

**LEGAL DESCRIPTION**

PORTIONS OF LOTS 144, 145 AND 146, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED:

BEGIN AT A POINT WHERE THE NORTH LINE OF THE SOUTH 68.30 FEET OF SAID LOT 144, INTERSECTS THE WESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 707, (BEACH ROAD) THENCE RUN S12°10'40" E, ALONG SAID WESTERLY RIGHT-OF-WAY, FOR A DISTANCE OF 96.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 523.78 (523.69) FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 08°52'09" (08°51'14") FOR AN ARC DISTANCE OF 81.08 (80.93) FEET; THENCE RUN S90°00'00" W, (N89°59'49" W) FOR A DISTANCE OF 229.69 FEET; THENCE RUN S00°00'00" W, (S00°00'14" W) FOR A DISTANCE OF 203.91 (203.79) FEET; THENCE RUN N65°00'00" W, (N64°54'52" W) FOR A DISTANCE OF 120.00 (119.91) FEET; THENCE RUN N89°19'40" W, (N89°19'29" W) FOR A DISTANCE OF 43.80 FEET; THENCE RUN S90°00'00" W, (N89°59'49" W) FOR A DISTANCE OF 215.20 FEET; THENCE RUN S37°35'30" W, (S37°35'41" W) FOR A DISTANCE OF 48.40 FEET; THENCE RUN S85°08'00" W, (S85°08'11" W) FOR A DISTANCE OF 22.50 (22.87) FEET, TO A PERMANENT REFERENCE MONUMENT ON THE NORTH LINE OF SAID LOT 146; THENCE RUN S21°12'00" W, (S20°46'52" W) FOR A DISTANCE OF 32.80 (32.88) FEET; TO ACROSS CUT IN IN A CONCRETE SEAWALL, SAID POINT BEING 30.58 (30.74) FEET SOUTH OF AND PARALLEL TO THE SAID NORTH LINE OF LOT 146; THENCE CONTINUE S20°46'52" W, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 0.91 FOOT, TO THE FACE OF A CONCRETE SEAWALL; THENCE RUN N54°14'00" W, FOR A DISTANCE OF 86.45 FEET; THENCE RUN N27°44'52" W, FOR A DISTANCE OF 101.96 FEET; THENCE RUN N03°22'46" W, FOR A DISTANCE OF 101.47 FEET; THENCE RUN N21°50'51" E, FOR A DISTANCE OF 200.89 FEET, TO A POINT ON THE SAID NORTH LINE OF THE SOUTH 68.30 FEET OF SAID LOT 144, SAID LAST FOUR MENTIONED COURSES BEING COINCIDENT WITH THE WATERWARD FACE OF SAID CONCRETE SEAWALL; THENCE RUN N90°00'00" E, (S89°59'49" E) ALONG SAID NORTH LINE OF THE SOUTH 68.30 FEET OF LOT 144, FOR A DISTANCE OF 683.05 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGIN AT A POINT WHERE THE NORTH LINE OF THE SOUTH 68.30 FEET OF SAID LOT 144, INTERSECTS THE EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 707, (BEACH ROAD) THENCE RUN S12°10'40" E, ALONG SAID EASTERLY RIGHT-OF-WAY, FOR A DISTANCE OF 94.42 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 623.78 (623.69) FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 09°15'47", FOR AN ARC DISTANCE OF 101.39 FEET; THENCE RUN N84°04'20" E, (N84°04'31" E) A DISTANCE OF 179.13 (179.5) FEET, MORE OR LESS TO THE WATERS OF THE ATLANTIC OCEAN; THENCE MEANDER SAID WATERS NORTHERLY, A DISTANCE OF 115 (88) FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF THE SOUTH 68.30 FEET OF SAID LOT 144; THENCE RUN DUE WEST, (N89°59'49" W) ALONG SAID NORTH LINE, A DISTANCE OF 189.48 (308.5) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE NORTH 100 FEET OF THE SOUTH 168.3 FEET OF SAID LOT 144 AND THE SOUTH 44.70 FEET OF THE NORTH 161.7 FEET OF SAID LOT 144, LESS: THE 100 FOOT RIGHT-OF-WAY FOR STATE ROAD NO. 707.

TOGETHER WITH THE FOLLOWING DESCRIBED ACCESS EASEMENTS:

A 15.00 FOOT EASEMENT OVER AND ACROSS A PORTION OF SAID LOT 145, SAID EASEMENT LYING 15.0 FEET NORTHERLY OF AND CONTIGUOUS WITH THE FOLLOWING DESCRIBED LINE: FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD NO. 707, WITH THE SOUTH LINE OF SAID LOT 145, BEAR S90°00'00" W, (N89°59'49" W) ALONG THE SOUTH LINE OF SAID LOT 145, A DISTANCE OF 54.45 FEET, TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 707, AND THE POINT OF BEGINNING OF THE SOUTHERLY LINE OF THE HEREIN DESCRIBED EASEMENT, HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE S90°00'00" W, (N89°59'49" W) A DISTANCE OF 176.62 FEET; THENCE N65°00'00" W, (N64°54'52" W) A DISTANCE OF 120.00 (119.91) FEET; THENCE N89°19'40" W, (N89°19'29" W) A DISTANCE OF 43.80 FEET; THENCE S90°00'00" W, (S00°00'11" W) A DISTANCE OF 60.00 FEET, TO THE TERMINATION OF THE HEREIN DESCRIBED EASEMENT.

AND

A PORTION OF SAID LOT 146, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE AFORE- SAID DESCRIBED POINT "A" AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASE- MENT; PROCEED S23°19'20" W, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.00 FEET; THENCE N76°32'00" W, A DISTANCE OF 51.26 FEET, TO A POINT IN THE NORTH LINE OF SAID LOT 146; THENCE N90°00'00" E, (S89°59'49" E) ALONG SAID NORTH LINE, A DISTANCE OF 55.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT.

**CERTIFICATE OF OWNERSHIP**

CHARLES P. CURCIO, JR AND JILL S. CURCIO, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HERE ON.

SIGNED AND SEALED THIS 13th DAY OF MAY, 1992 A.D.

*James R. Spurgeon*  
WITNESS AS TO BOTH

*Charles P. Curcio, Jr.*  
CHARLES P. CURCIO, JR.

*M. E. Boydell & Chantoni*  
WITNESS AS TO BOTH

*Jill S. Curcio*  
JILL S. CURCIO

**PLAT OF CURCIO ESTATE**

BEING A REPLAT OF PORTIONS OF LOTS 144, 145 & 146, GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, AT PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FL.

TOWN OF JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

ORDER NO. 803375

MAY, 1992

SHEET 1 OF 2 SHEETS

I, MARSHA STILLER, Clerk of the CIRCUIT COURT of MARTIN COUNTY, FLORIDA, HEREBY CERTIFY that this PLAT was FILED for RECORD in PLAT BOOK PAGE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, this day of \_\_\_\_\_, \_\_\_\_\_.

MARSHA STILLER  
Clerk of the CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

By \_\_\_\_\_  
Deputy Clerk

FILE No. \_\_\_\_\_

**NOTICE**

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

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES P. CURCIO, JR. AND JILL S. CURCIO, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 13 DAY OF MAY, 1992 A.D.

MY COMMISSION EXPIRES:

Aug 30, 1993

*Antonia M. Wiske*  
NOTARY PUBLIC

**TITLE CERTIFICATION**

I, JERALD C. CANTOR, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY, THAT THE APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS VESTED TO THE INDIVIDUALS EXECUTING THE CERTIFICATE OF OWNERSHIP. THE SUBJECT LAND IS FREE OF ENCUMBRANCES.

DATED THIS 8th DAY OF June, 1992 A.D.

*JERALD C.*  
JERALD C. CANTOR  
ENGLEBERG, CANTOR & KUSHNER  
8730 STIRLING ROAD  
HOLLYWOOD, FL 33021

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF MARTIN

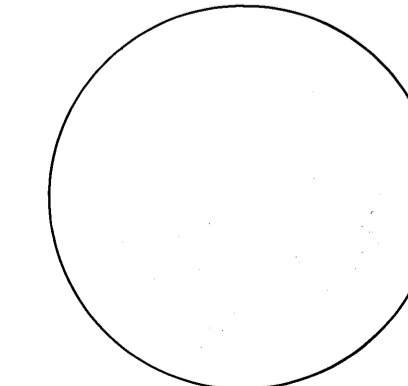
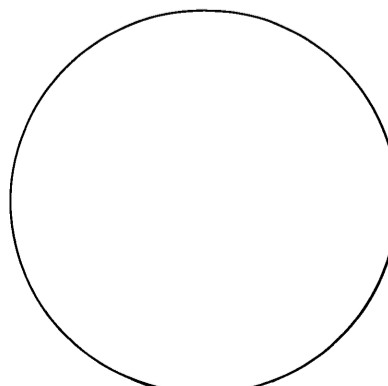
I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF CURCIO ESTATE, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, PURSUANT TO CHAPTER 21 HH-G, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'s) AND PERMANENT CONTROL POINTS (P.C.P.'s) HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 117, PARTS I AND II, FLORIDA STATUTES AND ADMINISTRATIVE RULE 16-3.

DATE: 13 MAY, 1992

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

NOTARY SEAL

SURVEYOR SEAL



**APPROVAL - TOWN OF JUPITER ISLAND**

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

May 13, 1992  
DATE

*James R. Spurgeon*  
TOWN MANAGER

May 13, 1992  
DATE

*Boyle Rogers*  
TOWN CLERK

May 13, 1992  
DATE

*John W. Thomas*  
MAYOR

*Antonia M. Wiske*  
ATTEST: TOWN CLERK

SUBDIVISION PARCEL CONTROL NUMBER: \_\_\_\_\_

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