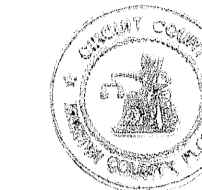


# PLAT NO. 1 OF ISLAND CROSSINGS, A P.U.D.(C)

LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA  
BEING A REPLAT OF A PORTION OF THE GOMEZ GRANT  
AND JUPITER ISLAND PLAT, AS RECORDED IN PLAT BOOK 1, PAGE 80  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

JUNE, 1995

PARCEL CONTROL NO. 34-38-42-630-000-0000.0



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 83, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 21<sup>st</sup> DAY OF July, 1995.

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
BY: Charlotte Buckley  
DEPUTY CLERK

FILE NO. 1127607  
(CIRCUIT COURT SEAL)

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE GOMEZ GRANT AND JUPITER ISLAND PLAT, AS RECORDED IN PLAT BOOK 1, PAGE 80 PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (SR NO. 5), A 200 FOOT RIGHT-OF-WAY WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BRIDGE ROAD (SR 708), AN 80 FOOT RIGHT-OF-WAY; AS SHOWN ON RIGHT-OF-WAY MAP 89010-2102, PROJECT 640-B; PROCEED SOUTH 68°43'33" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID BRIDGE ROAD, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 68°43'33" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 920.00 FEET; THENCE NORTH 21°10'22" WEST DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 310.00 FEET; THENCE NORTH 68°43'33" EAST, A DISTANCE OF 520.00 FEET; THENCE NORTH 21°10'22" WEST, A DISTANCE OF 802.00 FEET; THENCE NORTH 68°43'33" EAST, A DISTANCE OF 349.55 FEET; THENCE NORTH 21°16'27" WEST, A DISTANCE OF 166.19 FEET; THENCE NORTH 68°45'51" EAST, A DISTANCE OF 150.74 FEET; THENCE NORTH 21°10'22" WEST, A DISTANCE OF 233.91 FEET; THENCE NORTH 68°43'33" EAST, A DISTANCE OF 300.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH 21°10'22" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1311.89 FEET; THENCE SOUTH 68°44'35" WEST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET; THENCE SOUTH 21°10'22" EAST, A DISTANCE OF 200.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 25.61 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN  
STATE OF FLORIDA

THE HARBOR GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS PLAT NO. 1 OF ISLAND CROSSINGS, A P.U.D.(C), AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND HEREBY DEDICATED AS FOLLOWS:

1.) THE ADDITIONAL RIGHT-OF-WAY FOR S.E. BRIDGE ROAD AS SHOWN ON THIS PLAT IS HEREBY DEDICATED IN PERPETUITY FOR USE BY THE PUBLIC.

SIGNED AND SEALED THIS 24<sup>th</sup> DAY OF MAY, 1995, ON BEHALF OF SAID GENERAL PARTNERSHIP.

THE HARBOR GROUP  
A FLORIDA GENERAL PARTNERSHIP  
BY: DALKEY GROUP, INC., A  
FLORIDA CORPORATION, GENERAL PARTNER

Neil S. Kirschtetter  
WITNESS Neil S. Kirschtetter

Shirley Lyders  
WITNESS Shirley Lyders

N. Jeffrey McCann  
BY: N. Jeffrey McCann  
ITS: N. Jeffrey McCann  
VICE PRESIDENT

## TITLE CERTIFICATION

COUNTY OF MARTIN  
STATE OF FLORIDA

I, MICHAEL H. OLENICK, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT ON THIS 11<sup>th</sup> DAY OF MAY, 1995 AT 2:02(P.M.)

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE GENERAL PARTNERSHIP EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. NONE.

DATED THIS 25<sup>th</sup> DAY OF MAY, 1995.

Michael H. Olenick  
MICHAEL H. OLENICK  
OLENICK & SAWYER, P.A.  
900 E. OCEAN BLVD. SUITE 120  
STUART, FLORIDA 34994

## ACKNOWLEDGEMENT

COUNTY OF MARTIN  
STATE OF FLORIDA

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF MAY, 1995, BY N. JEFFREY McCANN, VICE PRESIDENT OF DALKEY GROUP INC., A FLORIDA CORPORATION, GENERAL PARTNER OF THE HARBOR GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP HE IS PERSONALLY KNOWN TO ME.

(NOTARY SEAL)

Shirley Lyders  
NOTARY PUBLIC  
PRINT NAME: Shirley Lyders  
MY COMMISSION EXPIRES: 3/31/96  
SPECIAL NOTARY SEAL  
SHIRLEY LYDERS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 0034903  
MY COMMISSION EXP. MAR. 31, 1996

## COUNTY APPROVAL

COUNTY OF MARTIN  
STATE OF FLORIDA

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

6-8-95  
DATE

4-26-95  
DATE

4-26-95  
DATE

4-26-95  
DATE

Donald E. Hellman  
COUNTY ENGINEER

Paul W. ...  
COUNTY ATTORNEY

Richard B. ...  
CHAIRMAN - PLANNING AND ZONING  
COMMISSION OF MARTIN COUNTY,  
FLORIDA

Chadwick ...  
CHAIRMAN - BOARD OF COUNTY  
COMMISSIONERS OF MARTIN COUNTY,  
FLORIDA

ATTEST: Marsha Stiller  
CLERK  
By Charlotte Buckley P.C.

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, O. HOWARD DUKES, DO HEREBY CERTIFY THAT THIS PLAT OF ISLAND CROSSINGS, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE COUNTY OF MARTIN, FLORIDA

DATED THIS 23<sup>rd</sup> DAY OF MAY, 1995.

O. Howard Dukes  
O. HOWARD DUKES  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4533

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT PREPARED BY:  
O. HOWARD DUKES, P.L.S.  
FOR:  
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
210 JUPITER LAKES BLVD. SUITE 200 JUPITER, FL 33408  
2400 S.E. MONTEREY ROAD SUITE 300 FT. PIERCE, FL 34496  
2222 COLONIAL ROAD SUITE 201 WEST PALM BEACH, FL 33409  
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409  
407-746-3248 407-296-3883 407-461-2450 407-684-3375