

PB 11 pg 10 sheet 1 of 2

THIS INSTRUMENT PREPARED BY: ROBERT L. VAUGHT, SR., SCHWEBKE-SHISKIN & ASSOCIATES, INC. 50 SOUTH US HIGHWAY ONE, SUITE 304 JUPITER, FLORIDA 33477

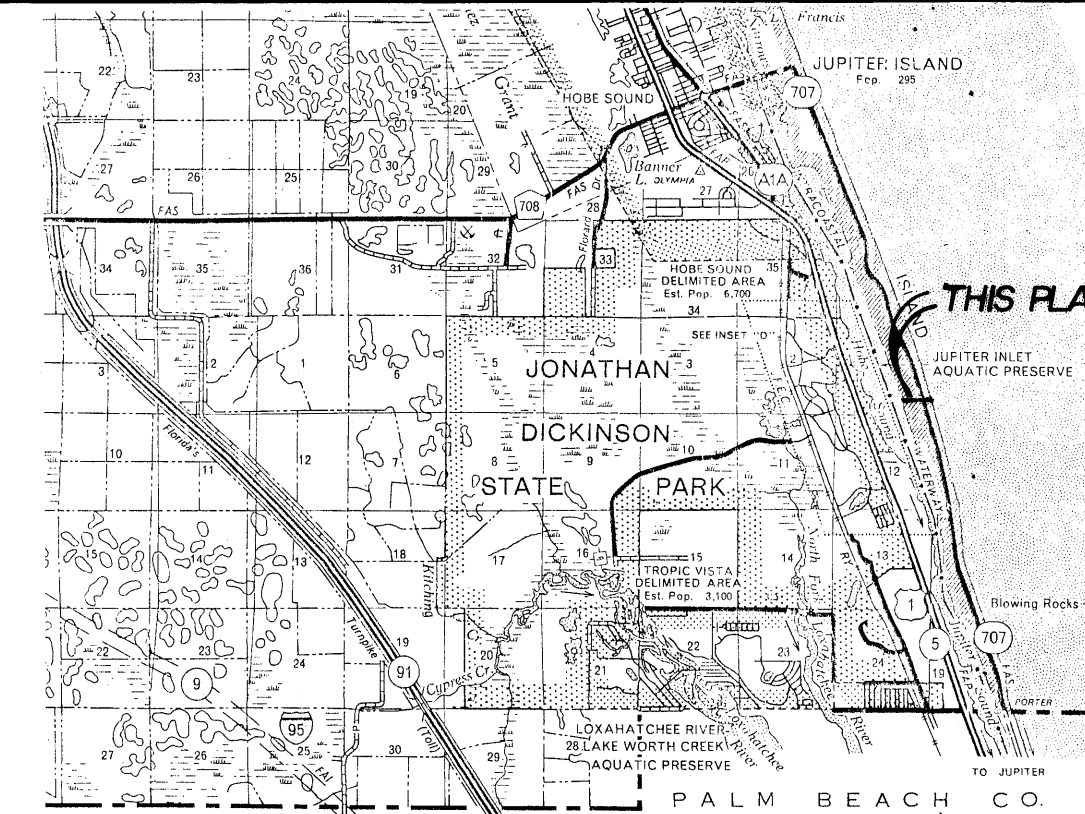
HITCHCOCK SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 129 & 130, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, (NOW MARTIN) FLORIDA.

TOWN OF JUPITER ISLAND MARTIN COUNTY, FLORIDA

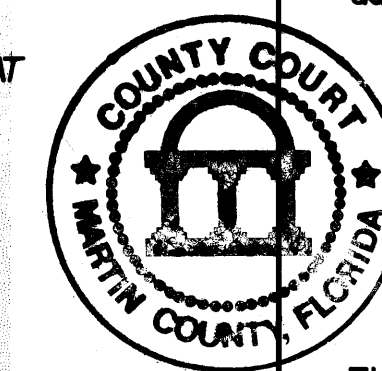
ORDER NO. 801649 FIELD BOOK: PB 46, PG. 9 DECEMBER 1987

SHEET 1 OF 2 SHEETS



LOCATION MAP

I, MARSHA STILLER, Clerk of the Circuit Court of MARTIN COUNTY, FLORIDA, HEREBY CERTIFY that this PLAT was FILED for RECORD in PLAT BOOK 11, PAGE 10, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, this 5 day of Feb., 1988.



MARSHA STILLER, Clerk of the Circuit Court MARTIN COUNTY, FLORIDA

By Deborah Longator Deputy Clerk

FILE No. 695594

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT CARTER NICHOLAS, III, AS TRUSTEE OF THE JANE CHACE NICHOLAS TRUST UNDER AGREEMENT DATED JANUARY 14, 1937 AND ROBERT CARTER NICHOLAS, III, CLOVER NICHOLAS, JENIFER NICHOLAS KASDON AND ANNE NICHOLAS ATLAMAZOGLU, AS TRUSTEES UNDER A TRUST AGREEMENT, (TRUST B) DATED DECEMBER 22, 1984, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND DESCRIBED HEREON, SHOWN AT "HITCHCOCK SUBDIVISION" AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE THE FOLLOWING.

UTILITY EASEMENT AS SHOWN IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

INGRESS-EGRESS AND ACCESS EASEMENT AS SHOWN OVER THE NORTH 30 FEET OF LOT 1 AND OVER THE EASTERLY 30 FEET OF LOT 2 IS HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF LOTS 2 AND 3, THEIR SUCCESSORS, HEIRS, ASSIGNS, INVITEES AND LESSEES.

SIGNED AND SEALED THIS 12th DAY OF December, 1987 A.D.

WITNESS: Shirley S. Grand Robert Carter Nicholas, III
WITNESS: W.S. Brown Robert Carter Nicholas, III
AS TRUSTEE OF 1937 AGREEMENT
AS CO-TRUSTEE OF 1984 AGREEMENT

SIGNED AND SEALED THIS 12th DAY OF December, 1987 A.D.

WITNESS: Shirley S. Grand Clover Nicholas
WITNESS: Christine Parkman
CLOVER NICHOLAS
AS CO-TRUSTEE, 1984 AGREEMENT

SIGNED AND SEALED THIS 15th DAY OF December, 1987 A.D.

WITNESS: Margie Kierma Jenifer Nicholas Kasdon
WITNESS: Peter Strommen
JENIFER NICHOLAS KASDON
AS CO-TRUSTEE, 1984 AGREEMENT

SIGNED AND SEALED THIS 15th DAY OF December, 1987 A.D.

WITNESS: Margie Kierma Anne Nicholas Atlamazoglou
WITNESS: Peter Strommen
ANNE NICHOLAS ATLAMAZOGLU
AS CO-TRUSTEE, 1984 AGREEMENT

ACKNOWLEDGEMENTS

BEFORE ME, PERSONALLY APPEARED ROBERT CARTER NICHOLAS, III, AS TRUSTEE OF THE JANE CHACE NICHOLAS TRUST UNDER AGREEMENT DATED JANUARY 14, 1937 AND AS CO-TRUSTEE UNDER A TRUST AGREEMENT (TRUST B) DATED DECEMBER 22, 1984, TO ME WELL KNOWN AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF December, 1987 A.D.

MY COMMISSION EXPIRES: Feb 6, 1989
Gayle Grandi
NOTARY PUBLIC

BEFORE ME, PERSONALLY APPEARED CLOVER NICHOLAS, AS CO-TRUSTEE UNDER A TRUST AGREEMENT (TRUST B) DATED DECEMBER 22, 1984, TO ME WELL KNOWN AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF December, 1987 A.D.

MY COMMISSION EXPIRES: 7/31/92
Robert J. Finner
NOTARY PUBLIC

BEFORE ME, PERSONALLY APPEARED JENIFER NICHOLAS KASDON, AS CO-TRUSTEE UNDER A TRUST AGREEMENT (TRUST B) DATED DECEMBER 22, 1984, TO ME WELL KNOWN AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF December, 1987 A.D.

MY COMMISSION EXPIRES: June 20, 1989
Robert J. Finner
NOTARY PUBLIC

BEFORE ME, PERSONALLY APPEARED ANNE NICHOLAS ATLAMAZOGLU, AS CO-TRUSTEE UNDER A TRUST AGREEMENT (TRUST B) DATED DECEMBER 22, 1984, TO ME WELL KNOWN AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF December, 1987 A.D.

MY COMMISSION EXPIRES: June 23, 1989
Robert J. Finner
NOTARY PUBLIC

DESCRIPTION

FOR THE POINT OF BEGINNING, BEGIN WHERE THE NORTH LINE OF THE SOUTH 220.00 FEET OF LOT 129, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, INTERSECTS THE WATERS OF THE ATLANTIC OCEAN; THENCE RUN WEST ALONG THE SAID NORTH LINE A DISTANCE OF 230 FEET, MORE OR LESS, TO THE CENTERLINE OF STATE ROAD 707; THENCE RUN SOUTH-EASTERLY ALONG THE CENTERLINE OF STATE ROAD 707 APPROXIMATELY 220.81 FEET TO THE SOUTH LINE OF LOT 129, THENCE RUN EASTERLY ALONG THE SOUTH LINE OF LOT 129 TO THE WATER OF THE ATLANTIC OCEAN; THENCE MEANDER THE SHORE LINE IN A NORTHERLY DIRECTION TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

TOGETHER WITH; THE FOLLOWING DESCRIBED PROPERTY:

START WHERE THE NORTH LINE OF THE SOUTH 220.00 FEET OF LOT 129, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE WATERS OF THE ATLANTIC OCEAN; THENCE N 89°59'00" W A DISTANCE OF 232.00 FEET, MORE OR LESS TO THE CENTERLINE OF STATE ROAD 707; THENCE CONTINUE N 89°59'00" W ALONG SAID NORTH LINE A DISTANCE OF 412.65 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N 89°59'00" W ALONG SAID NORTH LINE A DISTANCE OF 336.83 FEET; THENCE S 73°05'33" W A DISTANCE OF 161.11 FEET; THENCE N 89°58'40" W A DISTANCE OF 202.00 FEET, MORE OR LESS, TO THE EASTERLY SHORELINE OF HOBE SOUND; THENCE MEANDER SOUTH-EASTERLY ALONG SAID SHORELINE A DISTANCE OF 187.00 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID LOT 129; THENCE EAST ALONG SAID SOUTH LINE OF LOT 129 A DISTANCE OF 642.00 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE BEARING S 5°11'29" E FROM THE POINT OF BEGINNING; THENCE N 5°11'29" W ALONG SAID LINE A DISTANCE OF 221.03 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFORESAID SOUTH 220.00 FEET OF LOT 129, SAID POINT BEING THE POINT OF BEGINNING.

TOGETHER WITH; THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NORTH 300.00 FEET OF LOT 130, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 707 (CENTERLINE PAVEMENT) WITH THE NORTH LINE OF SAID LOT 130, PROCEED N 89°56'00" W A DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING; THENCE S 12°15'19" E A DISTANCE OF 153.66 FEET; THENCE N 89°48'41" W A DISTANCE OF 489.13 FEET; THENCE N 19°44'54" W A DISTANCE OF 106.38 FEET; THENCE N 89°56'00" W A DISTANCE OF 556.6 FEET, MORE OR LESS TO A CONCRETE SEAWALL AT THE WATERS EDGE OF HOBE SOUND; THENCE NORTHWESTERLY ALONG SAID SEAWALL A DISTANCE OF 54.00 FEET MORE OR LESS, TO A POINT THAT BEARS N 89°56'00" W FROM THE POINT OF BEGINNING; THENCE S 89°56'00" E A DISTANCE OF 1069.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH; THE FOLLOWING DESCRIBED PROPERTY:

START WHERE THE NORTH LINE OF THE SOUTH 220.00 FEET OF LOT 129, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE WATERS OF THE ATLANTIC OCEAN; THENCE N 89°59'00" W A DISTANCE OF 232.00 FEET, MORE OR LESS, TO THE CENTERLINE OF STATE ROAD 707; THENCE CONTINUE N 89°59'00" W ALONG SAID NORTH LINE A DISTANCE OF 15.46 FEET FOR THE POINT OF BEGINNING; THENCE S 14°04'29" E A DISTANCE OF 226.82 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 129; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 432.34 FEET, THENCE N 5°11'29" W A DISTANCE OF 221.03 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 220.00 FEET OF THE AFORESAID LOT 129; THENCE S 89°59'00" E ALONG SAID NORTH LINE A DISTANCE OF 397.19 FEET TO THE POINT OF BEGINNING.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, FREDERICK G. SUNDHEIM, JR., ATTORNEY AT LAW OF THE FIRM OUGHTERSON, OUGHTERSON, PREWITT AND SUNDHEIM, P.A., HEREBY CERTIFY THAT THE RECORD TITLE TO THE HEREON DESCRIBED LANDS IS VESTED IN THE PERSON, PERSONS OR ENTITY EXECUTING THE DEDICATION HEREON. ALL MORTGAGES ON THE LAND DESCRIBED HAVE BEEN SATISFIED.

DATED THIS 17th DAY OF December, 1987 A.D.

OUGHTERSON, OUGHTERSON, PREWITT & SUNDHEIM, P.A.

Frederick G. Sundheim, Jr.
FREDERICK G. SUNDHEIM, JR., ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, ROBERT L. VAUGHT, SR. DO HEREBY CERTIFY THAT THIS PLAT OF THE HITCHCOCK SUBDIVISION, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND ORDINANCES OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATE: DECEMBER 11, 1987

Robert L. Vaught, Sr.
ROBERT L. VAUGHT, SR.
PROFESSIONAL LAND SURVEYOR NO. 2208
STATE OF FLORIDA

APPROVAL - TOWN OF JUPITER ISLAND

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

2-3-88 W.H. Mallery
DATE TOWN MANAGER
January 4, 1988 Doyle Jones
DATE TOWN ATTORNEY
1-6-88 E.M. Redden
DATE CHAIRMAN - BOARD OF ADJUSTMENT
Spencer S. Johnson
ATTEST: TOWN CLERK



SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS ARCHITECTS LAND SURVEYORS
18800 NW 2nd AVE, MIAMI 16201 SW 95th AVE, MIAMI 6531 A SUNSET STRIP, SUNRISE 50 SOUTH US HIGHWAY ONE, JUPITER