

PLAT OF CORAL CREST SUBDIVISION

BEING A REPLAT OF PORTIONS OF LOTS 109, 110 AND 111, GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1 AT PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LYING WEST OF STATE ROAD NO. 707.

CONTAINING 12.6217 ACRES, MORE OR LESS
TOWN OF JUPITER ISLAND
MARTIN COUNTY, FLORIDA
SHEET 1 OF 2

CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 174 PAGE 80, MARTIN COUNTY PUBLIC RECORDS, THIS DAY OF January 1999.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY FLORIDA

BY: David Wood
DEPUTY CLERK

FILE NO.: 1343716



SUBDIVISION PARCEL CONTROL NUMBER:

35-38-42-020-000-0000.0

LEGAL DESCRIPTION

PORTIONS OF LOTS 109, 110 AND 111; GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF STATE ROAD NO. 707, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 50.00 FEET OF LOT 109, ALL OF LOT 110 AND THAT PORTION OF LOT 111, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH LINE OF SAID LOT 111; WHERE IT INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 707, RUN THENCE SOUTH 89°31'55" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1002 FEET MORE OR LESS, TO THE WATERWARD FACE OF AN EXISTING BULKHEAD; THENCE RUN SOUTHEASTERLY ALONG SAID WATERWARD FACE AND THE WATERS OF HOBE SOUND, FOR A DISTANCE OF 206 FEET, MORE OR LESS; THENCE RUN NORTH 80°40'38" EAST, FOR A DISTANCE OF 334 FEET, MORE OR LESS; THENCE RUN SOUTH 83°51'42" EAST, FOR A DISTANCE OF 198.00 FEET; THENCE RUN NORTH 89°35'05" EAST, FOR A DISTANCE OF 432.65 FEET; THENCE RUN NORTH 10°58'15" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 167.84 FEET, TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 12.6217 ACRES, MORE OR LESS.

TITLE CERTIFICATION

WE, GUNSTER, YOAKLEY, VALDES-FAULI & STEWART, P.A., MEMBERS OF THE FLORIDA BAR HEREBY CERTIFY THAT:

1. THAT RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN HEREON, IS IN THE NAME OF THE INDIVIDUALS WHO EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.92, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 28th DAY OF December, 1998.

Kenneth S. Beall
KENNETH S. BEALL, JR.
GUNSTER, YOAKLEY, VALDES-FAULI & STEWART, P.A.
777 SOUTH FLAGLER DRIVE, SUITE 500 EAST
WEST PALM BEACH, FLORIDA 33410-6194

CERTIFICATE OF SURVEYOR

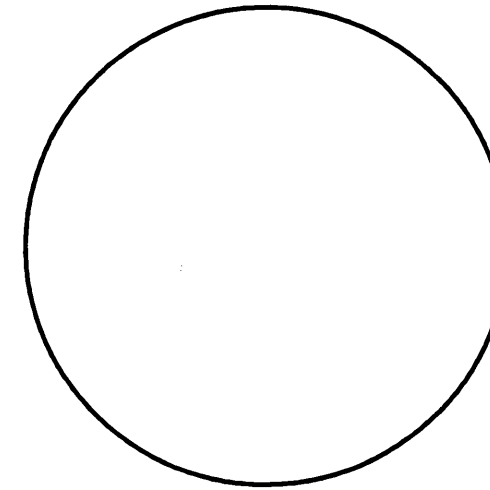
STATE OF FLORIDA
COUNTY OF MARTIN

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY, THAT THIS PLAT OF "CORAL CREST 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 DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

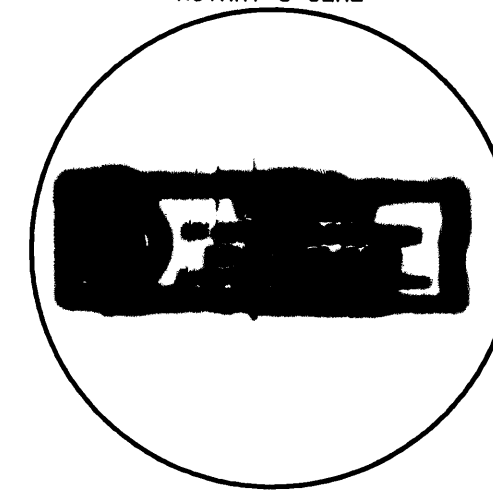
DATED: SEPTEMBER 28, 1998

Robert L. Vaught, Sr.
ROBERT L. VAUGHT, SR.
PROFESSIONAL SURVEYOR AND MAPPER #2208
STATE OF FLORIDA

SURVEYOR'S SEAL



NOTARY'S SEAL



NOTARY'S SEAL



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM HERSEY HAMM, III, AS TRUSTEE OF THE WILLIAM HERSEY HAMM TRUST, DATED AUGUST 6, 1987 AND EDWARD H. HAMM, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AS A PLAT OF CORAL CREST SUBDIVISION AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE 10' EASEMENT FOR PEDESTRIAN TRAFFIC, LYING EAST OF SOUTH BEACH ROAD, IS FOR THE SOLE USE OF THE OWNERS, THEIR HEIRS, ASSIGNS OR INVITEES OF THE LOTS WITHIN THIS SUBDIVISION.
2. THE UTILITY EASEMENTS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCE AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE TOWN OF JUPITER ISLAND. TOWN OF JUPITER ISLAND HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 20th DAY OF October, 1998.

Fredrick D. Mirna
WITNESS

William Hersey Hamm III
WILLIAM HERSEY HAMM, III
AS TRUSTEE

Robert J. Spout
WITNESS

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 30th DAY OF November, 1998.

Edward H. Hamm
WITNESS

Edward H. Hamm
EDWARD H. HAMM

Wm
WITNESS

ACKNOWLEDGEMENT

STATE OF California
COUNTY OF San Francisco

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM HERSEY HAMM, III, AS TRUSTEE OF THE WILLIAM HERSEY HAMM TRUST, DATED AUGUST 6, 1987, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP. HE IS () PERSONALLY KNOWN BY ME OR () HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF October, 1998.

MY COMMISSION EXPIRES June 5, 2001

Fredrick D. Mirna
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

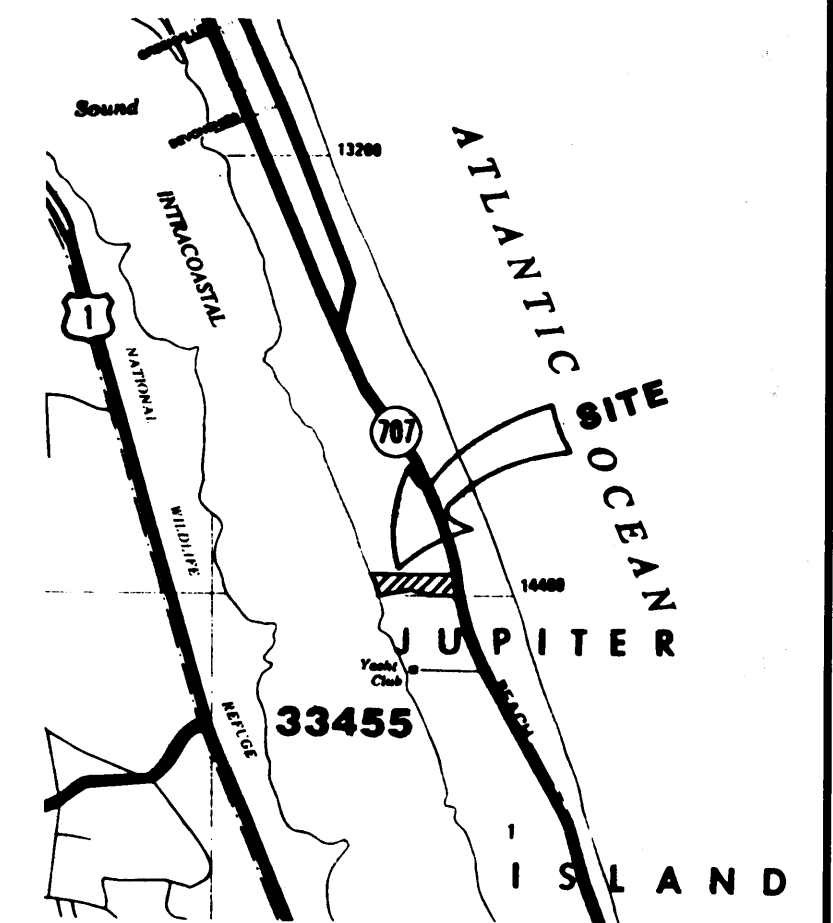
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED EDWARD H. HAMM, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP. HE IS () PERSONALLY KNOWN TO ME OR () HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF November, 1998.

MY COMMISSION EXPIRES: 2/20/02

C. Frothingham
NOTARY PUBLIC

LOCATION MAP



THIS INSTRUMENT PREPARED BY:
ROBERT L. VAUGHT, SR.
9075 S.E. BRIDGE ROAD
HOBE SOUND, FL 33455

GENERAL NOTES

- P. R. M. DENOTES PERMANENT REFERENCE MONUMENT
- P. C. P. DENOTES PERMANENT CONTROL POINT

BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE CENTERLINE OF S. BEACH ROAD (STATE ROAD NO. 707) HAS A BEARING OF SOUTH 19°59'52" EAST.

MEAN HIGH WATER LINE FOR THE WATERS OF HOBE SOUND, IS ON THE WATERWARD FACE OF THE CONCRETE BULKHEAD AND IS THE WESTERMOST BOUNDARY OF SAID PROPERTY.

BUILDABLE AREA OF SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C".

THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.

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

APPROVALS TOWN OF JUPITER ISLAND

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

1/13/99
DATE

Janna B. Swanson
TOWN MANAGER

1/13/99
DATE

John Chalkley
TOWN ATTORNEY

1/13/99
DATE

Russell S. Simpson
MAYOR

Patricia M. Wickes
ATTEST: TOWN CLERK

R. L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
9075 S. E. BRIDGE ROAD, HOBE SOUND, FL.
PHONE: (561) 546-8086

ORDER NO.: 803975 FIELD BOOK: SB1, PG 8 SEPT 26, 1994