

SCALE: 1" = 30'



A PLAT OF THE JAMES DOLAN ESTATE PLAT No. 1

BEING A RESUBDIVISION OF LOTS 4 & 5, BLOCK 3, A PORTION OF LOT 6, BLOCK 3, AND THE R/W OF CHOCTAW AVE., LYING N'LY OF SAID LOTS 5 & 6, AMENDED PLAT OF BON AIR BEACH PLAT 2, PLAT BOOK 10, PAGE 33, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOWN OF JUPITER ISLAND
MARTIN COUNTY, FLORIDA
ORDER No. 803180 SEPTEMBER, 1991

FILED FOR RECORD
12 APR 13 AM 9:11
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY D.C.

I, MARSHA STILLER, Clerk of the CIRCUIT COURT of MARTIN COUNTY, FLORIDA, HEREBY CERTIFY that this PLAT was FILED for RECORD in PLAT BOOK 12, PAGE 4, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, this 13th day of April, 1992.

MARSHA STILLER
Clerk of the CIRCUIT COURT
MARTIN COUNTY, FLORIDA

By: Charlotte Buskey
Deputy Clerk

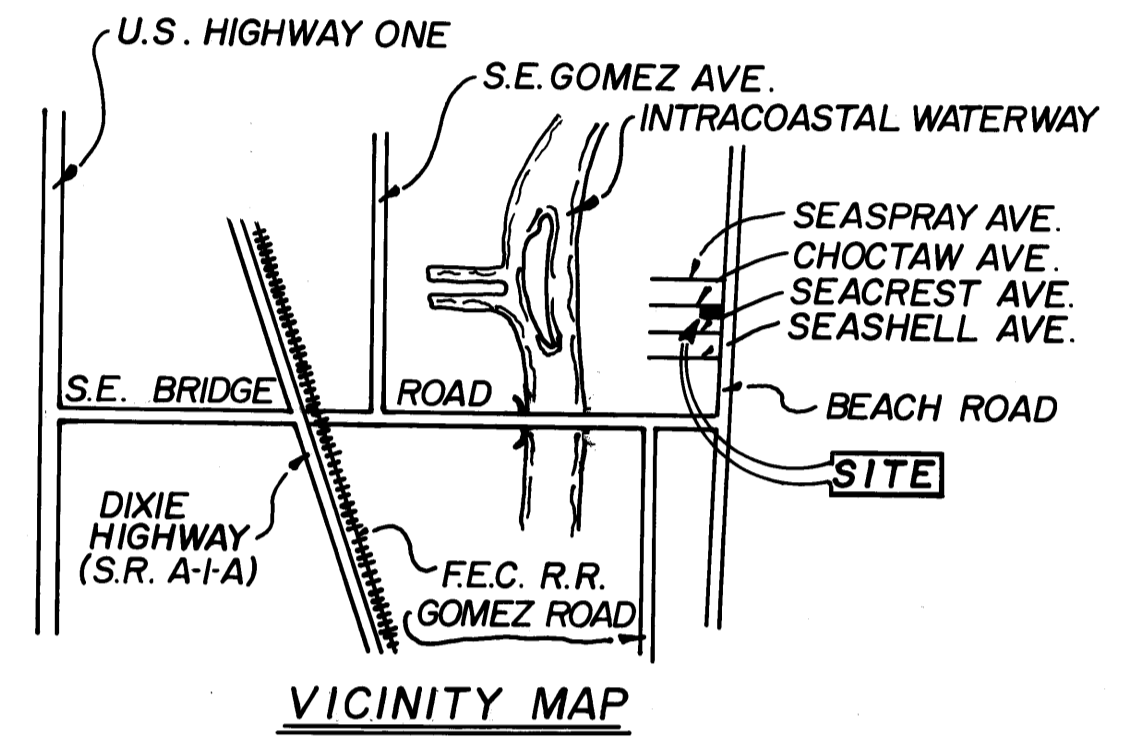
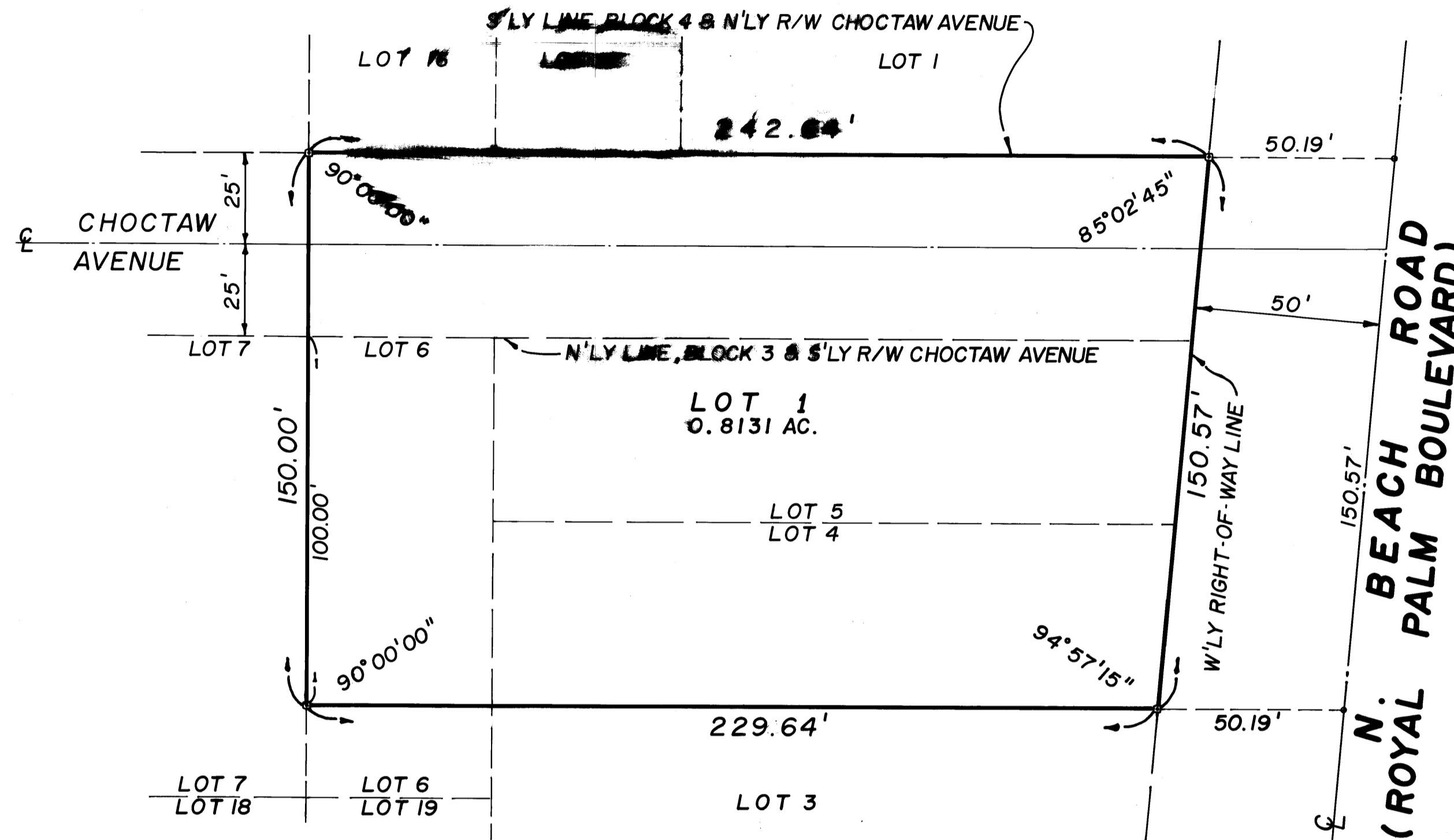
FILE No. 936131



"NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

LEGEND

- DENOTES PERMANENT CONTROL POINT # 2208
- DENOTES PERMANENT REFERENCE MONUMENT # 2208



LEGAL DESCRIPTION

LOTS 4, 5 & 6, BLOCK 3; LESS THE SOUTHERLY 25.00 FEET OF SAID LOT 6; TOGETHER WITH ALL THE RIGHT-OF-WAY OF CHOCTAW AVENUE, LYING NORTHERLY OF SAID BLOCK 3, BETWEEN THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 6 AND THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOTS 4 AND 5 (ALSO BEING THE WESTERLY RIGHT-OF-WAY OF ROYAL PALM BOULEVARD, NOW KNOWN AS N. BEACH ROAD) AMENDED PLAT OF BON AIR BEACH PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 33, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP

JAMES F. DOLAN, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON

DATED THIS 21st DAY OF February, 1992 A.D.

James F. Dolan
JAMES F. DOLAN

ACKNOWLEDGEMENT

STATE OF New York
COUNTY OF Albany
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES F. DOLAN, TO ME WELL KNOWN, AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 21st DAY OF February, 1992 A.D.

MY COMMISSION EXPIRES: April 30, 1993
Notary Public, State of New York
No. 31-478251
Commission Expires April 30, 1993

David D. Hollister
NOTARY PUBLIC

TITLE CERTIFICATION

I, FREDERICK G. SUNDHEIM, JR., A MEMBER OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS VESTED TO THE PERSON EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON

ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: A CERTAIN MORTGAGE RECORDED AUGUST 21, 1991, THE MORTGAGEE IS J.P. MORGAN DELAWARE, THE MORTGAGOR IS JAMES F. DOLAN, OFFICIAL RECORD BOOK 920, PAGE 1395.

DATED THIS 30th DAY OF MARCH, 1992 A.D.

Frederick G. Sundheim, Jr.
FREDERICK G. SUNDHEIM, JR.
ATTORNEY-AT-LAW
301 W. FIRST STREET
STUART, FL. 34994

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, ROBERT L. VAUGHT, Sr., DO HEREBY CERTIFY THAT THIS PLAT OF THE JAMES DOLAN ESTATE PLAT No. 1, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, PURSUANT TO CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PARTS I AND II, FLORIDA STATUTES, AND ADMINISTRATIVE RULE 16-3.

DATED: 27 MAR. 92

Robert L. Vaught, Sr.
ROBERT L. VAUGHT, Sr.
PROFESSIONAL LAND SURVEYOR No. 2208
STATE OF FLORIDA

MORTGAGE HOLDERS CONSENT

J.P. MORGAN DELAWARE, A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THIS PLAT.

SIGNED AND SEALED THIS 3 DAY MARCH, 1992, A.D., ON BEHALF OF SAID CORPORATION BY ITS Associate

AND ATTESTED TO BY ITS Vice President

ATTEST:
Joeman

J. P. MORGAN DELAWARE
By: Donald F. Peyton

APPROVAL - TOWN OF JUPITER ISLAND

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

April 10, 1992
DATE

James R. Anderson
TOWN MANAGER

April 9, 1992
DATE

Robt R. Man
TOWN ATTORNEY

April 10, 1992
DATE

Oliver J. Thomas
MAYOR

Antonina M. Wickes
ATTEST: TOWN CLERK

ACKNOWLEDGEMENT

STATE OF DELAWARE
COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Gerald R. Peyton AND John J. Coleman, TO ME WELL KNOWN TO BE THE Associate AND Vice President, RESPECTIVELY OF J.P. MORGAN DELAWARE, A DELAWARE CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF March, 1992 A.D.

MY COMMISSION EXPIRES: July 23, 1993

Edward B. With
NOTARY PUBLIC

SUBDIVISION PARCEL CONTROL NUMBER

R. L. VAUGHT & ASSOCIATES, INC.
LAND SURVEYORS
9075 S.E. BRIDGE ROAD, HOBE SOUND, FLORIDA 33455

