

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

JAMES E. PITTS AND ARVIS M. PITTS, HIS WIFE, AND JEPCO INVESTMENT COMPANY, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" SHOWN ON THIS PLAT OF ISLANDWAY ESTATES IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC.
- THE INGRESS AND EGRESS EASEMENT SHOWN ON THIS PLAT OF ISLANDWAY ESTATES IS HEREBY DEDICATED TO ISLANDWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ISLANDWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC.
- THE LIMITED ACCESS EASEMENT SHOWN ON THIS PLAT OF ISLANDWAY ESTATES IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA FOR PURPOSES OF CONTROL AND JURISDICTION OF ACCESS.
- UTILITY EASEMENTS SHOWN ON THIS PLAT OF ISLANDWAY ESTATES 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 BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
- THE TEN FOOT SEWER EASEMENT SHOWN ON THIS PLAT OF ISLANDWAY ESTATES IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT (ENCON) FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY FACILITIES.
- SOUTHERN BELL UTILITY EASEMENTS SHOWN ON THIS PLAT OF ISLANDWAY ESTATES ARE HEREBY DEDICATED TO SOUTHERN BELL TELEGRAPH AND TELEPHONE COMPANY FOR UTILITIES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
- DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF ISLANDWAY ESTATES ARE HEREBY DEDICATED TO ISLANDWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC., FOR PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 27 DAY OF February, 1984.

WITNESS: Merna Basel
BY: James E. Pitts
JAMES E. PITTS

WITNESS: Nora C. Valley
BY: Arvis M. Pitts
ARVIS M. PITTS

WITNESS: Merna Basel
BY: Arvis M. Pitts
ARVIS M. PITTS

WITNESS: Nora C. Valley
BY: James E. Pitts
JAMES E. PITTS, ITS PRESIDENT

ATTEST:
BY: William F. Pitts
WILLIAM F. PITTS, ITS SECRETARY

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES E. PITTS, AND ARVIS M. PITTS, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING DEDICATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 27 DAY OF February, 1984.

J. Hutch
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
5-15-84

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES E. PITTS AND WILLIAM F. PITTS, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF JEPCO INVESTMENT COMPANY, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF February, 1984.

J. Hutch
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
5-15-84

ISLANDWAY ESTATES

A SUBDIVISION IN SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

FEBRUARY 1984

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 3, SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA BOUNDED AS FOLLOWS:

ON THE NORTH BY A LINE THAT IS PARALLEL TO AND 2,000.00 FEET NORTHERLY OF MEASURED AT RIGHT ANGLES, THE WESTERLY EXTENSION OF THE SOUTH LINE OF SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST; ON THE SOUTH BY A LINE THAT IS PARALLEL TO AND 1800 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES, THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID SECTION 23; ON THE WEST BY THE NORTHWEST FORK OF THE LOXAHATCHEE RIVER; AND ON THE EAST BY THE WESTERLY RIGHT-OF-WAY OF THE COUNTY ROAD OF MARTIN COUNTY, FLORIDA, AS PRESENTLY LAID OUT AND IN USE AND A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BOUNDED ON THE NORTH BY A LINE THAT IS PARALLEL TO AND 2,010.00 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES, THE WESTERLY EXTENSION OF THE SOUTH LINE OF SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST; ON THE SOUTH BY A LINE THAT IS PARALLEL TO AND 2000 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES, THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID SECTION 23; ON THE WEST BY THE NORTHWEST FORK OF THE LOXAHATCHEE RIVER; AND ON THE EAST BY THE WESTERLY RIGHT-OF-WAY OF THE COUNTY ROAD OF MARTIN COUNTY, FLORIDA, AS PRESENTLY LAID OUT AND IN USE.

CONTAINING 6.63 ACRES MORE OR LESS.

SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

MORTGAGE HOLDER'S CONSENT:

JAMES E. PITTS AND ARVIS M. PITTS, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATION HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 27 DAY OF February, 1984

James E. Pitts
JAMES E. PITTS, HUSBAND

Arvis M. Pitts
ARVIS M. PITTS, WIFE

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Merna Basel
WITNESS

Nora C. Valley
WITNESS

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES E. PITTS, AND ARVIS M. PITTS, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING DEDICATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 27 DAY OF February, 1984.

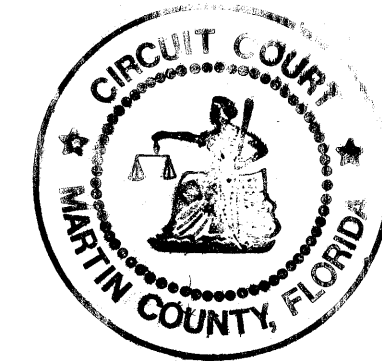
J. Hutch
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
5-15-84

FILED FOR RECORD
MARTIN COUNTY, FLORIDA
84 MAR 29 9 52
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY: _____

I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 9, PAGE 62, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 29 DAY OF MARCH, 1984.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

FILE NO. 509695 BY: Charlott Bucky
DEPUTY CLERK



SURVEYOR'S CERTIFICATE:

I DAN W. DAILEY, DO HEREBY CERTIFY THAT THIS PLAT OF ISLANDWAY ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Dan W. Dailey
DAN W. DAILEY
FLORIDA SURVEYOR REGISTRATION NO. 2439

TITLE CERTIFICATION:

I, L. RICH W. CONOVER C.A.S. OF STEWART TITLE OF PALM BEACH COUNTY, HEREBY CERTIFY THAT: SENIOR VICE PRESIDENT

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE DEDICATION THEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE FROM JAMES E. PITTS AND ARVIS M. PITTS, HIS WIFE, TO JEPCO INVESTMENT COMPANY, A FLORIDA CORPORATION, DATED 3rd DAY OF JANUARY, 1984 AND RECORDED IN O.R.B. 598, PAGE 440, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

DATED THIS 6th DAY OF MARCH, 1984

Rich W. Conover
STEWART TITLE OF PALM BEACH COUNTY
19626 U.S. HIGHWAY NO. 1
TEQUESTA, FLORIDA 33458

APPROVAL OF COUNTY:

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED:

March 7, 1984

March 26, 1984

H. Burton Smith
COUNTY ENGINEER

Michael H. O'Neil
COUNTY ATTORNEY

3-27-, 1984

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: Charles R. Sead
CHAIRMAN

March 28, 1984

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: Alex H. Haynes
CHAIRMAN

ATTEST:
Louise V. Isaacs
CLERK
By Charlott Bucky, P.C.
(BOARD SEAL)

SHEET 1 OF 2

DAILEY AND ASSOCIATES

LAND SURVEYORS
4115 WEST INDIANTOWN ROAD
DALEY, FLORIDA 32908
PHONE (305) 748-8204

Subdivision Parcel Control #: 22 40 42 018 000 0000-0