

# PLAT OF BLOWING OAKS AND REVISED

BEING A REPLAT OF LOTS 1 AND 2; AMENDED PLAT OF SEVEN OAKS ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 40, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CONTAINING 2.8614 ACRES, MORE OR LESS.  
TOWN OF JUPITER ISLAND  
MARTIN COUNTY, FLORIDA  
SHEET 1 OF 2 SHEETS

## 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.

### TITLE CERTIFICATION

1. PHILIPPE JECK, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 29th DAY OF September 2005 AT 11:00 P.M.
    - 1) RECORD TITLE TO THE LANDS LEGALLY DESCRIBED ON SHEET ONE OF THIS PLAT IS IN THE NAME OF THE ENTITY 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:  
MORTGAGE DATED JULY 15, 2005 AND AS RECORDED ON JULY 21, 2005, IN OFFICIAL RECORDS BOOK 2038, PAGE 2174;  
COLLATERAL ASSIGNMENT OF RENTS AND LEASES DATED JULY 15, 2005 AND AS RECORDED ON JULY 21, 2005 IN OFFICIAL RECORDS BOOK 2038, PAGE 2151;  
UCC1-F FINANCING STATEMENT FORM DATED JULY 16, 2005 AND AS RECORDED ON JULY 21, 2005 IN OFFICIAL RECORDS BOOK 2038, PAGE 2197;  
ALL OF THE ABOVE INSTRUMENTS ARE IN FAVOR OF LYDIAN PRIVATE BANK AND ARE IN THE PUBLIC RECORDS OF MARTIN COUNTY.
    - 3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.132, FLORIDA STATUTES, HAVE BEEN PAID.
- DATED THIS 20th DAY OF October 2005.

### MORTGAGEE'S CONSENT

STATE OF Florida  
COUNTY OF Palm Beach

LYDIAN PRIVATE BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE, COLLATERAL ASSIGNMENT OF RENTS AND LEASES AND A UCC1-FINANCING STATEMENT FORM UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS DESCRIBED HEREIN BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE COLLATERAL ASSIGNMENT OF RENTS AND LEASES AND UCC1-FINANCING STATEMENT FORM WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 2038, PAGE 2174, OFFICIAL RECORDS BOOK 2038, PAGE 2151 AND OFFICIAL RECORDS BOOK 2038, PAGE 2197, RESPECTIVELY OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS 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 REMAIN IN FULL FORCE AND EFFECT.

SIGNED AND SEALED THIS 15th DAY OF October 2005.  
LYDIAN PRIVATE BANK

### ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, Debra L. Vasileopoulos TO ME WELL KNOWN TO BE THE S.V.P. OF LYDIAN PRIVATE BANK AND (HE/SHE) ACKNOWLEDGED THAT (SHE) EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY, (SHE) IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

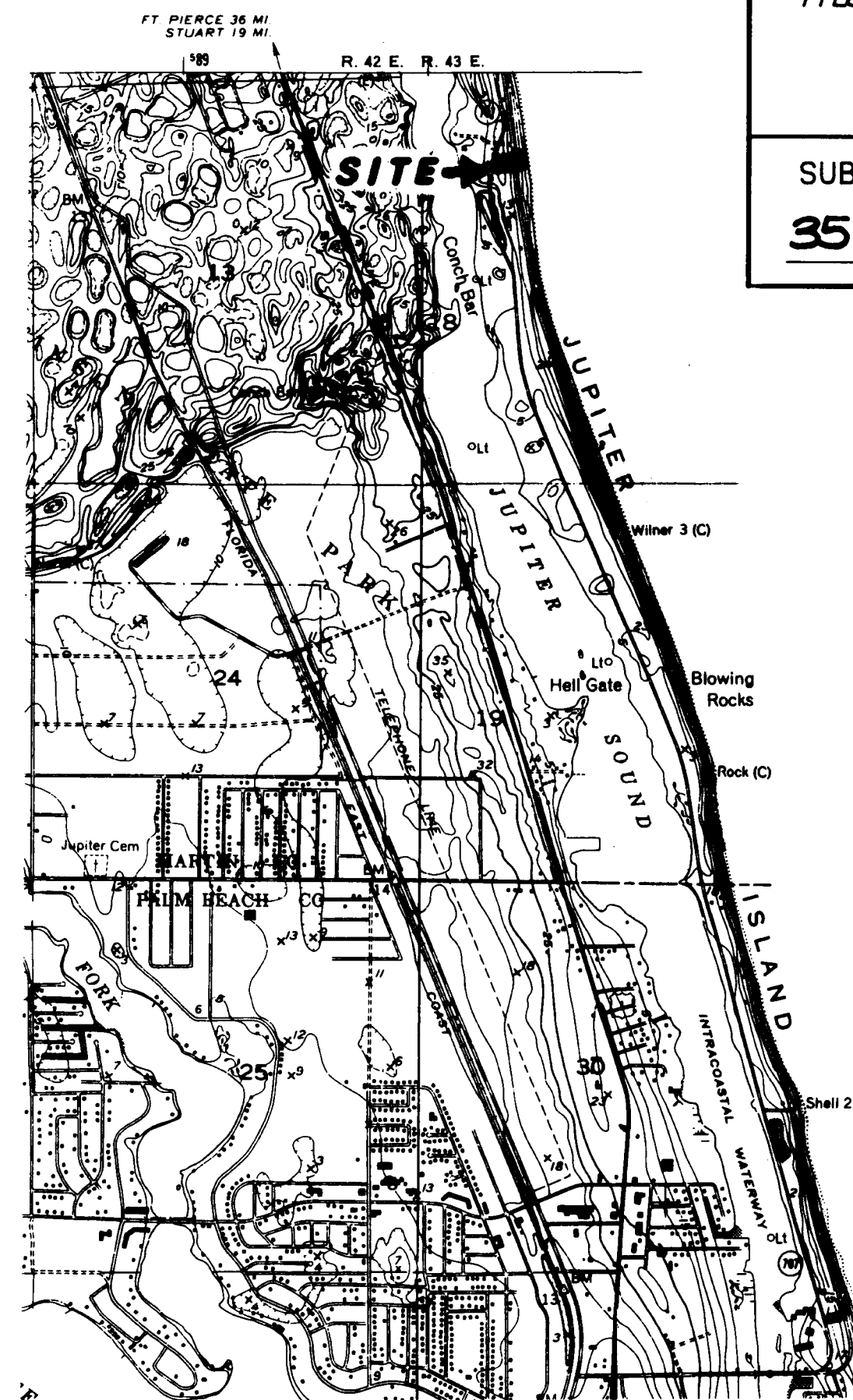
MY COMMISSION EXPIRES: 12/21/05  
Carla Wilson  
NOTARY PUBLIC  
STATE OF Florida AT LARGE  
COMMISSION NO.: 20140524

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "BLOWING OAKS" 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 COMPLY WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND ORDINANCES OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATED THIS 9th DAY OF JANUARY 2006

Robert L. Vaught, Sr.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208  
STATE OF FLORIDA  
3075 SE BRIDGE ROAD  
HOPE SOUND, FLORIDA 33455-5514  
LICENSING BOARD NO. 5879



LOCATION MAP  
SCALE 1 : 24 000

### 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)(A) FLORIDA STATUTES, ON THE DATE OR DATES INDICATED.

12/21/05 DATE BY: Joseph E. Connolly JOSEPH E. CONNOLLY, MAYOR  
12/21/05 DATE BY: Richard Gestrich RICHARD GESTRICH, TOWN MANAGER  
12/20/2005 DATE BY: Jeffery C. Newell JEFFERY C. NEWELL, BUILDING OFFICIAL  
12/21/05 DATE BY: John C. Randolph JOHN C. RANDOLPH, TOWN ATTORNEY  
ATTEST Antonita M. Wickes ANTONITA M. WICKES, TOWN CLERK

### 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 22, MARTIN COUNTY PUBLIC RECORDS, THIS 11th DAY OF January 2006.  
MARSHA EWING, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

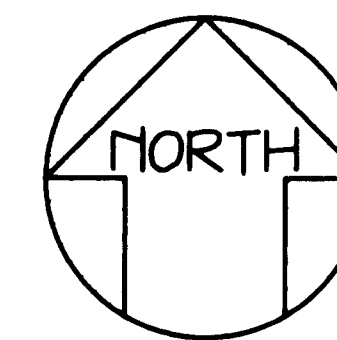
BY: Jammy P. Copus  
DEPUTY CLERK

FILE NO.: 1902375



SUBDIVISION PARCEL CONTROL NUMBER:

**35-38-42-043-000-0000.0**



JAN 11 PM 1:28  
CLERK OF CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

### LEGAL DESCRIPTION

LOTS 1 AND 2 OF AMENDED AND REVISED PLAT OF SEVEN OAKS ISLAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 40, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

THE FOLLOWING LIMITED LIABILITY COMPANY DOES HEREBY DEDICATE AS FOLLOWS:

THE UTILITY AND DRAINAGE EASEMENTS, SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY 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 UTILITY AND DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.  
KNOW ALL MEN BY THESE PRESENTS THAT 473 SOUTH BEACH ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "BLOWING OAKS".

DATED THIS 12th DAY OF October 2005.  
473 SOUTH BEACH ROAD, LLC

BY: Paul Wittmann  
PAUL WITTMANN  
MANAGING MEMBER

Philip Jeck  
PHILIPPE JECK  
JECK, HARRIS & JONES, LLP  
REYNOLDS PLAZA, SUITE 400  
1001 EAST JUDIAUTOWN ROAD  
JUPITER, FLORIDA 33477-5143  
FLORIDA BAR NUMBER 907831

### ACKNOWLEDGEMENT

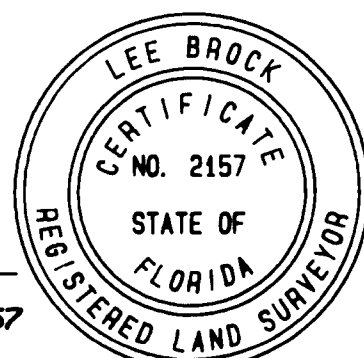
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL WITTMANN, MANAGING MEMBER, OF 473 SOUTH BEACH ROAD, LLC; AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP. HE IS (X) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: 12/21/05  
Joane Gibbs Pole  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO. 20140524

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

BY: Lee Brock  
LEE BROCK  
PROFESSIONAL SURVEYOR AND MAPPER NO. 2157  
STATE OF FLORIDA



BY: Debra L. Vasileopoulos  
PRINT NAME: Debra L. Vasileopoulos

BY: William A. Hinson  
WITNESS

### SHEET 1 OF 2 SHEETS

**R. L. VAUGHT & ASSOCIATES, INC.**  
SURVEYOR, MAPPER & PLANNER  
LICENSING BOARD NUMBER 5879  
9075 SE BRIDGE ROAD, HOPE SOUND 33455  
MAIL: P. O. BOX 160 HOPE SOUND, FL 33475  
PHONE: 772-546-8086 FAX: 772-546-8087

ORDER NO.: 80842C F. B.: FBI70/34 23 JUN 05

