

RECORDED
MARTIN CO., FL
2007 FEB 28 PM 3:47
MARSHA EWING
CLERK OF CIRCUIT COURT
BY _____ D.C.

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 16 PAGE 49, MARTIN COUNTY PUBLIC RECORDS, THIS 28th DAY OF FEBRUARY 2007.
MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA

BY: Jammy K. Coates
DEPUTY CLERK

FILE NO.: 1996390



SUBDIVISION PARCEL CONTROL NUMBER:
35-38-42-045-000-0000.0

PLAT OF GRASSY TRAIL ESTATES

BEING A REPLAT OF LOTS 2, 3 AND 4, BLOCK 94:
THE ISLAND BEACH REVISED PLAT NO. 2
RECORDED IN PLAT BOOK 2 AT PAGE 44
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS
TOWN OF JUPITER ISLAND
MARTIN COUNTY, FLORIDA
SHEET 1 OF 2 SHEETS

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS C. TURNER AND SUSAN M. TURNER, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AS "GRASSY TRAIL ESTATES" AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE TOWN OF JUPITER ISLAND. SUCH EASEMENTS SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE TOWN OF JUPITER ISLAND HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY DESIGNATED AS SUCH ON THIS PLAT.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAY BE USED FOR DRAINAGE PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE TOWN OF JUPITER ISLAND. THE TOWN OF JUPITER ISLAND HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 9th DAY OF FEBRUARY 2007.

Witness signatures for Thomas C. Turner and Susan M. Turner.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS C. TURNER AND SUSAN M. TURNER, HUSBAND AND WIFE, TO ME WELL KNOWN AND THEY ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. THEY ARE () PERSONALLY KNOWN TO ME OR () HAVE PRODUCED DRIVERS' LICENSES AS IDENTIFICATION.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

- MARC R. GAYLORD, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 9th DAY OF FEBRUARY 2007 AT 11:00 A.M.
- RECORD TITLE TO THE LANDS LEGALLY DESCRIBED HEREON IS IN THE NAME OF THE INDIVIDUALS EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE FROM THOMAS C. TURNER AND SUSAN M. TURNER, HUSBAND AND WIFE, IN FAVOR OF COMERICA BANK, A MICHIGAN BANKING CORPORATION DATED JANUARY 17, 2006 AND AS RECORDED ON JANUARY 19, 2006 IN OFFICIAL RECORDS BOOK 2103, PAGE 2175, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.132, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 9th DAY OF FEBRUARY 2007.
[Signature]
MARC R. GAYLORD, P.A.
11700 S. E. DIXIE HIGHWAY
HOBE SOUND, FLORIDA 33455
FLORIDA BAR NUMBER 375381

LEGAL DESCRIPTION

LOTS 2, 3 AND 4, BLOCK 94: THE ISLAND BEACH REVISED PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 44, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

MORTGAGEE'S CONSENT

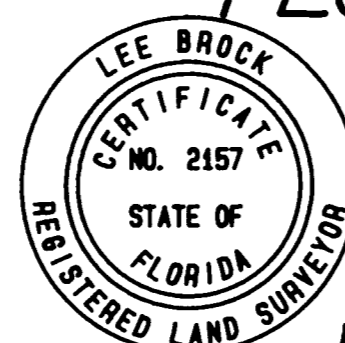
STATE OF FLORIDA
COUNTY OF MARTIN
COMERICA BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREDIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREIN, BY THE OWNERS THEREOF; AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2103, PAGE 2175, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON AND FURTHER AGREES THAT SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING THE SAID PROPERTY THAT ALL PIECES AND PARCELS DEDICATED TO THE PUBLIC WILL BE EXCLUDED FROM SAID SUIT AND THE DEDICATION WILL REMAIN IN FULL FORCE AND EFFECT.
SIGNED AND SEALED THIS 23rd DAY OF FEBRUARY 2007.
COMERICA BANK

Witness signatures for William F. X. Dryer, V.P.

ACKNOWLEDGEMENT

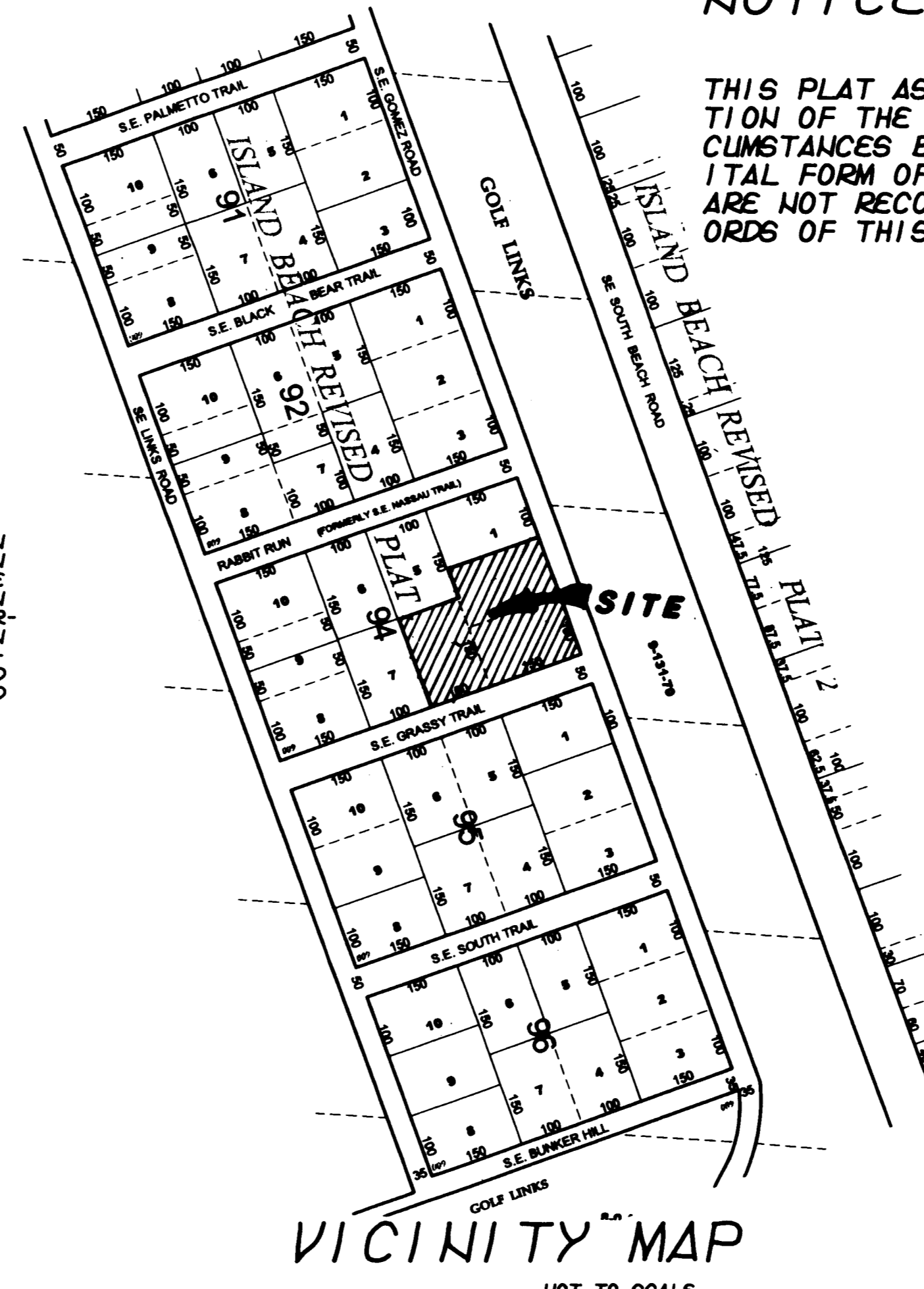
STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM F. X. DRYER, TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF COMERICA BANK AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.
MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE
COMMISSION NO. [Signature]

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES



DATED JAN. 15, 2007

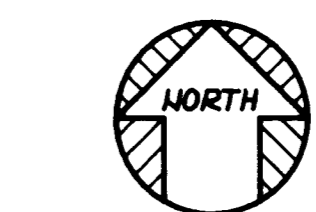
[Signature]
LEE BROCK
PROFESSIONAL SURVEYOR AND MAPPER NO. 2157
STATE OF FLORIDA



VICINITY MAP
NOT TO SCALE

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.



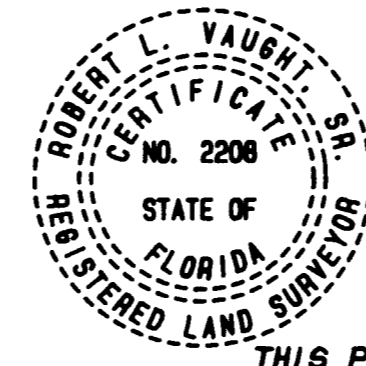
APPROVALS TOWN OF JUPITER ISLAND

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.

- 3/29/07 BY: Charles Falcone, Mayor
- 1/29/07 BY: Joseph E. Connolly, Town Manager
- 1/29/2007 BY: Jeffrey C. Henell, Director of Planning, Zoning and Building
- 1/29/07 BY: John C. Randolph, Town Attorney
- BY: Glen Carlisle, Town Clerk

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "GRASSY TRAIL ESTATES" 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, PART 1, FLORIDA STATUTES, AND ORDINANCES OF THE TOWN OF JUPITER ISLAND, FLORIDA.
DATED THIS 25th DAY OF FEBRUARY 2007.



THIS PLAT WAS PREPARED BY THE SIGNING SURVEYOR AND MAPPER

[Signature]
ROBERT L. VAUGHT, SR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208
STATE OF FLORIDA
5075 SE BRIDGE ROAD
HOBE SOUND, FLORIDA 33455-5314

SHEET 1 OF 2 SHEETS

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: 772-546-8086 FAX: 772-546-8087

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