED
BY: *[Signature]*
LOREN E. BODEN
ATTORNEY AT LAW
815 COLORADO AVENUE
SUITE 305
STUART, FLORIDA 34994

BEARING DATUM IS BASED ON CENTERLINE OF S.R. A-1-A AS SHOWN ON D.O.T. MAPS DATED 1955.
ELEVATION SHOWN HEREON IS BASED ON N.O.S. MEAN SEA LEVEL DATUM.
NO CONSTRUCTION MAY TAKE PLACE ON ANY LOT EASTWARD (SEAWARD) OF THE COASTAL CONSTRUCTION CONTROL LINE WITHOUT THE APPROVAL AND PERMISSION FROM THE STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES, WHICH MAY BE DENIED. WAIVERS FROM STATE STATUTES AND REGULATIONS MAY ALSO BE REQUIRED. THE DEVELOPER MUST COMPLY WITH SECTION 161.57, FLORIDA STATUTES (1985) REGARDING THE COASTAL PROPERTIES DISCLOSURE STATEMENT TO LOT PURCHASERS.

THE STORMWATER RETENTION AREAS AND ALL DRAINAGE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. ALL ACCESS ROADS AND EASEMENTS WILL BE PRIVATELY MAINTAINED.



RICHARD L. SHEPHARD & ASSOC.

318 SOUTH FEDERAL HIGHWAY - P.O. BOX 789 - BOYNTON BEACH, FLORIDA 33426
BOYNTON BEACH Phone 732-6546 STUART Phone 384-4111