

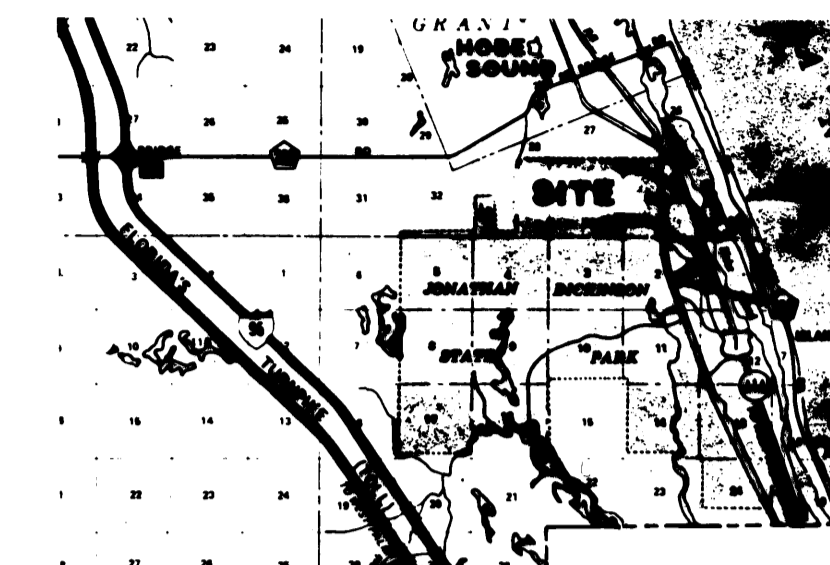
# COCONUT POINT SUBDIVISION

BEING A REPLAT OF PORTIONS OF LOTS 130 AND 131, GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH NOW MARTIN COUNTY, FLORIDA  
TOWN OF JUPITER ISLAND  
MARTIN COUNTY, FLORIDA  
SHEET 1 OF 2

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 82, MARTIN COUNTY PUBLIC RECORDS, THIS 14 DAY OF July, 1995.  
MARSHA STILLER  
CLERK, CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: Charlotte Bunker  
DEPUTY CLERK

FILE NO. 1126737



LOCATION MAP

## LEGAL DESCRIPTION

BEGIN AT THE POINT WHERE THE SOUTH LINE OF THE NORTH 300 FEET OF LOT 130, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALSO FILED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, INTERSECTS THE WATERS AT THE SHORE LINE OF THE ATLANTIC OCEAN; THENCE RUN SOUTHEASTERLY ALONG THE SAID SHORE LINE TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 129.04 FEET OF LOT 131 OF SAID PLAT OF GOMEZ GRANT AND JUPITER ISLAND; THENCE RUN SOUTH 89°31'59" WEST, A DISTANCE OF 91 FEET, MORE OR LESS, TO A POINT ON THE TOWN OF JUPITER ISLAND EROSION CONTROL LINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; (SAID POINT HEREINAFTER REFERRED TO AS POINT "A", FOR PURPOSES OF THIS LEGAL) THENCE CONTINUE SOUTH 89°31'59" WEST, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 38.81 FEET; THENCE RUN SOUTH 79°31'42" WEST, FOR A DISTANCE OF 119.05 FEET, TO THE CENTERLINE OF STATE ROAD 707; THENCE RUN NORTH 17°43'11" WEST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 6.30 FEET; THENCE RUN SOUTH 89°53'18" WEST, ALONG THE CENTERLINE OF THE EXISTING CONCRETE DRIVEWAY, FOR A DISTANCE OF 652.47 FEET; THENCE RUN SOUTH 74°59'49" WEST, FOR A DISTANCE OF 312.49 FEET, TO A PERMANENT REFERENCE MONUMENT, (HEREINAFTER REFERRED TO AS POINT "B", FOR PURPOSES OF THIS LEGAL) THENCE CONTINUE SOUTH 74°59'49" WEST, FOR A DISTANCE OF 51 FEET, MORE OR LESS, TO THE SHORE LINE OF THE HOBE SOUND WATERWAY; THENCE MEANDER SAID SHORE LINE IN A GENERAL DIRECTION NORTHERLY, TO THE POINT OF INTERSECTION WITH THE SAID SOUTH LINE OF THE NORTH 300 FEET OF LOT 130; THENCE RUN NORTH 89°31'59" EAST, ALONG THE SAID SOUTH LINE OF THE NORTH 300 FEET OF LOT 130, FOR A DISTANCE OF 36 FEET, MORE OR LESS, TO A PERMANENT REFERENCE MONUMENT (SAID PERMANENT REFERENCE MONUMENT BEARS NORTH 33°30'56" WEST, A DISTANCE OF 295.98 FEET, FROM AFORESAID POINT "B"); THENCE CONTINUE NORTH 89°31'59" EAST, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 1278.53 FEET, TO A POINT ON THE SAID TOWN OF JUPITER ISLAND EROSION CONTROL LINE, SAID POINT BEARS NORTH 15°30'02" WEST, A DISTANCE OF 164.68 FEET, FROM THE AFORESAID POINT "A"; THENCE CONTINUE NORTH 89°31'59" EAST, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 5.774 ACRES, MORE OR LESS, AS MEASURED TO THE SHORE LINE AND/OR SEAWALL ON THE WEST, AND THE SAID TOWN OF JUPITER ISLAND EROSION CONTROL LINE ON THE EAST; LESS: THE MAINTAINED RIGHT-OF-WAY OF STATE ROAD 707, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

- WE, CRARY, BUCHANAN, BOWDISH, BOVIE, LORD, ROBY & EVANS, CHARTERED, MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT:
- RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN HEREON, IS IN THE NAME OF THE INDIVIDUALS WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.
  - ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
  - MORTGAGOR: PETER W. STROH & NICOLE F. L. STROH, HIS WIFE.
  - MORTGAGEE: MORGAN GUARANTY TRUST COMPANY OF NEW YORK, DATED JUNE 17, 1988 AND RECORDED JUNE 17, 1988 IN OFFICIAL RECORD BOOK 789, PAGE 2576; SUBSEQUENTLY ASSIGNED TO J. P. MORGAN DELAWARE, BY ASSIGNMENT DATED OCTOBER 16, 1992 AND RECORDED JANUARY 8, 1993 IN OFFICIAL RECORD BOOK 993, PAGE 1359.

DATED THIS 12<sup>th</sup> DAY OF JULY 1995, A. D.

James L. S. Bowdish  
JAMES L. S. BOWDISH  
CRARY, BUCHANAN, BOWDISH, BOVIE,  
LORD, ROBY & EVANS; CHARTERED  
555 COLORADO AVENUE, SUITE ONE  
STUART, FLORIDA 34995-0024

## MORTGAGE HOLDER'S CONSENT

STATE OF DELAWARE  
COUNTY OF NEW CASTLE

J. P. MORGAN DELAWARE, A DELAWARE STATE BANKING CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON, AND DOES CONSENT TO THE DEDICATIONS HEREON, AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 6 DAY OF JULY 1995, A. D.

ATTEST: J. P. MORGAN DELAWARE

BY: Thomas P. Henaghan  
THOMAS P. HENAGHAN, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Drew H. Taylor Jessie E. Tank  
WITNESS WITNESS

## ACKNOWLEDGEMENT

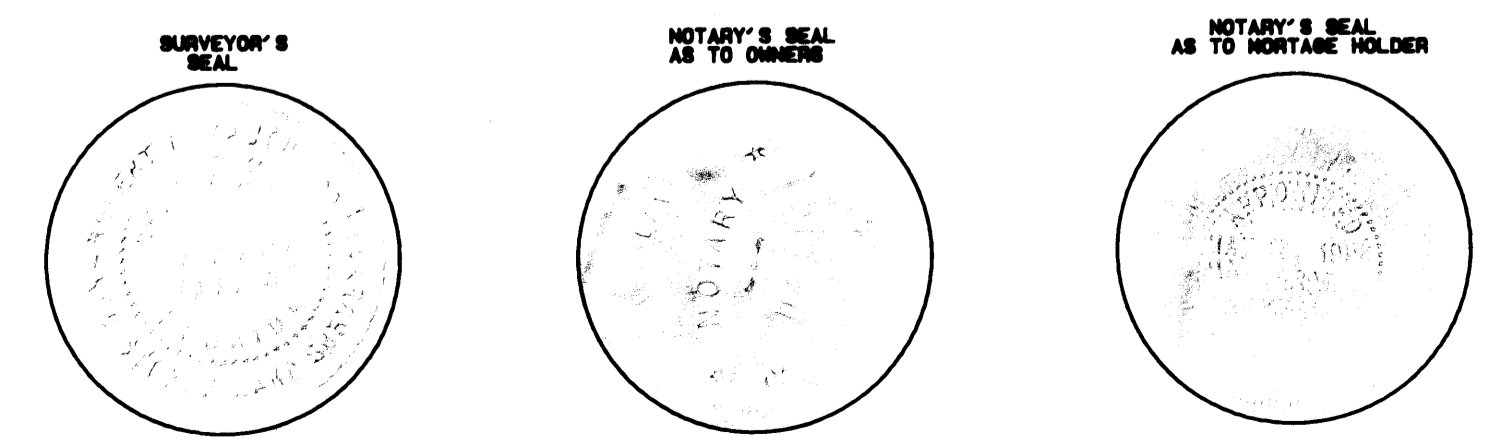
STATE OF DELAWARE  
COUNTY OF NEW CASTLE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS P. HENAGHAN, VICE PRESIDENT OF J. P. MORGAN DELAWARE, A DELAWARE BANKING CORPORATION, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF JULY 1995, A. D.

MY COMMISSION EXPIRES: 5/13/96

Kathleen O. Wheatley  
NOTARY PUBLIC  
STATE OF DELAWARE, AT LARGE  
KATHLEEN O. WHEATLEY  
NOTARY PUBLIC - DELAWARE  
My commission expires May 13, 1996



## CERTIFICATE OF OWNERSHIP

STATE OF MICHIGAN  
COUNTY OF Wayne

PETER W. STROH AND NICOLE F. L. STROH, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY HEREIN DESCRIBED.

DATED THIS 14<sup>th</sup> DAY OF JULY 1995, A. D.

Ramona E. Miller Peter W. Stroh  
WITNESS AS TO BOTH PETER W. STROH  
William L. Henry Nicole F. L. Stroh  
WITNESS AS TO BOTH NICOLE F. L. STROH

## ACKNOWLEDGEMENT

STATE OF MICHIGAN  
COUNTY OF Washtenaw

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER W. STROH AND NICOLE F. L. STROH, HIS WIFE; THE INDIVIDUALS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF JULY 1995, A. D.

MY COMMISSION EXPIRES:

Jan C. Weaver  
NOTARY PUBLIC  
STATE OF FLORIDA, AT LARGE  
(using in Wayne County, Michigan)

## SURVEYORS' CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "COCONUT POINT SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS AND THE PERMANENT CONTROL POINTS HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED: JULY 11, 1995

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

## GENERAL NOTES

- PRM DENOTES PERMANENT REFERENCE MONUMENT (PLS 2208) SET
- PCP DENOTES PERMANENT CONTROL POINT (PLS 2208) SET

BEARINGS SHOWN HEREON ARE TRUE, RELATIVE TO THOSE SHOWN ON THE PLAT OF THE COASTAL CONSTRUCTION CONTROL LINE IN PLAT BOOK 9, PAGE 99, AND IN PARTICULAR THAT SECTION OF SAID LINE LYING BETWEEN DEPARTMENT OF NATURAL RESOURCE MONUMENTS "R-110" AND "R-111".

## APPROVAL TOWN OF JUPITER ISLAND

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

7-12-95 James P. Thompson  
DATE TOWN MANAGER  
7-12-95 Doyle Rogers  
DATE TOWN ATTORNEY  
7-12-95 Russell J. Simpson  
DATE MAYOR  
Robert M. Wicker  
ATTEST: TOWN CLERK

## SUBDIVISION PARCEL CONTROL NUMBER:

35-38-42-025-000-0000.0

**R. L. VAUGHT & ASSOCIATES, INC.**  
LAND SURVEYORS & PLANNERS  
9075 G. E. BRIDGE ROAD, HOPE GOUND, FL.  
MAIL: P. O. BOX 160 HOPE GOUND, FL 33475  
PHONE: 407 546-8086 FAX: 407 546-8087

ORDER # 804309 FB: PB101/17 JUNE 20, 1995