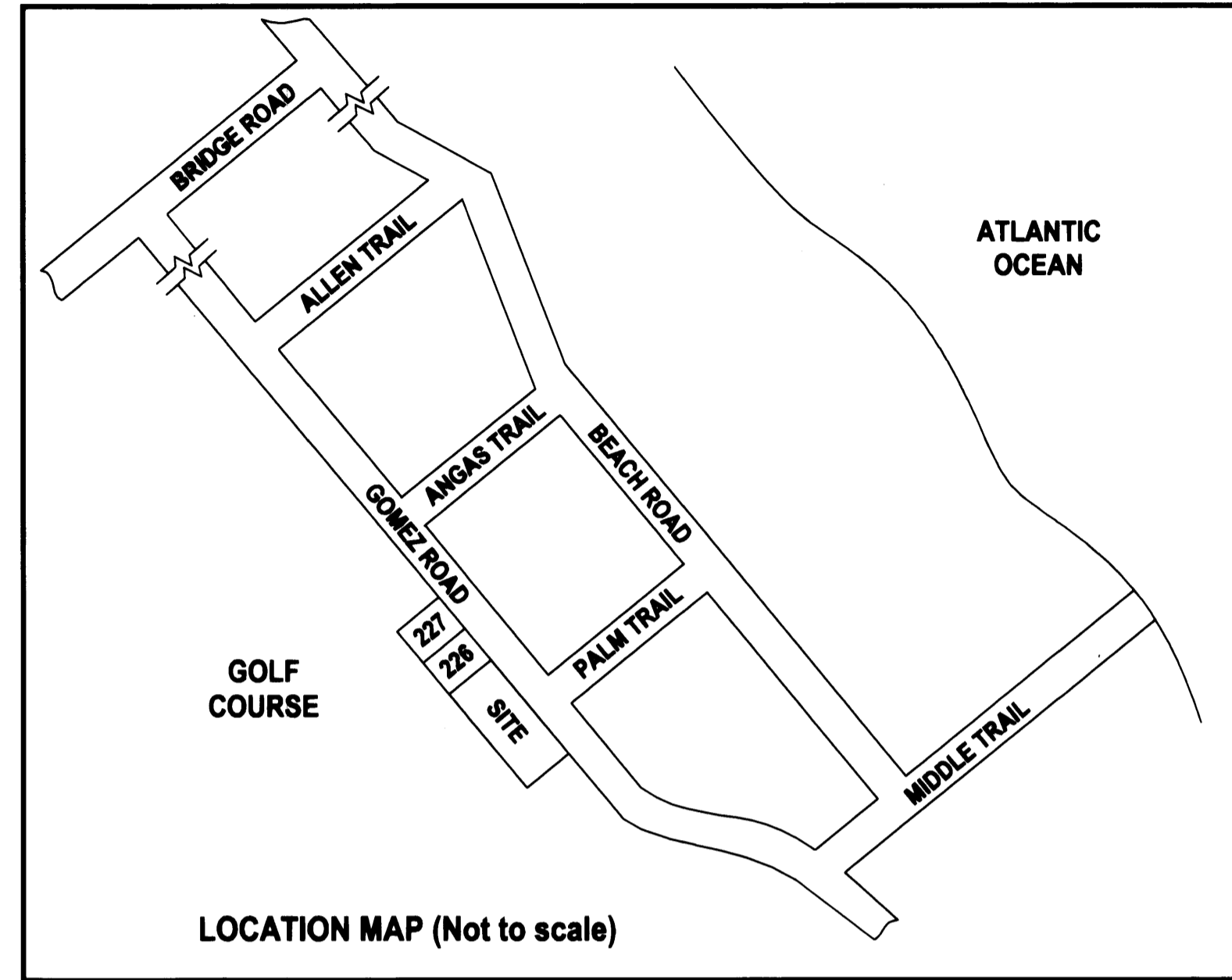


WARNER ESTATE

BEING A REPLAT OF LOT 225, BLOCK 78, THE ISLAND BEACH REVISED PLAT NO. 2, JUPITER ISLAND, PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND A PORTION OF LOT 77, GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN GOMEZ GRANT, TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA.

JULY, 2000

SHEET 1 OF 2



LOCATION MAP (Not to scale)

SURVEYOR'S NOTES

- All bearings shown hereon are relative to the THE ISLAND BEACH REVISED PLAT NO. 2, JUPITER ISLAND, Plat Book 2, Page 44, and are based on the Centerline of Gomez Road bearing S 23°18'45" E.
- Building setback lines shall be as required by the current Building and Zoning regulations of TOWN OF JUPITER ISLAND, Martin County and/or any restrictive covenants pertaining to that reflected by this plat.
- Abbreviations used on this plat are as follows:
 - ⊙ = (P.C.P.) Permanent Control Point No 4165
 - = (P.R.M.) Permanent Reference Monument, unless otherwise specified.
 - L.B. = LICENSED BUSINESS
 - CL = CENTERLINE
 - CONC = CONCRETE
 - ORB = OFFICIAL RECORD BOOK
 - PLS = PROFESSIONAL LAND SURVEYOR
 - F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 - ① = SOUTHERN BELL RISER
 - ② = ELECTRIC BOX
 - ③ = CABLE TELEVISION RISER
 - ④ = WATER METER
 - — — — — 6" WOOD FENCE
- The current use of the site is Residential.
- Underground foundations or encroachments that may exist have not been shown hereon.
- Encroachments as shown: None
- Existing easements and rights-of-way as shown hereon are per plat of THE ISLAND BEACH REVISED PLAT NO. 2 recorded in Plat Book 2, Page 44, unless otherwise shown.
- Benchmark Reference: N.G.S. brass disc "L-308", Elevation = 15.236 feet National Geodetic Vertical Datum (N.G.V.D.) 1929 per Martin County, Department of Engineering.
- This survey cannot be transferred or assigned, unless written permission from Donald D. Daniels, Inc.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- SITE DATA

R-2 Zoning	
Lot Area = 0.86 acres	= 37,500 square feet
Permitted coverage	= 7,500 square feet
Based on:	
30% of first 12,500 square feet	= 3,750
20% of up to next 12,500 square feet	= 2,500
10% of up to 15,000 (existing = 12,500) square feet	= 1,250
- SETBACKS:
 - Front yard - Thirty (30) feet
 - Side yard - Twenty-five (25) feet - Buildings up to 18' height - Thirty (30) feet - Buildings in excess of 18' height
 - Rear yard - Thirty-five (35) feet
 - In addition to the requirements set forth in items 1, and 2 above, on lots in excess of 125 feet in width, portions of the building in excess of 18 feet in height are to be set back from adjacent property lines an additional five feet for the front set back and for each of the side yard set backs.
- 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.

I, Marsha Ewing, Clerk of Court of Martin County, FL, hereby certify that this plat was filed for record in plat book 15 pg. 14, Martin County, Florida, public records this 20th day of Nov., 2001.

Marsha Ewing
Marsha Ewing, Clerk of the Circuit Court, Martin County

File number 1535510
by *Spencer Rogers PC*
Deputy Clerk

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Douglas A. Warner, III and Patricia Ann Grant Warner, his wife, owner of the land shown hereon, being in Gomez Grant, Town of Jupiter Island, Martin County, Florida, shown hereon as WARNER ESTATE, being more particularly described as follows:

Beginning at the Southeast Corner of Lot 226, Block 78, The Island Beach Revised Plat No. 2, Jupiter Island, according to the Plat thereof, Recorded in Plat Book 2, page 44, Public Records of Martin County, Florida; thence run Southerly along the West right of way line of Gomez Road, a distance of 300 feet to a point; thence run Westerly on a line parallel with the South line of said Lot 226, a distance of 125 feet to a point; thence Northerly on a line parallel to the Westerly right of way line of said Gomez Road, a distance of 300 feet to the Southwest corner of said Lot 226; thence Easterly along the South line of said lot 226, a distance of 125 feet to the Point of Beginning.

Containing in all, 0.86 acres more or less.

The above-described Tract, prior to Plat vacation and this replat, was formerly Known as Lots 223, 224 and 225 of Island Beach Revised Plat No. 2, Jupiter Island, Plat Book 2, Page 44, Public Records of Martin County, Florida.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Golf Cart Path Easement as shown hereon is hereby dedicated in perpetuity for access and use purposes.

IN WITNESS WHEREOF, we Douglas A. Warner, III and Patricia Ann Grant Warner do hereunto set our hands and seals this 1st day of March, 2000.

WITNESS: *Bob Truchillo* BY: *Douglas A. Warner, III*
338 Middle St
Stuart, FL 34997

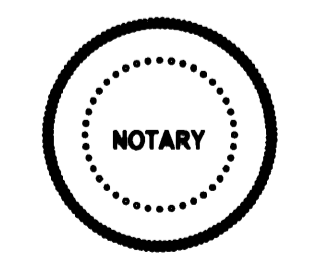
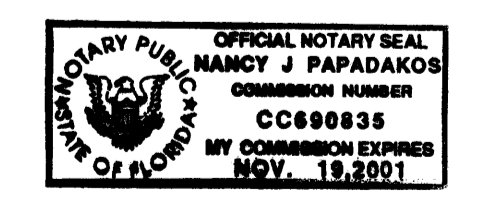
WITNESS: *Nancy J. Papadakos* BY: *Patricia Ann Grant Warner*
811 S.E. Hobart Ter
Hobe Sound, FL 33455

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, personally appeared Douglas A. Warner, III and Patricia Ann Grant Warner, who are personally known to me or have produced _____ and _____ respectively as identification, and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 1st day of March, 2000.
My commission expires: Nov. 19, 2001 *Nancy J. Papadakos*
Notary Public



TOWN OF JUPITER ISLAND APPROVALS

This plat is hereby approved for record pursuant to the Ordinance of Town of Jupiter Island and in accordance with section 177.071(2), Florida Statutes, this 27th day of December, 2000, and has been reviewed by a Professional Surveyor & Mapper under contract with the Town of Jupiter Island in accordance with Section 177.081(1), Florida Statutes.

BY: *Joseph E. Connolly*
Joseph E. Connolly, Mayor

BY: *James R. Spurgeon*
James R. Spurgeon, Town Manager

ATTEST: *Antonia M. Wickes*
Antonia M. Wickes, Town Clerk

BY: *Douglas W. Harvey*
Douglas W. Harvey, Building Official

BY: *John C. Randolph*
John C. Randolph, Town Attorney



30-38-42-035-000-0000.0
SUBDIVISION PARCEL NUMBER

TITLE CERTIFICATION

State of Florida)
County of Martin)

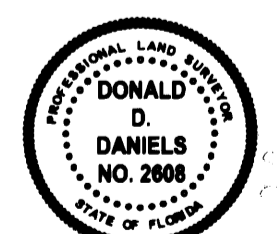
I, Robert M. Graham, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Douglas A. Warner, III and Patricia Ann Warner, his wife; that the current taxes have been paid; that there are no mortgages of record; and that there are no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: 1-4-01 Attorney: *Robert M. Graham*
Robert M. Graham

SURVEYOR & MAPPER CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), Monuments and Permanent Control Points ("P.C.P.s") according to Section 177.091 (9), Florida Statutes, have been placed as required by law, and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of TOWN OF JUPITER ISLAND, Florida.

Dated: 12/12/2000 SURVEYOR: *Donald D. Daniels*
DONALD D. DANIELS PROFESSIONAL
SURVEYOR & MAPPER, FLORIDA
CERTIFICATION NO. 2608



DONALD D. DANIELS, INC. Consulting Surveyors & Mappers	WARNER ESTATE		SCALE: NONE
	Florida Certificate LB No. 4165 725 North A-1-A, Suite C-111 Jupiter, Florida 33477 Tel: (561) 747-9894	REFERENCE: 244 OFFICE: DAO CHECKED:	REVISIONS: