

LEGAL DESCRIPTION

PLAT OF FIRST ADDITION TO ISLAND WAY, A SUBDIVISION OF A PARCEL OF LAND IN THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, BEING A PORTION OF LOT 126 AND LOT 127, GOMEZ GRANT AND JUPITER ISLAND ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AND ALSO:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", ISLAND WAY SUBDIVISION, RECORDED IN PLAT BOOK 9, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF COUNTY MAINTENANCE ROAD 707, THENCE WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY MAINTENANCE ROAD 707, THENCE SOUTH 14° 47' 52" EAST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14° 47' 52" EAST, A DISTANCE OF 160.63 FEET TO THE EROSION CONTROL LINE, RECORDED IN PLAT BOOK 6, PAGE 40, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WITH THE EROSION CONTROL LINE NORTH 14° 26' 11" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 87° 51' 16" WEST, A DISTANCE OF 161.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.230 ACRES.

AND ALSO:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", ISLAND WAY SUBDIVISION, RECORDED IN PLAT BOOK 9, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF COUNTY MAINTENANCE ROAD 707, THENCE WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY MAINTENANCE ROAD 707, THENCE SOUTH 14° 47' 52" EAST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14° 47' 52" EAST, A DISTANCE OF 160.63 FEET TO THE EROSION CONTROL LINE, RECORDED IN PLAT BOOK 6, PAGE 40, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WITH THE EROSION CONTROL LINE NORTH 14° 26' 11" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 87° 51' 16" WEST, A DISTANCE OF 161.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.130 ACRES.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN I, EVANS CRARY, JR., 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 OF RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE DATED THIS 7th DAY OF MARCH, 1988.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA, COUNTY OF MARTIN 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 AND THE FIRST ADDITION TO ISLAND WAY ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED FOR THE NON-EXCLUSIVE USE OF THE OWNERS OF LOTS IN ISLAND WAY AND THE FIRST ADDITION TO 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 AND THE FIRST ADDITION TO 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.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSEPH A. MCCHRISTIAN AND DEMPSIE VANFLEET MCCHRISTIAN, THE OWNERS OF FIRST ADDITION TO 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 THIS 8 DAY OF MARCH, A.D. 1988.

MY COMMISSION EXPIRES

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: Chairman, Mayor

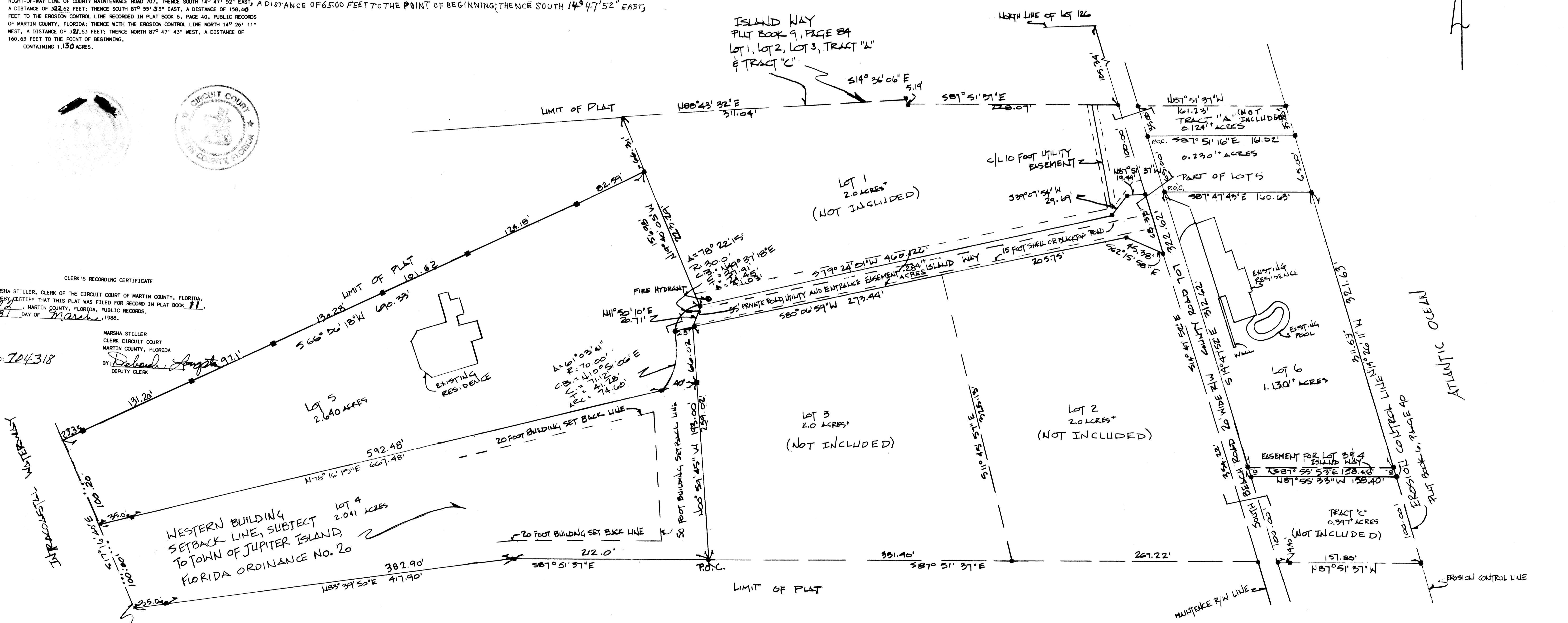
Witnesses: Joseph A. McChrastian, Dempsie VanFleet McChrastian



CLERK'S RECORDING CERTIFICATE I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 24, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31 DAY OF MARCH, 1988.

MARSHA STILLER CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Deborah Anglin, Deputy Clerk

FILE NO: 704318



FIRST ADDITION TO: ISLAND WAY SUBDIVISION OF PART OF LOT 126 AND 127, GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, MARTIN COUNTY, FLORIDA

LEGEND: 4x4 CONC. MON., REBAR & CAP. ALL BEARINGS OR ANGLES ARE BASED ON RECORD PLAT, UNLESS OTHERWISE NOTED. THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY GEN. JOS. A. MCCHRISTIAN. NOTES: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD. I HEREBY CERTIFY THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES. REPRODUCTION IN ANY FORM IS PROHIBITED. REBARS & CAPS ON ALL CORNERS UNLESS OTHERWISE NOTED. LB#4602

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT SURVEY MADE UNDER MY SUPERVISION AND DIRECTION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS, UNLESS SHOWN OR NOTED. THIS SURVEY NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

Table with survey details: Title 'FIRST ADDITION TO ISLAND WAY', Scale '1" = 50'', Date '2-24-88', Surveyor 'AYLOR, INC.', Location '4933 S.E. PINE KNOT WAY, STUART, FLORIDA 34984', Drawing Number '297-88'.