

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF MARTIN

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF FLORIDA, COUNTY OF MARTIN

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF MARTIN

LEGAL DESCRIPTION

PLAT OF ISLAND WAY, A SUBDIVISION OF 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 A DISTANCE OF 105.34 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING SOUTH 14° 47' 52" EAST, 522.60 FEET; THENCE NORTH 87° 51' 37" WEST 598.62 FEET; THENCE NORTH 00° 59' 45" WEST, 259.02 FEET; THENCE NORTH 11° 50' 10" EAST, 20.71 FEET; THENCE NORTH 19° 40' 05" WEST, 223.29 FEET; THENCE NORTH 88° 43' 32" EAST, 311.04 FEET; THENCE SOUTH 14° 36' 06" EAST, 5.19 FEET; THENCE SOUTH 87° 51' 37" EAST, 228.07 FEET TO THE POINT OF BEGINNING, CONTAINING 6.29 ACRES.

I, _____, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:
1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAMES OF THE PERSONS EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THE 10th DAY OF DECEMBER, 1984.
George M. Aylor, Jr.
ATTORNEY AT LAW

JOSEPH A. MCCHRISTIAN & DEMPSIE VANFLEET MCCHRISTIAN, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:
1. THE ROAD AND UTILITY EASEMENTS SHOWN ON THIS PLAT OF ISLAND WAY ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED FOR THE NON-EXCLUSIVE USE OF THE OWNERS OF LOTS IN ISLAND WAY, THEIR INVITEES AND GUESTS, IN COMMON WITH OTHERS WHO MAY BE GRANTED THE USE THEREOF BY THE UNDERSIGNED OWNERS. THE OWNERS RESERVE UNTO THEMSELVES AND THEIR ASSIGNS THE RIGHT TO THE USE OF SAID EASEMENTS FOR THE BENEFIT OF ALL LANDS ADJACENT TO THIS PLAT OWNED BY THEM ON THIS DATE. THE TOWN OF JUPITER ISLAND SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH ROAD OR UTILITY EASEMENTS. SUCH ROAD AND UTILITY EASEMENTS MAY BE USED BY THE TOWN OF JUPITER ISLAND, FLORIDA AND ITS AUTHORITY FOR POLICE, FIRE PROTECTION, AND PUBLIC SAFETY AND HEALTH PURPOSES.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF ISLAND WAY 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.

DATED THIS 10th DAY OF DECEMBER, 1984
Joseph A. McChristian (SEAL)
JOSEPH A. MCCHRISTIAN
WITNESS
Dempsie Van Fleet McChristian (SEAL)
DEMPSIE VANFLEET MCCHRISTIAN
WITNESS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOSEPH A. MCCHRISTIAN AND DEMPSIE VANFLEET MCCHRISTIAN, THE OWNERS OF ISLAND WAY, WELL KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION OF THE PLAT AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT
Jupiter Island, FL
THIS 10 DAY OF Dec. A.D. 1984
Shirley S. Salow
A NOTARY PUBLIC OF FLORIDA

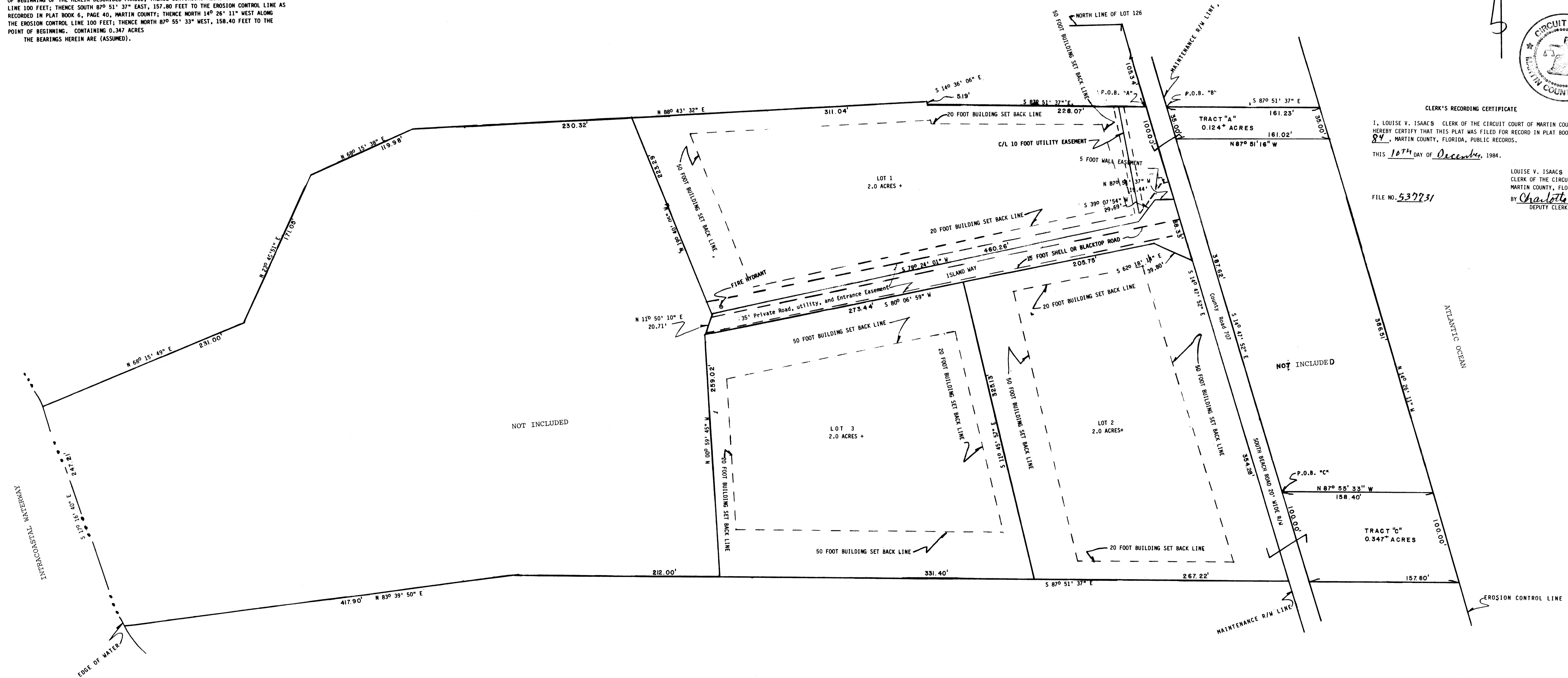
MY COMMISSION EXPIRES
May 14, 1986

APPROVAL OF THIS PLAT IS HEREBY APPROVED BY THE TOWN OF JUPITER ISLAND, FLORIDA ON THE DATE OR DATES INDICATED

ZONING BOARD OF ADJUSTMENT TOWN OF JUPITER ISLAND
BY *E. M. Sellers* CHAIRMAN 1984
BY *John J. Insullter, Jr.* MAYOR 1984

AND ALSO:
COMMENCING AT THE INTERSECTION OF 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 105.34 FEET; THENCE SOUTH 87° 51' 37" EAST, 20.90 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING SOUTH 87° 51' 37" EAST, 161.23 FEET TO THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 6, PAGE 40, MARTIN COUNTY, THENCE SOUTH 14° 26' 11" EAST ALONG THE EROSION CONTROL LINE 35.00 FEET; THENCE NORTH 87° 51' 16" WEST, 161.02 FEET TO THE EAST RIGHT OF WAY LINE COUNTY MAINTENANCE ROAD 707; THENCE NORTH 14° 47' 52" WEST, 35.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.124 ACRES.

AND ALSO:
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 105.34 FEET; THENCE SOUTH 87° 51' 37" EAST, 20.90 FEET; THENCE SOUTH 14° 47' 52" EAST, 422.61 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID MAINTENANCE ROAD TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE 100 FEET; THENCE SOUTH 87° 51' 37" EAST, 157.80 FEET TO THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 6, PAGE 40, MARTIN COUNTY; THENCE NORTH 14° 26' 11" WEST ALONG THE EROSION CONTROL LINE 100 FEET; THENCE NORTH 87° 55' 33" WEST, 158.40 FEET TO THE POINT OF BEGINNING. CONTAINING 0.347 ACRES
THE BEARINGS HEREIN ARE (ASSUMED).



CLERK'S RECORDING CERTIFICATE
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 84, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
THIS 10th DAY OF DECEMBER, 1984.
FILE NO. 537231
LOUISE V. ISAACS
CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By *Charlotte Bunsley*
DEPUTY CLERK

ISLAND WAY

SUBDIVISION OF A PART OF LOT 126, GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, MARTIN COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE

I, GEORGE M. AYLOR, JR., DO HEREBY CERTIFY THAT THIS PLAT OF ISLAND WAY IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

George M. Aylor, Jr.
GEORGE M. AYLOR, JR.
FLORIDA SURVEYOR REGISTRATION
NO. 4015

ISLAND WAY		
SCALE: 1"=50'	APPROVED BY	DRAWN BY
DATE:		
AYLOR & EMIG, INC., LAND SURVEYOR'S 287-0664		
		DRAWING NUMBER
		297-84