

PLAT OF
CORAL ISLE

BEING A REPLAT OF PORTIONS OF LOTS 111 AND 112;
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 6.5548 ACRES, MORE OR LESS
TOWN OF JUPITER ISLAND
MARTIN COUNTY, FLORIDA
SHEET 1 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 15, MARTIN COUNTY PUBLIC RECORDS,
THIS 29th DAY OF Nov, 2001.
MARSHA EWING, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: S. Schenk
DEPUTY CLERK

FILE NO.: 1536770

SUBDIVISION PARCEL CONTROL NUMBER:
35-38-42-036-000-0000-0

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.

LEGAL DESCRIPTION

BEGINNING AT A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707 INTERSECTS A LINE PARALLEL TO AND ONE HUNDRED SIXTY-FIVE (165) FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE LINE BETWEEN LOTS ONE HUNDRED ELEVEN (111) AND ONE HUNDRED TWELVE (112); JUPITER ISLAND AND GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 432.85 FEET TO A CONCRETE MONUMENT SET IN SAID LINE; THENCE RUN NORTH 83° 26' WEST 198 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 81° 10' WEST A DISTANCE OF 332.07 FEET, MORE OR LESS, TO A CROSS IN THE TOP OF A CONCRETE BULKHEAD; THENCE CONTINUE WESTERLY ALONG THE SAME COURSE TO THE WATERS OF HOBE SOUND, BEING THE WATERWARD FACE OF SAID BULKHEAD; THENCE RUN SOUTHERLY ALONG THE WATERS OF HOBE SOUND 203 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE PARALLEL TO AND SIXTY (60) FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE AFORESAID LINE BETWEEN LOTS ONE HUNDRED ELEVEN (111) AND ONE HUNDRED TWELVE (112); THENCE RUN EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 517.98 FEET, MORE OR LESS, TO A CONCRETE MONUMENT SET IN SAID LINE, WHICH CONCRETE MONUMENT IS 439.99 FEET WESTERLY FROM, MEASURED ALONG SAID PARALLEL LINE, THE WESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 707; THENCE RUN NORTH 5° 12' WEST A DISTANCE OF 125.52 FEET TO A CONCRETE MONUMENT; THENCE RUN DUE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF LOT 111, A DISTANCE OF 214.91 FEET TO A CONCRETE MONUMENT; THENCE RUN DUE NORTH A DISTANCE OF 5.71 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 89° 37' EAST A DISTANCE OF 213.4 FEET TO A CONCRETE MONUMENT SET ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707; THENCE RUN NORTH 10° 00' WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707 A DISTANCE OF 95.72 FEET, TO THE POINT OF BEGINNING.

AND
A PARCEL OF LAND IN LOT 112, GOMEZ GRANT OR JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SET ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 11A, SAID CONCRETE MONUMENT BEING 210 FEET SOUTH OF AND AT RIGHT ANGLE TO THE NORTH LINE OF SAID LOT 112, THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 112, A DISTANCE OF 465 FEET, MORE OR LESS, TO A CONCRETE MONUMENT; THENCE RUN NORTH 14° 32' WEST A DISTANCE OF 25.54 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 88° 15' WEST, A DISTANCE OF 150.52 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 78° 44' WEST, A DISTANCE OF 30.8 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 70° 57' WEST, A DISTANCE OF 288 FEET, MORE OR LESS, TO THE EASTERLY SHORE LINE OF HOBE SOUND, THENCE MEANDER THE EASTERLY SHORE LINE OF HOBE SOUND NORTH-WESTERLY TO A POINT 60 FEET SOUTH OF AND AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 112, THENCE RUN EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 112, A DISTANCE OF 985 FEET, MORE OR LESS, TO A CONCRETE MONUMENT SET ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 11A, A DISTANCE OF 155 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND IN LOT 112, GOMEZ GRANT OR JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 707 AND THE NORTH LINE OF SAID LOT 112, THENCE RUN SOUTH 14° 32' EAST, ALONG THE CENTERLINE OF SAID STATE ROAD 707 A DISTANCE OF 92.71 FEET TO THE POINT OF BEGINNING; THENCE RUN DUE WEST ON A LINE THAT IS 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 112 A DISTANCE OF 302.15 FEET TO A CONCRETE MONUMENT; THENCE RUN DUE SOUTH A DISTANCE OF 120 FEET TO A CONCRETE MONUMENT; THENCE RUN DUE EAST ON A LINE THAT IS 210 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 112 A DISTANCE OF 332.97 FEET TO A POINT; THENCE RUN NORTH 14° 32' WEST ALONG SAID ROAD CENTERLINE A DISTANCE OF 123.97 FEET, TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

THE RIGHT OF WAY OF STATE ROAD 707.

THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DELIA CARRINGTON BLAKE, AS TRUSTEE AND PAUL D. KAZILIONIS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "CORAL ISLE" AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCE AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE TOWN OF JUPITER ISLAND. TOWN OF JUPITER ISLAND HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 22 DAY OF August, 2001.

Delia Carrington Blake
DELIA CARRINGTON BLAKE
AS TRUSTEE

Paul D. Kazilionis
PAUL D. KAZILIONIS

Kevin M. O'Leary
WITNESS

Joanne Talley
WITNESS

ACKNOWLEDGEMENT

STATE OF VERMONT
COUNTY OF BENNINGTON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DELIA CARRINGTON BLAKE, AS TRUSTEE, TO ME WELL KNOWN AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. SHE IS () PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/16/03
Kevin M. O'Leary
NOTARY PUBLIC Kevin M. O'Leary

STATE OF VERMONT AT LARGE
COMMISSION NO.:

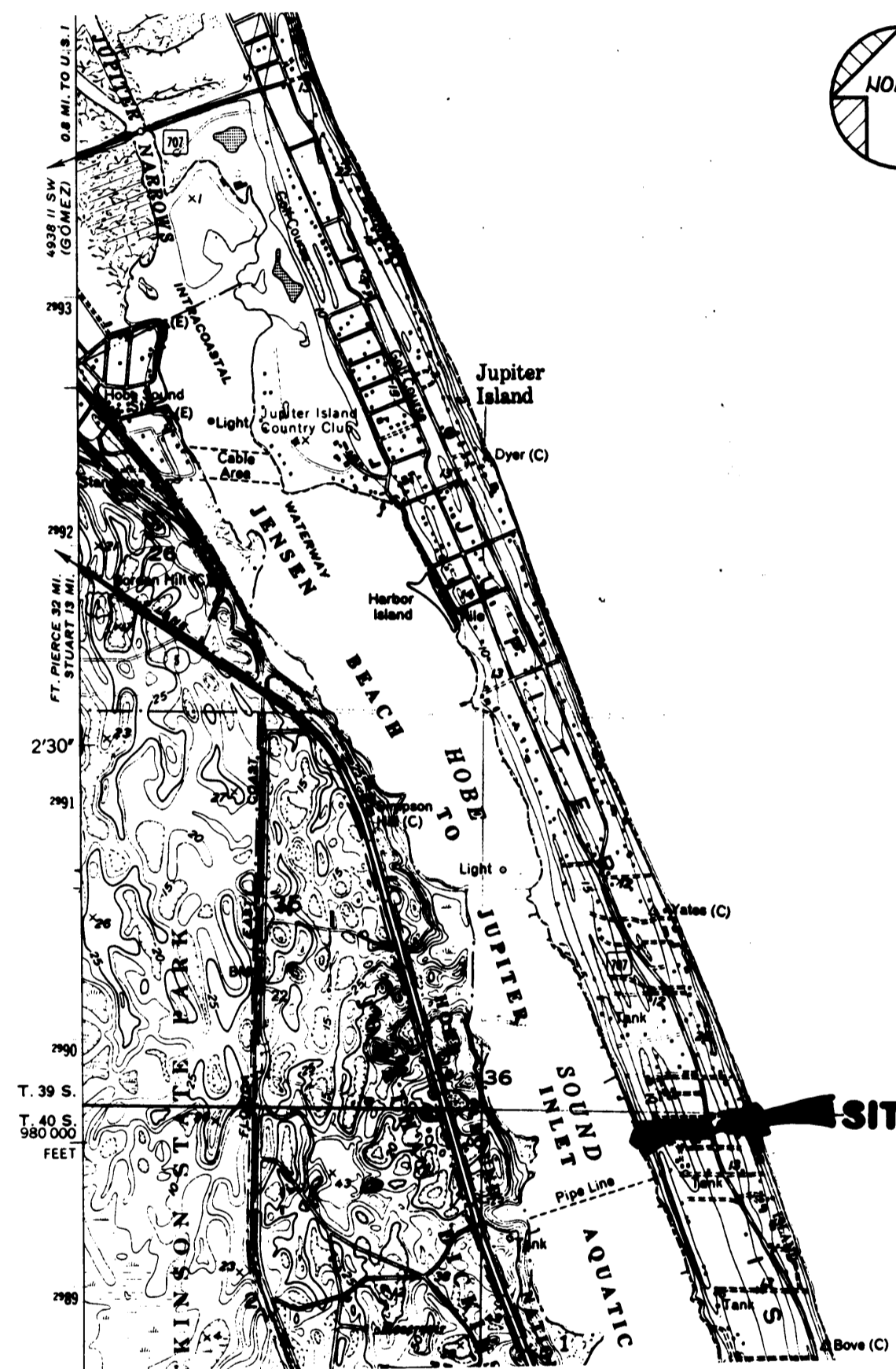
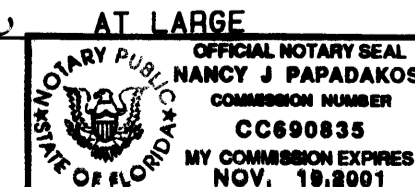
ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Martin

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL D. KAZILIONIS, TO ME WELL KNOWN AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. HE IS () PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES:
Nancy J. Papadakis
NOTARY PUBLIC

STATE OF Florida AT LARGE
COMMISSION NO.:



VICINITY SKETCH

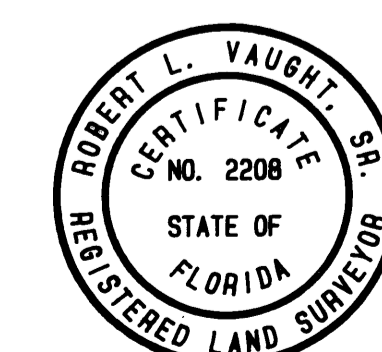
SCALE 1 : 24,000

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "CORAL ISLE" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER THE PLAT AND SURVEY DATA COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PARTS 1 AND 11, FLORIDA STATUTES, AND ORDINANCES OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATED THIS 20th DAY OF NOVEMBER, 2001.

Robert L. Vaught, Sr.
ROBERT L. VAUGHT, SR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208
STATE OF FLORIDA
9075 SE BRIDGE ROAD
HOBE SOUND, FLORIDA 33455



GENERAL NOTES

BEARINGS SHOWN HEREON ARE BASED ON TRUE BEARINGS (FLORIDA STATE PLANE COORDINATES SYSTEM - EAST ZONE - NAD 27) 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 RESOURCES MONUMENTS *89 84 A04* AND *89 84 A05*.

BUILDABLE AREA OF LOTS 1 AND 2, ARE LOCATED IN FLOOD ZONE "C".

TITLE CERTIFICATION

I, FREDERICK G. SUNDHEIM, JR, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY, THAT AS OF 27th DAY OF August, 2001 AT 8:00 P.M.

- 1) RECORD TITLE TO THE LANDS LEGALLY DESCRIBED ON SHEET ONE OF THIS PLAT, ARE IN THE NAMES OF THE INDIVIDUALS EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- 2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
- 3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 27th DAY OF August, 2001.

Frederick G. Sundheim, Jr.
FREDERICK G. SUNDHEIM, JR.
OUGHTERSON, SUNDHEIM & WOODS, P. A.
310 S. W. OCEAN BOULEVARD
STUART, FLORIDA 34994-2007
FLORIDA BAR NUMBER 158670

**APPROVALS
TOWN OF JUPITER ISLAND**

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER ISLAND AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, ON THE DATE OR DATES INDICATED.

- DATE: 7/9/01 BY: Joseph E. Connolly
DATE: 7/9/01 BY: James R. Spurgeon
DATE: 7/9/01 BY: Douglas W. Harvey
DATE: 11/26/01 BY: John C. Randolph
ATTEST: Antonia M. Wickes

R. L. VAUGHT & ASSOCIATES, INC.
SURVEYOR, MAPPER & PLANNER
LICENSING BOARD NUMBER 5879
9075 SE BRIDGE ROAD, HOBE SOUND 33455
MAIL: P. O. BOX 160 HOBE SOUND, FL 33475
PHONE: 561 546-8086 FAX: 561 546-8087

ORDER NO.: 80C750 F.B.: PB143/30 17 MAY 01