

PLAT OF UNDERWOOD

BEING A REPLAT OF PORTIONS OF LOTS 126 AND 127, GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1 AT PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. CONTAINING 6.59 ACRES, MORE OR LESS TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA

FILED FOR RECORD
MARTIN CO., FL
2010 DEC 15 AM 10:07
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 12, PAGE 2, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 15 DAY OF December, 2010. MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA. FILE NUMBER 201062 BY Cand DEPUTY CLERK

35-38-42-049-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT UNDERWOOD REALTY ASSOCIATES, LP, A DELAWARE LIMITED PARTNERSHIP, THE FEE SIMPLE OWNER OF THE LANDS SHOWN HEREON AS UNDERWOOD, IN THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel 1

A parcel of land in the Town of Jupiter Island, Martin County, Florida, being a portion of Lot 126, Gomez Grant and Jupiter Island according to the Plat thereof recorded in Plat Book 1, Page 80, more particularly described as follows:

Commencing at the intersection of the West right of way line of County Maintenance Road 707 with the North line of Lot 126, Run South 14°47'52" East along said right of way line the distance of 105.34 feet; thence with the North line of Lot 1, Island Way Subdivision as recorded in Plat Book 9, Page 84, Martin County, Florida, public records, thence North 87°51'37" West 228.07 feet; thence North 14°36'06" West 5.19 feet; thence South 88°43'32" West 311.04 feet to the Northwest corner of Lot 1, being the point of beginning of the herein described parcel; thence continuing South 88°43'32" West 230.32 feet; thence South 88°15'38" West 119.98 feet; thence South 23°45'51" West 171.05 feet; thence South 88°15'49" West 231.00 feet to the edge of the water of the intracoastal waterway; thence with the edge of the water South 17°18'40" East 47.01 feet; thence North 88°38'18" East 680.33 feet; thence North 19°40'05" West 86.31 feet to the point of beginning.

Parcel A

All of that part of Lots 126-127 of Gomez Grant & Jupiter Island, Plat Book 1, Page 80, Public Records of Palm Beach (Now Martin) County, Florida, also described as follows:

Commencing at the North line of Lot 126, and the West Maintenance Road right-of-way of County Road 707, said point also being the point of beginning of the herein described parcel. Thence North 87°48'07" West a distance of 702.43 feet. Thence North 87°48'18" West a distance of 200.00 feet; Thence South 02°11'53" West, a distance of 20.00 feet; thence North 87°48'18" West, a distance of 281.90 feet to the Easterly Shoreline of the Intracoastal Waterway. Thence South 06°41'34" East, a distance of 414.43 feet; Thence North 68°15'49" East, a distance of 231.00 feet; Thence North 23°45'51" East a distance of 171.05 feet; Thence North 68°15'38" East, a distance of 119.98 feet; Thence North 88°43'32" East, a distance of 541.36 feet; Thence South 14°36'06" East, a distance of 5.19 feet; Thence South 87°51'37" East, a distance of 228.07 feet to the intersection of the West right-of-way line of said Maintenance Road; Thence North 16°14'20" West along the Westerly right-of-way line a distance of 105.38 feet to the point of beginning.

Together with Riparian Rights along the above-described waters of said Atlantic Ocean and said Hobe Sound thereunto appertaining.

Ocean Parcel

Being a Parcel of land located in the Gomez Grant and Jupiter Island, Martin County, Florida and being more particularly described as follows:

Commence at the intersection of the east line of the proposed State Road 707 Right-of-Way, as recorded in Plat Book 2, Page 103, Public Records, Martin County, Florida, with the north line of Lot 126, according to the Plat of the Gomez Grant and Jupiter Island, as recorded in Plat Book 1, Page 80, Public Records, Palm Beach (now Martin) County, Florida; thence, along said north line of Lot 126, North 89°29'56" East, a distance of 198.99 feet to the easterly Maintenance Road Right-of-Way of the existing County Road 707 (aka South Beach Road), as recorded in Plat Book 7, Page 44, Public Records, Martin County, Florida, said point also being the Point of Beginning of the herein described parcel; thence, continue on said north line of Lot 126, North 89°29'56" East, a distance of 158.35 feet, to the Erosion control Line as recorded in Plat Book 6, page 401, Public Records, Martin County, Florida; thence along said Erosion Control Line South 17°03'59" East, a distance of 108.14 feet to the intersection with the easterly prolongation of the north line of Tract A according to the Plat of Island Way, as recorded in Plat Book 9, Page 84, Public Records, Martin County, Florida; thence, along said easterly prolongation and the north line of said Tract A, South 89°35'55" West, a distance of 156.02 feet more or less to the aforesaid easterly Maintenance Road Right-of-Way of County Road 707; thence, along said Right-of-Way line, North 18°18'44" West, a distance of 106.57 feet to the Point of Beginning.

CERTIFICATE OF OWNERSHIP AND DEDICATION (continued)

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE 10-FOOT UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC AND TO THE VARIOUS UTILITY PROVIDERS, AND THEIR SUCCESSORS AND ASSIGNS, FOR: (A) THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS, WATER, SEWER AND 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, WATER, SEWER OR OTHER PUBLIC UTILITY; AND, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGE; AND (B) DRAINAGE PURPOSES. THE MAINTENANCE OF THE DRAINAGE FACILITIES LOCATED IN, ON OR ABOUT SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF THE UNDERLYING FEE, WITHOUT RECOURSE TO THE TOWN OF JUPITER ISLAND, FLORIDA.

2. THE BUILDING SETBACK LINES, THE HOBE SOUND WATERFRONT (RIVER) SETBACK LINE (PER ORDINANCE #293-EXHIBIT "C"), AND THE WATERFRONT (OCEAN BUILDING SETBACK LINE (PER ORDINANCE #293 - EXHIBIT "C") DEPICTED ON THIS PLAT ARE HEREBY ESTABLISHED IN ORDER TO SATISFY THE LAND DEVELOPMENT REGULATIONS ESTABLISHED BY THE TOWN OF JUPITER ISLAND, FLORIDA. NO VERTICAL IMPROVEMENT SHALL BE CONSTRUCTED OR PLACED BETWEEN ANY APPLICABLE BUILDING SETBACK LINE AND THE ADJACENT LOT LINE, WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF JUPITER ISLAND, FLORIDA.

IN WITNESS WHEREOF, THE DULY AUTHORIZED GENERAL PARTNER OF UNDERWOOD REALTY ASSOCIATES, LP, A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 15 DAY OF December, 2010.

UNDERWOOD REALTY ASSOCIATES, LP,
A DELAWARE LIMITED PARTNERSHIP

Judith Leroux
WITNESS SIGNATURE
JUDITH LEROUX
PRINTED NAME OF WITNESS
E. Hallie Stevens
WITNESS SIGNATURE
E. Hallie Stevens
PRINTED NAME OF WITNESS

Jennifer U. Johnson
WITNESS SIGNATURE
JENNIFER U. JOHNSON
GENERAL PARTNER
ADDRESS: 177 FOURTH AVENUE NORTH
SECOND FLOOR
JACKSONVILLE BEACH, FL
32250

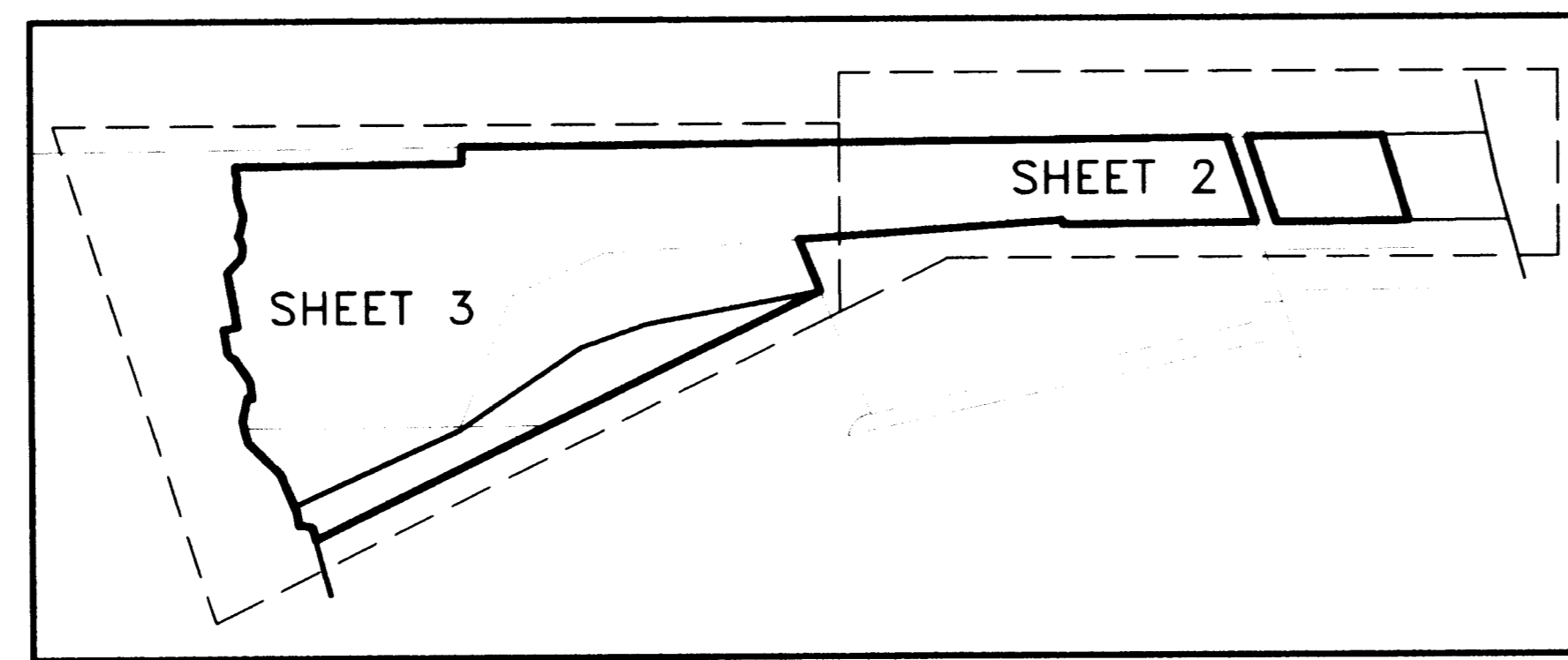
ACKNOWLEDGMENT

THE FOREGOING DEDICATIONS WERE BEFORE ME THIS 15 DAY OF December, 2010, BY JENNIFER U. JOHNSON, GENERAL PARTNER OF UNDERWOOD REALTY ASSOCIATES, LP, A DELAWARE LIMITED PARTNERSHIP. JENNIFER U. JOHNSON IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

[SEAL]



Kenneth M. Keeffe, Jr.
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/17/14



SHEET INDEX
(INTENDED DISPLAY SCALE: 1"=200')

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA HEREBY CERTIFIES THAT: (A) I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; (B) TITLE TO THE PROPERTY IS VESTED IN UNDERWOOD REALTY ASSOCIATES, LP; (C) PURSUANT TO THE REQUIREMENTS OF SECTION 197.192, FLORIDA STATUTES, THE CURRENT TAXES HAVE BEEN PAID IN FULL; AND (D) THE FOLLOWING MORTGAGES CURRENTLY ENCUMBER THE PROPERTY DESCRIBED ON THIS PLAT:

NONE

DATED: 12/10, 2010

BY: *Peter H. Carney*
PETER H. CARNEY, ESQ.
CARNEY LEGAL GROUP, PA.
135 FIFTH AVENUE, SUITE 202
DELRAY BEACH, FL 33483
FLORIDA BAR NUMBER: 886076

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 177.071(2), FLORIDA STATUTES, ON THE DATE OR DATES INDICATED.

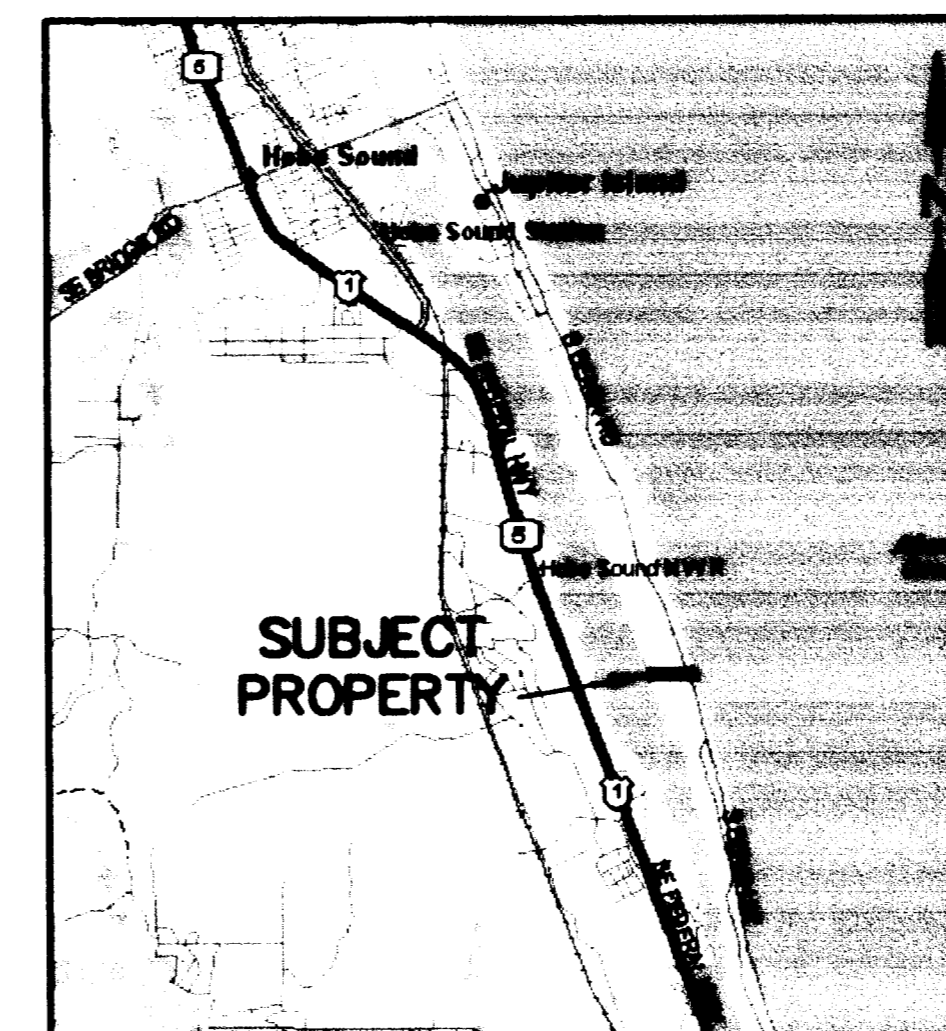
12/14/10 BY: *Charles Falcone*
DATE CHARLES FALCONE, MAYOR

12/14/10 BY: *Gene A. Rauth*
DATE GENE A. RAUTH, TOWN MANAGER

12/14/10 BY: *Wayne Bergman*
DATE WAYNE BERGMAN, DIRECTOR OF PLANNING, ZONING AND BUILDING

12-14-10 BY: *Thomas P. Kiernan*
DATE THOMAS P. KIERNAN, TOWN ATTORNEY

12/14/10 BY: *Gwen Carlisle*
DATE GWEN CARLISLE, TOWN CLERK



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1) 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 MARTIN COUNTY, FLORIDA.

2) BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2007 AND ARE FURTHER REFERENCED TO THE NORTH LOT LINE OF LOT 126, PLAT OF GOMEZ AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID LINE BEARS NORTH 89°29'56" EAST, AND ALL OTHERS ARE RELATIVE THERETO.

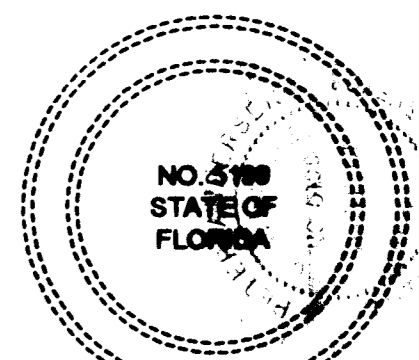
3) EASEMENTS CREATED BY THIS PLAT ARE NON-EXCLUSIVE.

CERTIFICATE OF SURVEYOR AND MAPPER

I, PETER ANDERSEN, HEREBY CERTIFY THAT THIS PLAT OF "UNDERWOOD", 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 SET AS REQUIRED BY LAW AND FURTHER THE PLAT AND SURVEY DATA COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA PLATTING STATUTES AND ORDINANCES OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATED THIS 17 DAY OF December, 2010.

Peter Andersen
PETER ANDERSEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5199
GCY, INCORPORATED
1505 SW MARTIN HIGHWAY
PALM CITY, FLORIDA 34980
LB4108

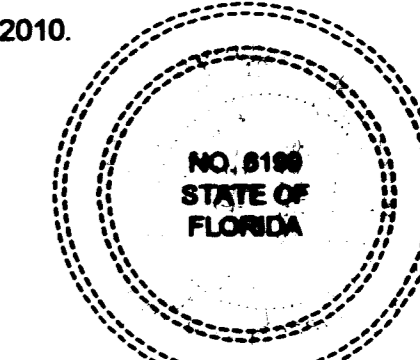


THIS PLAT WAS PREPARED BY THE SIGNING SURVEYOR AND MAPPER

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

DATED THIS 8th DAY OF December, 2010.

Thomas P. Kiernan
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6199



GCY JOB #08-1063-02

