

PLAT OF

SUNRISE RIDGE ESTATES

BEING A REPLAT OF PORTIONS OF LOTS 104, 105 AND 106; GOMEZ GRANT AND JUPITER ISLAND; RECORDED IN PLAT BOOK 1 AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING EAST OF STATE (NOW COUNTY) ROAD NO. 707, CONTAINING 5.2056 ACRES, MORE OR LESS. TOWN OF JUPITER ISLAND MARTIN COUNTY, FLORIDA SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION

START AT AN IRON PIN LOCATED AT THE POINT WHERE THE NORTH LINE OF LOT 105, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE CENTER LINE OF STATE ROAD 707; THENCE RUN NORTH 84°58'00" WEST ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 47.68 FEET; THENCE RUN NORTH 86°10'00" EAST, FOR A DISTANCE OF 17.57 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°10'00" EAST, FOR A DISTANCE OF 110 FEET, MORE OR LESS TO THE WATERS OF THE ATLANTIC OCEAN; (EROSION CONTROL LINE) THENCE MEANDER SAID WATERS SOUTHEASTERLY 455 FEET, MORE OR LESS; (THENCE RUN SOUTH 21°00'24" EAST, ALONG THE SAID EROSION CONTROL LINE, FOR A DISTANCE OF 452.30 FEET) TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 15 FEET OF LOT 106, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE SOUTH 89°55'00" WEST, 507 FEET, MORE OR LESS, TO THE EAST-ERLY RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 707; THENCE RUN NORTH 84°58'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 470.34 FEET TO THE POINT OF BEGINNING.

THE DEED BEARING FOR STATE (NOW COUNTY) ROAD 707, HAS BEEN ROTATED 00°25'28" COUNTER-CLOCKWISE TO MATCH BASIS OF BEARINGS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NANCY MAGUIRE GRAY, A/K/A NANCY PYNE, TRUSTEE OF THE NANCY MAGUIRE GRAY TRUST UNDER AGREEMENT DATED DECEMBER 16, 1934 DOES HEREBY CERTIFY THAT SHE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS "SUNRISE RIDGE ESTATES" AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND HEREBY DEDICATES 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 OPERATIONS 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, I HAVE SET MY HAND AND SEAL THIS 2nd

DAY OF January 2008. NANCY MAGUIRE GRAY TRUST, UNDER AGREEMENT DATED DECEMBER 16, 1934

Frederick G. Sundheim, Jr.
WITNESS

Nancy Maguire Gray
NANCY MAGUIRE GRAY
A/K/A NANCY PYNE

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NANCY MAGUIRE GRAY, A/K/A NANCY PYNE, AS TRUSTEE TO ME WELL KNOWN AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP. SHE IS (X) PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: *Frederick G. Sundheim, Jr.*
NOTARY PUBLIC
STATE OF Florida AT LARGE
COMMISSION NO. : DD-483209

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 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.

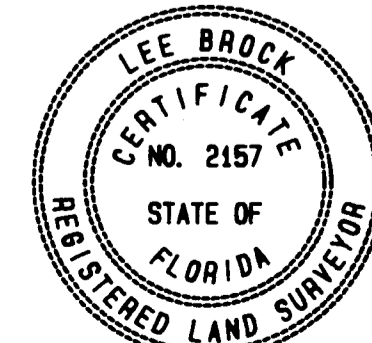
TITLE CERTIFICATION

I, FREDERICK G. SUNDHEIM, JR., MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 14 DAY OF JUNE, 2007 AT 8:00 AM.

- RECORD TITLE TO THE LANDS LEGALLY DESCRIBED ON SHEET ONE OF THIS PLAT, IS IN THE NAME OF THE INDIVIDUAL EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.
 - ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
 - ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.102, FLORIDA STATUTES, HAVE BEEN PAID.
- DATED THIS 18 DAY OF September, 2007.

Frederick G. Sundheim, Jr.
FREDERICK G. SUNDHEIM, JR.
DUGHTERSON, SUNDHEIM & ASSOCIATES, P. A.
310 S.W. OCEAN BOULEVARD
STUART, FLORIDA 34994-2007
FLORIDA BAR NUMBER 158670

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES
DATED THIS 31st DAY OF JANUARY, 2008.



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

GENERAL NOTES

BEARINGS SHOWN HEREON ARE BASED ON TRUE BEARINGS (FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE) AS SHOWN ON THE PLAT OF THE COASTAL CONSTRUCTION CONTROL LINE, PLAT BOOK 9, PAGE 99, RECORDED JULY 9, 1985, LYING BETWEEN DEPARTMENT OF NATURAL RESOURCE RANGE MONUMENTS "R-100" AND "R-101".

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES "X" AND "VE" (EL 11.0) DIMENSIONS OF RIGHTS-OF-WAY, SETBACKS AND EASEMENTS SHOWN HEREON TO THE NEAREST FOOT, ARE IN FACT, TO BE CONSIDERED AS WRITTEN TO THE HUNDREDTHS OF A FOOT.

APPROVALS TOWN OF JUPITER ISLAND

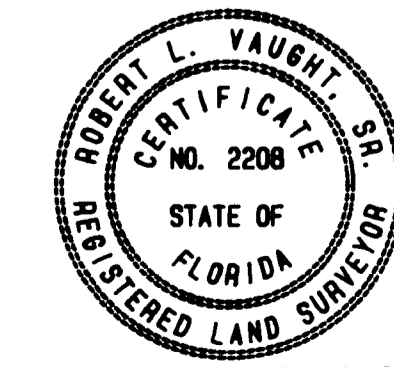
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER ISLAND AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, ON THE DATE OR DATES INDICATED.

- 1/31/2008 DATE BY: *Charles Falcone*
CHARLES FALCONE, MAYOR
- 2/1/2008 DATE BY: *John E. Connolly*
JOHN E. CONNOLLY, TOWN MANAGER
- 1/31/2008 DATE BY: *Jeffery C. Newell*
JEFFERY C. NEWELL, DIRECTOR OF PLANNING, ZONING AND BUILDING
- 2/1/2008 DATE BY: *John C. Randolph*
JOHN C. RANDOLPH, TOWN ATTORNEY
- ATTEST *Gwen Carlisle*
GWEN CARLISLE, TOWN CLERK

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "SUNRISE RIDGE 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 29th DAY OF FEBRUARY, 2008.



Robert L. Vaught, Sr.
ROBERT L. VAUGHT, SR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208
STATE OF FLORIDA
LICENSING BOARD NO. 5879
3075 SE BRIDGE ROAD
HOBE SOUND, FLORIDA 33455-5314

THIS PLAT WAS PREPARED BY THE SIGNING SURVEYOR AND MAPPER

CLERK'S RECORDING CERTIFICATE

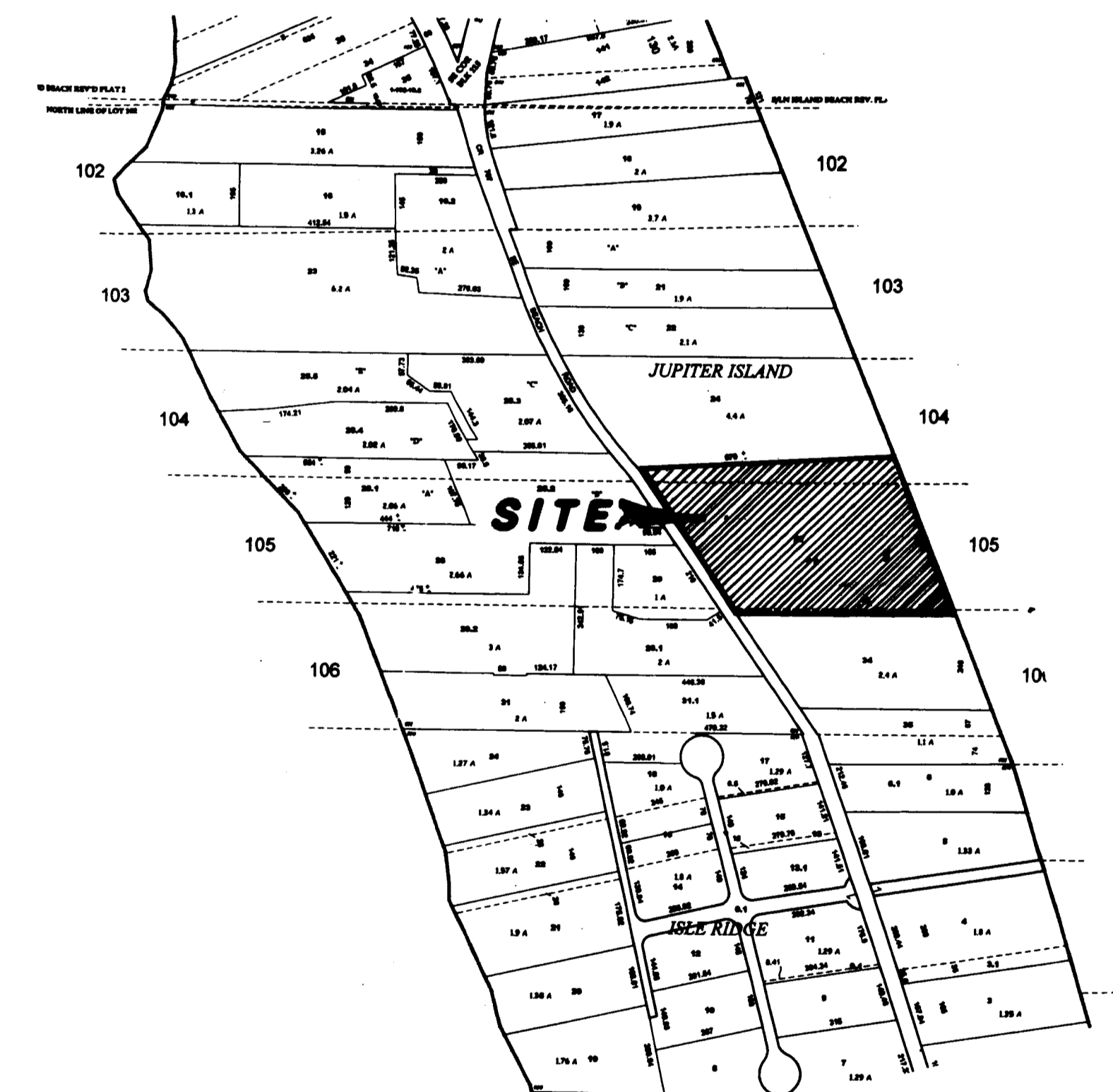
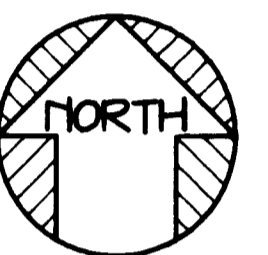
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 16 PAGE 68, MARTIN COUNTY PUBLIC RECORDS. THIS 7th DAY OF March, 2008.

MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA

BY: *Charlotte Gubley*
DEPUTY CLERK

FILE NO.: 20080932

SUBDIVISION PARCEL CONTROL NUMBER:
35-38-42-048-000-0000.0



LOCATION MAP NOT TO SCALE

SHEET 1 OF 2 SHEETS

R. L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
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

ORDER NO.: 808977 F.B.: PB177/09 19 SEP 08