

FILED FOR RECORD
MARTIN CO., FL
2008 MAY 28 PM 3:38
CLERK: MARSHA EWING
BY: _____

TOPOLKA ESTATES

BEING A REPLAT OF LOT 1, JUPITER ACRES,
PLAT BOOK 3, PAGE 52,
SECTION 24, TOWNSHIP 40 SOUTH,
RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

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 72, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 28 DAY OF MAY 2008.

MARSHA EWING, CIRCUIT COURT
MARTIN COUNTY, FLORIDA

FILE NUMBER 2086564

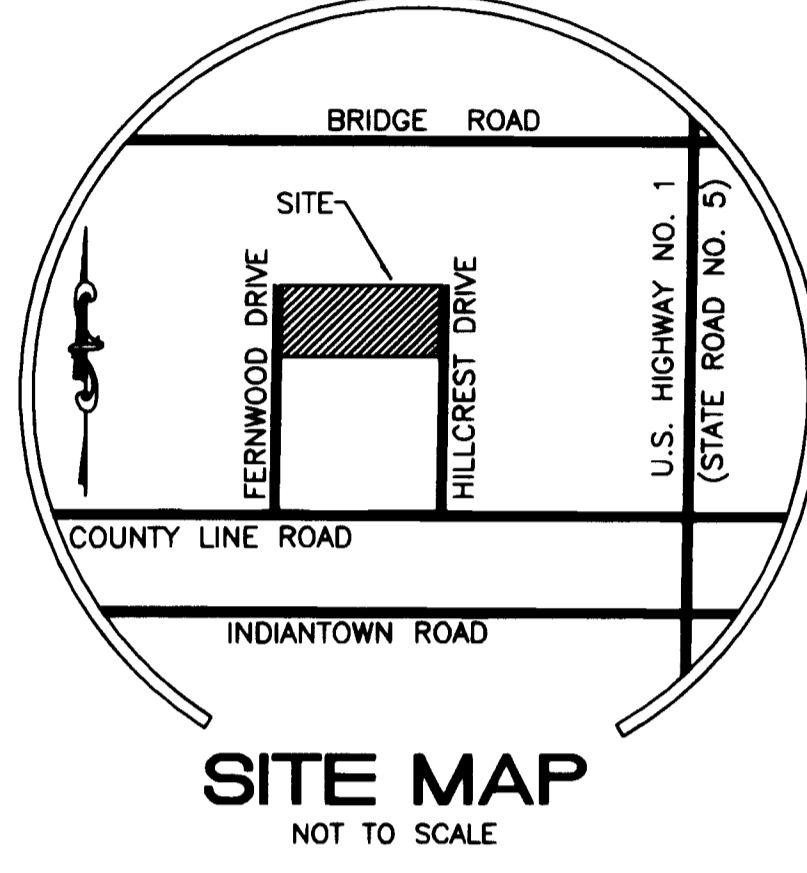
BY: Charlotte Brinkley
DEPUTY CLERK



FEBRUARY 2008

SHEET 1 OF 2

24-40-42-015-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER



SITE MAP
NOT TO SCALE

DESCRIPTION

LOT 1, JUPITER ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 0.85 ACRES, MORE OR LESS.

CERTIFICATION OF OWNERSHIP AND DEDICATION

JOHN TOPOLKA AND JODI TOPOLKA, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATE AS FOLLOWS:

DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF TOPOLKA ESTATES, AND DESIGNATED AS SUCH ON THE PLAT, ARE FOR THE BENEFIT OF THE OWNERS OF LOTS 1, 2, 3, AND 4. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DEDICATED AS SUCH ON THIS PLAT.

DATED THIS 4th DAY OF April, 2008.

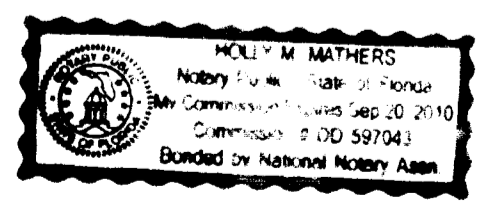
Paul Young WITNESS Paul Young
Jeanne F. Jusseaume WITNESS Jeanne F. Jusseaume
Paul Young WITNESS Paul Young
Jeanne F. Jusseaume WITNESS Jeanne F. Jusseaume

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN TOPOLKA AND JODI TOPOLKA, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

Holly M. Mathers
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. DD571043
MY COMMISSION EXPIRES: 09/20/2010



TITLE CERTIFICATION

WE, JEFFER & CIOFFI, P.A., A LAW FIRM, AS DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT AS OF FEBRUARY 27, 2008 AT 11 P.M.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:
(NONE)
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 27 DAY OF FEBRUARY, 2008.
James A. Cioffi
JAMES A. CIOFFI, ESQUIRE
JEFFER & CIOFFI, P.A.
250 TEQUESTA DRIVE, #200
TEQUESTA, FL. 33469

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE: 4/11/08 [Signature]
COUNTY SURVEYOR AND MAPPER

DATE: 4/14/08 [Signature]
COUNTY ENGINEER

DATE: 4/23/08 [Signature]
COUNTY ATTORNEY

DATE: 4/28/08
Bcc: 7-10-07
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
Marsha Ewing
CLERK
By Charlotte Brinkley DC

SURVEYOR AND MAPPER'S NOTES

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

- BEARINGS SHOWN HEREON ARE ASSUMED ON THE CENTERLINE OF FERNWOOD DRIVE AND ALL BEARINGS ARE RELATIVE THERETO.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- PARCEL LIES IN FLOOD ZONE X, AS SHOWN ON FEMA/FIRM MAP NUMBER 12085C 0526F.
- NOTICE: "THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL." THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR AND MAPPER'S CERTIFICATE:

I, RICHARD A. MIXON, HEREBY CERTIFY THAT THIS PLAT OF TOPOLKA ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT LOT MONUMENTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Richard A. Mixon
RICHARD A. MIXON, P.S.M.
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO.: 3335



THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC. 311 WEST INDIANTOWN ROAD, SUITE 3, JUPITER, FLORIDA 33458

MIXON LAND SURVEYING, INC.
311 WEST INDIANTOWN ROAD, SUITE 3
JUPITER, FLORIDA 33458
(561) 747-6046
CERTIFICATE NO. LB 4199

TOPOLKA ESTATES

JOB NO. 04-051 CADD FILE 04-051 SHEET 1 OF 2