

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 50 MARTIN COUNTY PUBLIC RECORDS. THIS 13th DAY OF March 2007.
MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA

BY: *Charles Buckley*
DEPUTY CLERK

FILE NO.: 1990713

SUBDIVISION PARCEL CONTROL NUMBER:
35-38-42-046-000-0000.0

PLAT OF THOURON FLORIDA REAL ESTATE

BEING A REPLAT OF PORTIONS OF LOTS 134 AND 135; GOMEZ GRANT AND JUPITER ISLAND RECORDED IN PLAT BOOK 1 AT PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA LYING BETWEEN THE MEAN HIGH WATER LINE OF HOBE SOUND AND THE EROSION CONTROL LINE, LESS: THE RIGHT-OF-WAY FOR STATE ROAD NO. 707 TOWN OF JUPITER ISLAND MARTIN COUNTY, FLORIDA SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION

THAT PART OF LOT 134 AND OF THE NORTH 70 FEET OF LOT 135, JUPITER ISLAND, ACCORDING TO THE MAP OF GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN DADE COUNTY RECORDS IN PLAT BOOK A, PAGE 17 AND IN PALM BEACH COUNTY RECORDS IN PLAT BOOK 1, PAGE 80 LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 707 AS NOW OF RECORD IN MARTIN COUNTY, FLORIDA, LYING EAST OF THE MEAN HIGH WATER LINE OF HOBE SOUND, LESS HOWEVER, THAT PORTION OF SAID PROPERTY CONVEYED BY HAROLD C. DOYLE AND WIFE TO MALCOLM S. MCCONNHE, JR., BY DEED DATED APRIL 3, 1963 AND RECORDED IN OFFICIAL RECORD BOOK 112, PAGE 412, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH ALL RIPARIAN OR LITTORAL RIGHTS THEREUNTO BELONGING.

TOGETHER WITH:

THE NORTH 73.22 FEET OF LOT 135, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, MARTIN COUNTY, FLORIDA PUBLIC RECORDS THAT LIES EAST OF STATE ROAD 707, AS MEASURED ALONG THE EAST RIGHT-OF-WAY OF SAID STATE ROAD NO. 707, AND

THAT PORTION OF LOT 134, GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THAT LIES EAST OF STATE ROAD 707 AND IS BOUNDED ON THE SOUTH BY THE SOUTH LINE OF LOT 134 AFORESAID AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 707 AND ON THE EAST BY THE WATERS OF THE ATLANTIC OCEAN (EROSION CONTROL LINE) AND ON THE NORTH BY THE SOUTH LINE OF THE FOLLOWING DESCRIBED NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE ATLANTIC OCEAN, TO WIT:

AN EASEMENT FOR INGRESS AND EGRESS TO THE ATLANTIC OCEAN OVER A STRIP OF LAND 15 FEET IN WIDTH RUNNING FROM STATE ROAD 707 TO THE WATERS OF THE ATLANTIC OCEAN, THE CENTER LINE OF WHICH 15 FOOT STRIP IS DESCRIBED AS FOLLOWS: FROM THE POINT OF INTERSECTION OF THE NORTH LINE OF LOT 134, JUPITER ISLAND, ACCORDING TO PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED OCTOBER 6, 1965, RECORDED IN PLAT BOOK A, PAGE 17, DADE COUNTY, FLORIDA PUBLIC RECORDS, ALSO FILED MAY 27, 1970, RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, AND THE CENTERLINE OF STATE ROAD 707, RUN SOUTH 17°25'40" EAST, ALONG SAID CENTERLINE OF STATE ROAD 707 FOR A DISTANCE OF 134.77 FEET; THENCE RUN NORTH 84°18'50" EAST ** FOR A DISTANCE OF 103.80 FEET; THENCE RUN NORTH 84°08'50" EAST FOR A DISTANCE OF 200 FEET; THENCE CONTINUE ON SAID LAST LINE AND BEARING FOR A DISTANCE OF 85 FEET, MORE OR LESS TO THE WATERS OF THE ATLANTIC OCEAN.

** THIS CALL DOES NOT APPEAR IN DEED: *FOR A DISTANCE OF 51.95 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°18'50" EAST *THE EASEMENT DEED CALLS HAVE BEEN ROTATED BETWEEN 0°28'00" AND 0°32'22" COUNTERCLOCKWISE TO MATCH BASIS OF BEARINGS.

TITLE CERTIFICATION

I, RICHARD D. PERCIC, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 19th DAY OF January, 2007, AT 11:00 P.M.

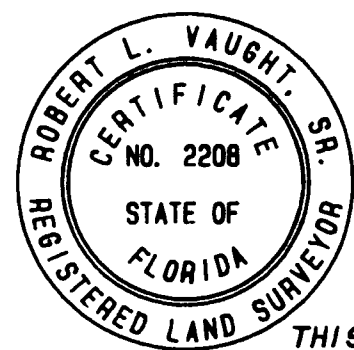
- 1) RECORD TITLE TO THE LANDS LEGALLY DESCRIBED ON SHEET ONE OF THIS PLAT, ARE IN THE NAME OF THE ENTITY AND THE INDIVIDUALS EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.
- 2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE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

DATED THIS 1st DAY OF March, 2007.
Richard D. Percic
RICHARD D. PERCIC
JECK, HARRIS & JONES, LLP
1001 EAST HAVANTOWN ROAD SUITE 400
JUPITER, FLORIDA 33477-5143
FLORIDA BAR NUMBER 979184

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "THOURON FLORIDA REAL ESTATE" 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 COMPLES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PARTS I AND II, FLORIDA STATUTES, AND ORDINANCES OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATED THIS 28th DAY OF FEBRUARY, 2007.



Robert L. Vaught, Sr.
ROBERT L. VAUGHT, SR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208
STATE OF FLORIDA
3075 SE BRIDGE ROAD
HOBE SOUND, FLORIDA 33455-5314

THIS PLAT WAS PREPARED BY THE SIGNING SURVEYOR AND MAPPER.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THOURON FLORIDA REAL ESTATE, L.P., AGATHA S. BARCLAY AND SAMUEL B. SUTPHIN, II, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "THOURON FLORIDA REAL ESTATE" AND DO HEREBY DEDICATE AS FOLLOWS:

THE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES (INCLUDING THE CONSTRUCTION, 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 SERVICE PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES) BY ANY PUBLIC UTILITY AND 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 AND UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

THOURON FLORIDA REAL ESTATE, L.P., A DELAWARE LIMITED PARTNERSHIP, BY AND THROUGH THOURON FAMILY REAL ESTATE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER, DOES HEREBY CERTIFY THAT IT IS ONE OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN. SIGNED AND SEALED THIS 14th DAY OF FEBRUARY, 2007.

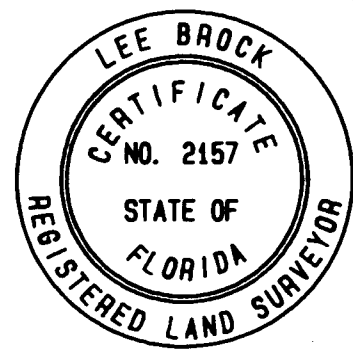
Bonnie Fount
Bonnie Fount
WITNESS
Charles R. Roberts
Charles R. Roberts, MEMBER
ADDRESS: FOREST ROAD
VAL COASTAL RD 8167
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 14th DAY OF FEBRUARY, 2007.

Agatha S. Barclay
Agatha S. Barclay
WITNESS *Angie Meszaro*
Angie Meszaro
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 20th DAY OF FEBRUARY, 2007.

Samuel B. Sutphin, II
Samuel B. Sutphin, II
WITNESS *Alicia M. Gamboa*
Alicia M. Gamboa
Rebecca S. Flannery
Rebecca S. Flannery
ADDRESS: 6601 W. 96th ST
Zionsville IN 46077

REVIEWED FOR CONFORMITY TO CHAPTER 177, PARTS I AND II, FLORIDA STATUTES

DATED 02-05-2007
Lee Brock
LEE BROCK
PROFESSIONAL SURVEYOR AND MAPPER NO. 2157
STATE OF FLORIDA



ACKNOWLEDGEMENT

STATE OF Illinois
COUNTY OF Shelby
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES H. HOBBS, TO ME WELL KNOWN TO BE A MEMBER OF THOURON FAMILY REAL ESTATE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SOLE GENERAL PARTNER OF THOURON FLORIDA REAL ESTATE, L.P., A DELAWARE LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP, AS A MEMBER OF SAID LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.
MY COMMISSION EXPIRES: May 29, 2008
Andrea Stanton
Andrea Stanton
NOTARY PUBLIC
STATE OF Illinois AT LARGE
COMMISSION NO. _____

ACKNOWLEDGEMENT

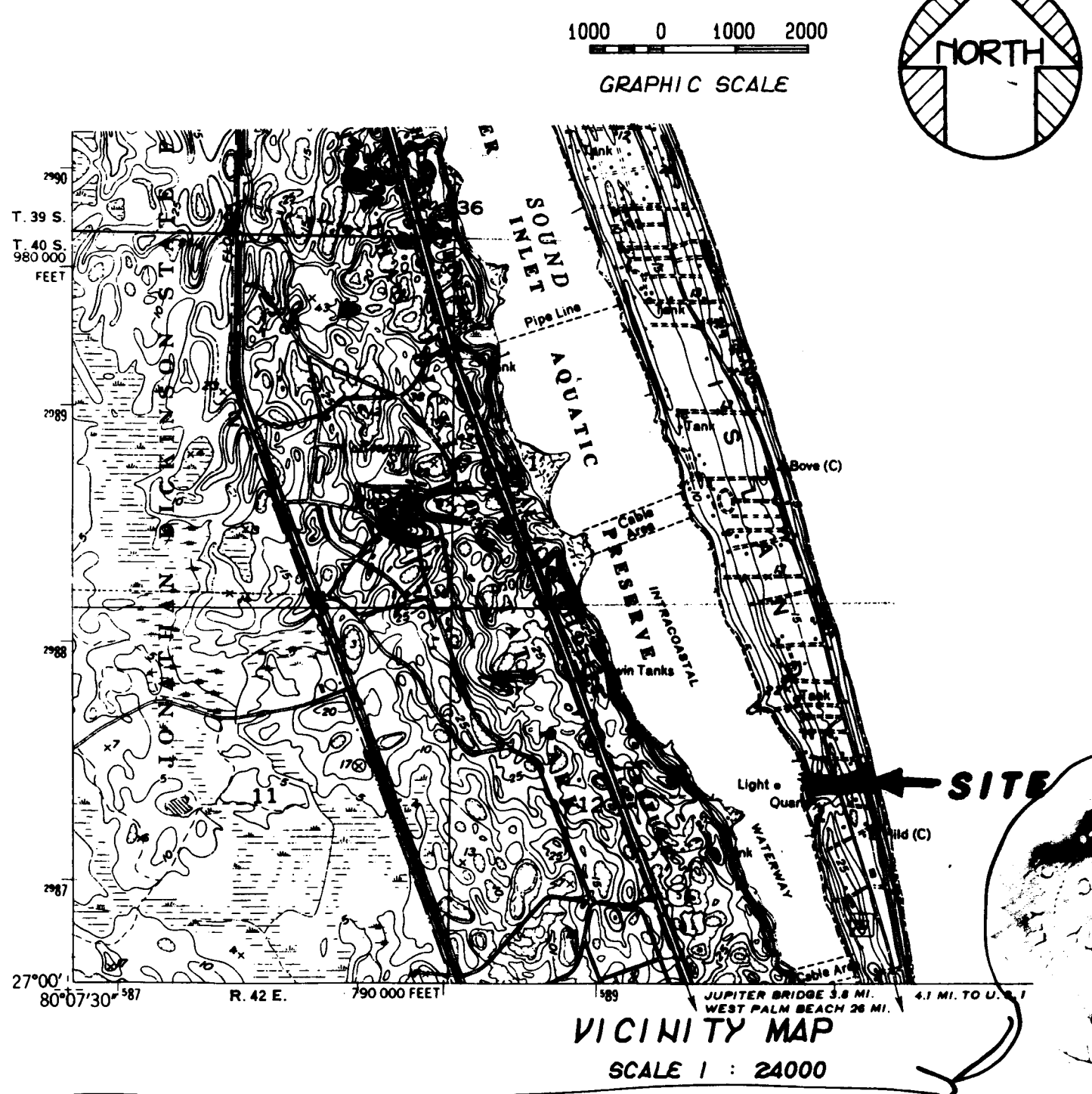
STATE OF Maryland
COUNTY OF MONTGOMERY
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AGATHA S. BARCLAY, TO ME WELL KNOWN AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP. SHE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.
MY COMMISSION EXPIRES: August 1, 2010
William H. Harley
William H. Harley
NOTARY PUBLIC
STATE OF Maryland AT LARGE
COMMISSION NO. _____

ACKNOWLEDGEMENT

STATE OF Indiana
COUNTY OF Marion
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SAMUEL B. SUTPHIN, II, TO ME WELL KNOWN AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP. HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.
MY COMMISSION EXPIRES: 4/23/07
Richelle L. Faust
Richelle L. Faust
NOTARY PUBLIC
STATE OF Indiana AT LARGE
COMMISSION NO. _____

NOTICE

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPERPLANTED 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 177.07(1)(2), FLORIDA STATUTES, ON THE DATE OR DATES INDICATED.
- 2/8/07 DATE BY: *Charles Falcone* CHARLES FALCONE, MAYOR
 - 2/8/2007 DATE BY: *Joseph E. Connolly* JOSEPH E. CONNOLLY, TOWN MANAGER
 - 2/8/2007 DATE BY: *Jeffrey C. Newell* JEFFREY C. NEWELL, DIRECTOR OF PLANNING, ZONING AND BUILDING
 - 2/12/2007 DATE BY: *John C. Randolph* JOHN C. RANDOLPH, TOWN ATTORNEY
 - ATTEST *Gwen Carlisle* GWEN CARLISLE, TOWN CLERK

SHEET 1 OF 2 SHEETS
R. L. VAUGHT & ASSOCIATES, INC.
SURVEYOR, MAPPING & PLANNING
LICENSING BOARD NUMBER 5879
9075 GE BRIDGE ROAD, HOPE SOUND 33455
MAIL: P.O. BOX 160 HOPE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
ORDER NO.: 808332 F.B.: PB171 & 173 OCTOBER 13, 2006

4: DIGI JOB6 / THOURON / SUTPHIN / 12130C / 1100