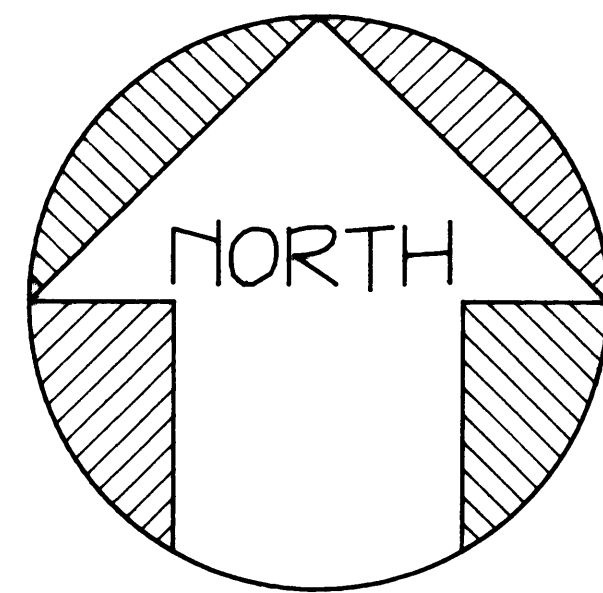




GRAPHIC SCALE



SCALE: 1" = 40'

PLAT OF

# ISLAND OAKS

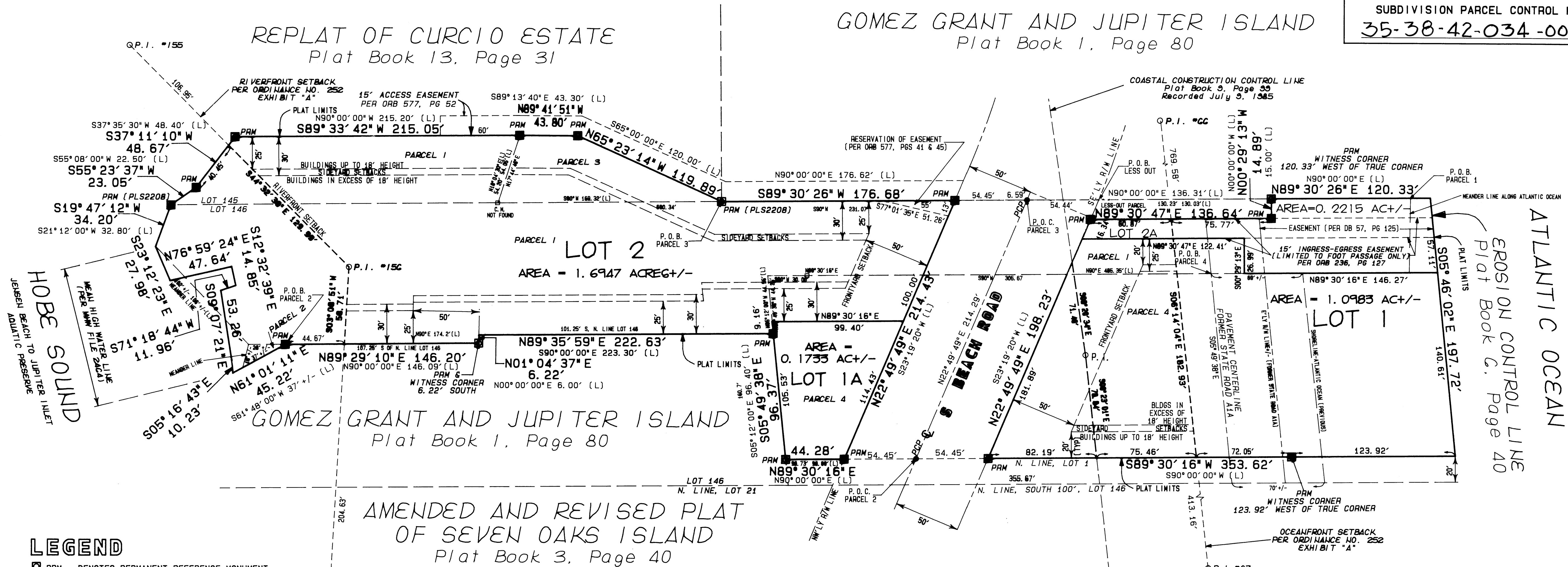
BEING A REPLAT OF PORTIONS OF LOTS 145 AND 146; GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1 AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA CONTAINING 3.1879 ACRES, MORE OR LESS TOWN OF JUPITER ISLAND MARTIN COUNTY, FLORIDA SHEET 2 OF 2 SHEETS

CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15 PAGE 3, MARTIN COUNTY PUBLIC RECORDS, THIS 9th DAY OF May 2001.

MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA  
 BY: James K. Lopez DEPUTY CLERK  
 FILE NO.: 1497555

SUBDIVISION PARCEL CONTROL NUMBER:  
35-38-42-034-000-0000.0



REPLAT OF CURCIO ESTATE  
 Plat Book 13, Page 31

GOMEZ GRANT AND JUPITER ISLAND  
 Plat Book 1, Page 80

GOMEZ GRANT AND JUPITER ISLAND  
 Plat Book 1, Page 80

AMENDED AND REVISED PLAT  
 OF SEVEN OAKS ISLAND  
 Plat Book 3, Page 40

AMENDED AND REVISED PLAT  
 OF SEVEN OAKS ISLAND  
 Plat Book 3, Page 40

- LEGEND**
- PRM DENOTES PERMANENT REFERENCE MONUMENT
  - PCP DENOTES PERMANENT CONTROL POINT
  - ORB OFFICIAL RECORD BOOK
  - DB DEED BOOK
  - PG PAGE
  - P. I. POINT OF INTERSECTION
  - R/W RIGHT OF WAY
  - (L) LEGAL PER DEEDS
  - C CENTERLINE
  - P. O. B. POINT OF BEGINNING
  - P. O. C. POINT OF COMMENCEMENT

**SITE DATA**

NUMBER OF RESIDENTIAL LOTS..... 2

ZONING AND AREAS OF LOTS

LOTS 1 (R-1 DISTRICT: ONE FAMILY RESIDENTIAL).....	1.0983 ACRES+/-
AREA LANDWARD OF TOP OF DUNE.....	0.6726 ACRES+/-
LOT 1A (R-1-A DISTRICT: ONE FAMILY RESIDENTIAL).....	0.1733 ACRES+/-
TOTAL AREA LOTS 1 & 1A.....	1.2716 ACRES+/-
LOT 2 (R-1-A DISTRICT: ONE FAMILY RESIDENTIAL).....	1.6947 ACRES+/-
LOT 2A (R-1 DISTRICT: ONE FAMILY RESIDENTIAL).....	0.2215 ACRES+/-
TOTAL AREA LOTS 2 & 2A.....	1.9162 ACRES+/-

**GENERAL NOTES**

BEARINGS SHOWN HEREON ARE BASED ON TRUE BEARINGS (FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE) AS SHOWN ON THE PLAT OF THE COASTAL CONSTRUCTION CONTROL LINE, PLAT BOOK 9, PAGE 99, RECORDED JULY 9, 1985, LYING BETWEEN DEPARTMENT OF NATURAL RESOURCE RANGE MONUMENTS \*R-115\* AND \*R-117\*.

BUILDABLE AREA OF LOT 1, IS LOCATED IN FLOOD ZONE \*C\* AND BUILDABLE AREA OF LOT 2 IS LOCATED IN FLOOD ZONES \*C\* AND \*A7\* (EL. 6).

**NOTICE**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**R. L. VAUGHT & ASSOCIATES, INC.**

SURVEYOR, MAPPING & PLANNING

LICENSING BOARD NUMBER 5879

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ORDER NO.: 80C4C1 F.B.: PB107 & 120 AUGUST 2, 2000