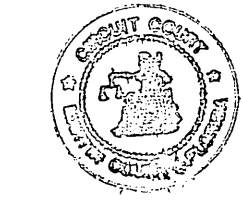


A Plat of Noni Estates

Being a Replat of a Portion of Lot 4, Plat of Arbela, as recorded in
Plat Book 3, Page 29, Public Records of Palm Beach, (now Martin) County, Florida,
Also Being a Replat of Parcel 1, Peter T. Lopilato & D. Marjorie Centrone Minor Subdivision,
as recorded in O. R. Book 1247, Page 28, Public Records of Martin County, Florida
All Lying in Section 1, Township 38 South, Range 41 East
TOWN of SEWALL'S POINT, A FLORIDA MUNICIPAL CORPORATION, MARTIN COUNTY, FLORIDA

FILED FOR RECORD
MARTIN CO. FLA.
MAY -6 PM 1:28
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 2, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 6th DAY OF May, 2005.
MARSHA EWING, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NUMBER 183 7414 BY Charlotte Bushey
DEPUTY CLERK

01-38-41-016-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

NONI ENTERPRISES, LLC, a Florida limited liability Company does hereby certify to be owner of the property described hereon, and has caused same to be surveyed and platted as shown, and does hereby dedicate as follows:

1. STREETS AND RIGHTS OF WAY:

The streets and rights-of-way shown on this plat of **NONI ESTATES** including any waste water lines lying therein, are hereby dedicated to the Town of Sewall's Point, a Florida municipal corporation.

The Island Tract located on Tuscan Lane shall be part of the right-of-way dedicated herein to the Town of Sewall's Point, a Florida municipal corporation, provided, however that said Tract shall be the maintenance responsibility of the Noni Estates Homeowners Association, Inc., which shall have an easement for access to and maintenance of said parcels. The Town of Sewall's Point, a Florida municipal corporation, shall have no responsibility, duty or liability regarding such Island Tract.

2. UTILITY EASEMENTS

The utility easements shown on this plat of **NONI ESTATES** may be used for any utility purposes by any utility or the Town of Sewall's Point, a Florida municipal corporation. The utility easements shall also 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.

3. DRAINAGE EASEMENTS

The Drainage Easements, including any drainage lines lying therein, shown on this plat of **NONI ESTATES** are hereby dedicated to the Town of Sewall's Point, a Florida municipal corporation, its successors and assigns, subject to use and access by the dedicators, their successors and assigns, and by the Town Commission of the Town of Sewall's Point, a Florida municipal corporation, for the purpose of access to and the maintenance of the Drainage Easements should said Town Commission deem such action necessary. The Town Commission of the Town of Sewall's Point, a Florida municipal corporation, shall have no responsibility, duty or liability regarding such Drainage Easements not withstanding its rights set forth above; maintenance shall be the responsibility of Noni Estates Homeowners Association, Inc.

4. CONSERVATION AREAS

The Conservation Areas, shown on this plat of **NONI ESTATES** are hereby dedicated to the Town of Sewall's Point, a Florida municipal corporation. No structures shall be placed in the Conservation Areas.

DATED this 19th day of MARCH, 2005.

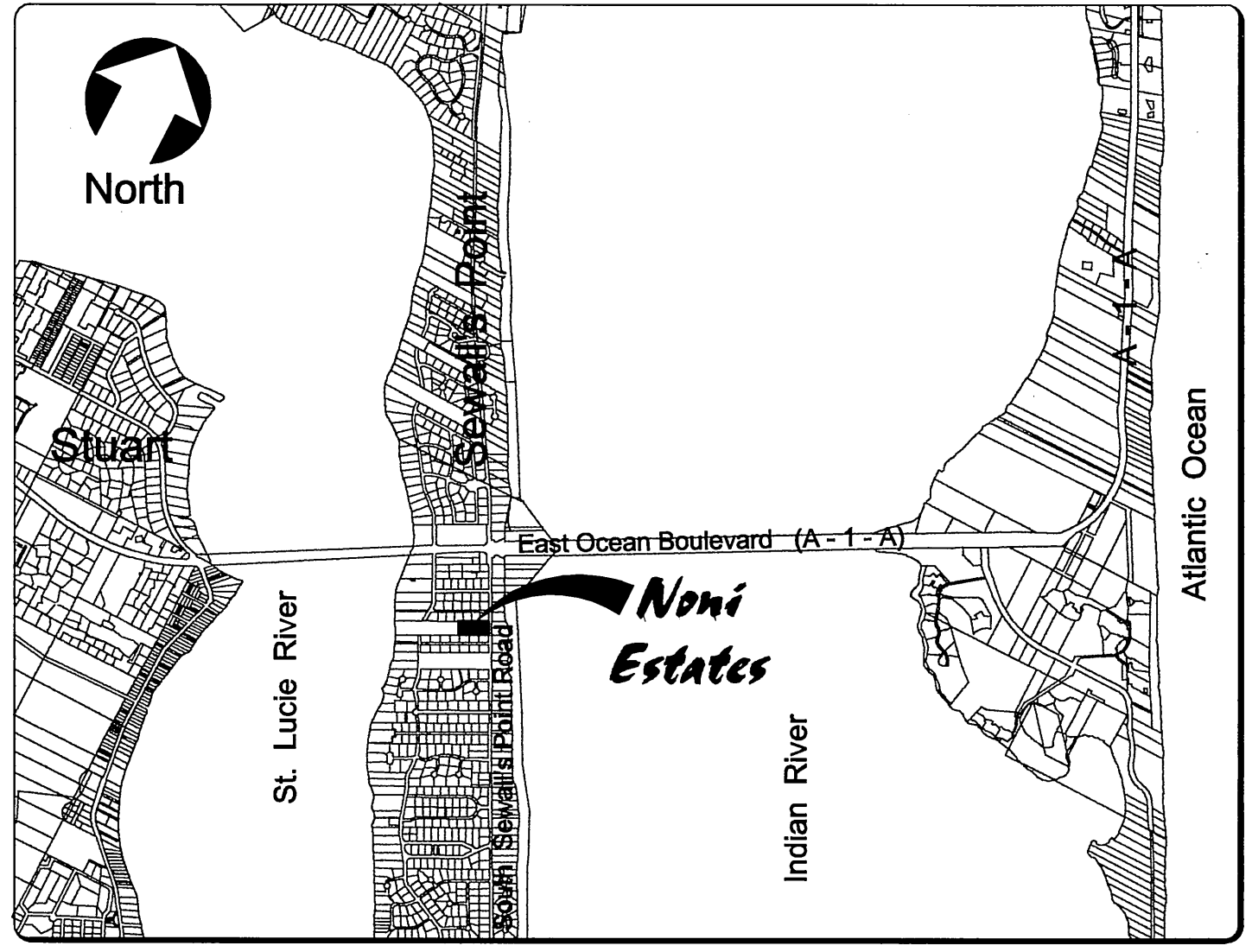
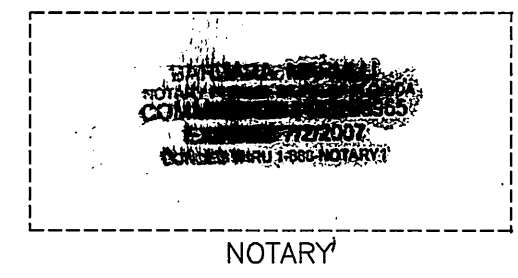
Val M. Stuck
Witness
Almij
Witness

Nina Pearson
Nina Pearson, Managing Member

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared **NINA PEARSON, MANAGING MEMBER**, who acknowledged before me this 19th day of March, 2005, the above Certificate of Ownership and Dedication. She is personally known to me and did not take an oath.

Barbara Marzulli
Notary Public, State of Florida at Large
Commission No: DD 22965
My commission expires: 7/3/2007



VICINITY MAP
1" = 2400'

NOTES

- Benchmark elevations as shown are referenced to the National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), and are referenced to USC&GS Benchmark Q236, Elevation=4.104 feet.
- Bearings shown hereon are relative to the centerline of South Sewall's Point Road, having a bearing of S 27°13'00" E.
- Coordinates shown hereon are based upon NAD 1983/1990 Adjustment, State Plane Transverse Mercator Projection, Florida East Zone, US Survey Feet Units.
- The National Flood Insurance Program designation as indicated on the F.E.M.A. Map Panel No. 12085c0154 F, Dated October 4, 2002, Locates the parcel in Zone X (Inside 500 Year Floodplain), Zone AE, Elevation=8, and Zone AE, Elevation=9, subject to any scaling and interpolation factors associated with mapping of this accuracy.
- Direct Ingress and Egress between Lot 1 and South Sewall's Point Road is Prohibited.

LEGEND AND ABBREVIATIONS

- o = Set P.C.P. (Permanent Control Point), a Set P.K. Nail with Disk Stamped "Aslan, Inc. P.S.M. 3336".
- △ = Arc Included Angle
- Ch. Brg. = Arc Chord Bearing
- o = Set P.C.P. (Permanent Control Point), a Set 5/8" Iron Rod with Cap Stamped "Aslan, Inc. P.S.M. 3336".
- P.S.M. = Professional Surveyor and Mapper
- = Set Permanent Reference Monument, a Set 4"x4" Concrete Monument with Disk Stamped "ASLAN, Inc. P.S.M. 3336".
- P.K. Nail = Parker-Kalon Nail
- F.E.M.A. = Federal Emergency Management Agency
- NGVD = National Geodetic Vertical Datum
- D.E. = Drainage Easement
- R. = Arc Radius
- U.E. = Utility Easement
- L. = Arc Length
- C.A. = Conservation Area

NOTICE
1. 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.

LEGAL DESCRIPTION

A portion of Lot 4, Plat of Arbela, according to the Plat thereof, recorded in Plat Book 3, Page 29, Public Records of Palm Beach (now Martin) County, Florida, lying Westerly of Sewall's Point Road and being more particularly described as follows: **Commence** at the point of intersection of the North line of said Lot 4 and the Westerly Right of Way line of said Sewall's Point Road said point being 15 feet Westerly of the centerline of said road; thence South 62°49'57" West along the Northerly line of said Lot 4 a distance of 10.00 feet to the **Point of Beginning**; thence continue South 62°49'57" West a distance of 485.90 feet; thence South 27°11'36" East a distance of 239.96 feet to the Southerly line of said Lot 4; thence North 62°50'13" East along said line a distance of 486.01 feet; thence North 27°13'00" West a distance of 240.00 feet to the **Point of Beginning**. Said Plat containing 2.677 acres (116,616 sq.ft.), more or less.

The above-described property is also known as "Parcel 1" as shown on the Minor Subdivision granted to Peter Lopilato and D. Marjorie Centrone by Resolution No. 491 of the Town Commission of The Town of Sewall's Point recorded in O.R. Book 1247, Page 28, Martin County, Florida, Public Records.

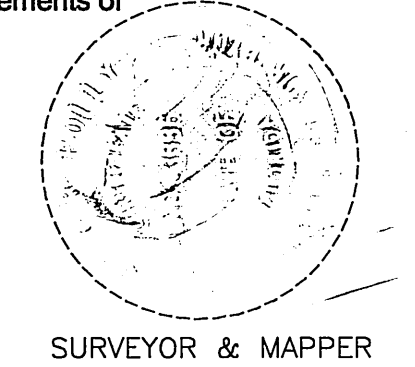
CERTIFICATE OF SURVEYOR AND MAPPER

STATE OF FLORIDA
COUNTY OF MARTIN

I, Eric B. Holly, hereby certify that this Plat of **NONI ESTATES** is a true and correct representation of the lands surveyed, that such survey was made under my responsible direction and supervision; that such survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments have been placed, as required by law; that Permanent Control Points will be set for the required improvements within the platted lands; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and applicable ordinances of Martin County, Florida.
ASLAN, inc.

2440 SE Federal Highway, Suite 700
Stuart, FL 34994
Florida Certificate of Authorization No. LB 5715

Eric B. Holly
ERIC B. HOLLY
Professional Surveyor & Mapper
Florida Registration No. 3336



TITLE CERTIFICATION

I, **Terence P. McCarthy, Esq.**, a member of the Florida BAR, hereby certify that:

- Record title to the land described in O.R.B. 1631, Page 1542 and shown on this plat of **NONI ESTATES** is in the name of the person, persons, corporation, or other entity executing the dedication thereon.
- 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 25th day of MARCH, 2005.

Terence P. McCarthy
TERENCE P. MCCARTHY, Attorney-at-Law
Florida Bar No. 168845
McCarthy, Summers, Bobko, Wood, Sawyer & Perry, P.A.
2400 S.E. Federal Highway, 4th Floor
Stuart, Florida 34994

APPROVAL OF TOWN OF SEWALL'S POINT, a Florida municipal corporation

The plat of **NONI ESTATES** as shown hereon has been approved by the Town Commission of the Town of Sewall's Point, a Florida municipal corporation, and the Town does hereby formally accept the offers to dedicate contained on this plat of **NONI ESTATES** this _____ day of _____, 2005.

TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, A FLORIDA MUNICIPAL CORPORATION

By: Richard L. Barrow
RICHARD L. BARROW, Mayor

Karen E. Roselli
KAREN E. ROSELLI, Town Attorney

Attest: Joan H. Barrow
JOAN H. BARROW, Town Clerk

PREPARED BY: Eric B. Holly, P.S.M.
ASLAN, inc.
CONSULTANTS • PLANNERS • SURVEYORS
LAND INFORMATION SERVICES
2440 S.E. Federal Highway - Suite 700
Stuart, FL 34994 (772) 288-4880 Fax 288-0128

