

PLAT OF PALMAS DEL RIO

BEING A REPLAT OF LOTS 24 THRU 26, INCLUSIVE, AND THE NORTH 59.14 FEET OF LOT 27, BLOWING ROCKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 1, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING WEST OF STATE ROAD NO. 707.
CONTAINING 2.3327 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 1388 PAGE 21, MARTIN COUNTY PUBLIC RECORDS, THIS DAY OF August, 1999.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY FLORIDA.

BY: Sean Wood, Jr.
DEPUTY CLERK

FILE NO.: 1388425



SUBDIVISION PARCEL CONTROL NUMBER:

35-38-42-031-000-0000.0

NOTICE

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

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOWING ROCKS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 1, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 95.28 FEET OF LOT 26, TOGETHER WITH THE NORTH 59.14 FEET OF LOT 27, BLOWING ROCKS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 1, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 707 AS NOW EXISTING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 24, 25 AND THE NORTH 4.72 FEET OF LOT 26, BLOWING ROCKS SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING WEST OF STATE ROAD 707 AS NOW EXISTING.

CERTIFICATE OF OWNERSHIP

504 SOUTH BEACH ROAD L. C., A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "PALMAS DEL RIO".

DATED THIS 8th DAY OF July, 1999.

Donald Martin Andora
WITNESS DONALD MARTIN ANDORA

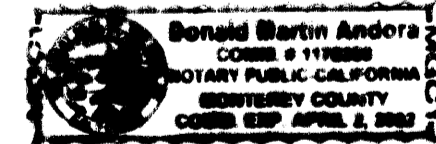
Kristina Farmer
WITNESS KRISTINA FARMER

STATE OF ~~FLORIDA~~ CALIFORNIA
COUNTY OF ~~MARTIN~~ MONTEREY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, Jeffrey S. Raynor, AS AUTHORIZED SIGNATORY, FOR 504 SOUTH BEACH ROAD L. C., A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN, AND ACKNOWLEDGED BEFORE ME THAT (HE) knows EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP, AS AUTHORIZED SIGNATORY FOR SAID COMPANY. (HE) is () PERSONALLY KNOWN TO ME OR (X) HAS PRODUCED A Driver License AS IDENTIFICATION.

MY COMMISSION EXPIRES:

04/02/02
NOTARY PUBLIC, STATE OF California AT LARGE
COMMISSION NO.: 1179288



CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "PALMAS DEL RIO" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS AND THE PERMANENT CONTROL POINTS FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PARTS 1 AND 11, FLORIDA STATUTES AND ORDINANCE OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATED THIS 9 DAY OF JULY, 1999.

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

TITLE CERTIFICATION

I, JEFFREY S. RAYNOR, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 8, 1999, AT 8:00 A.M.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITY EXECUTING 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:
MORTGAGE DATED APRIL 27, 1999 IN FAVOR OF FIRST UNION NATIONAL BANK, N. A. AND AS RECORDED IN OFFICIAL RECORDS BOOK 1388, PAGE 2116, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 8th DAY OF July, 1999.

Jeffrey S. Raynor
JEFFREY S. RAYNOR
14155 U.S. HIGHWAY ONE, SUITE 304
JUNO BEACH, FL 33408
FLORIDA BAR NUMBER: 0539449

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Palm Beach

FIRST UNION NATIONAL BANK, A NATIONAL ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF LANDS DESCRIBED HEREIN, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1388, PAGE 2116, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

SIGNED AND SEALED THIS 9th DAY OF July, 1999.

Thomas M. Leonard
WITNESS
Mary Dickos
WITNESS
BY: Thomas M. Leonard V. P.
THOMAS M. LEONARD

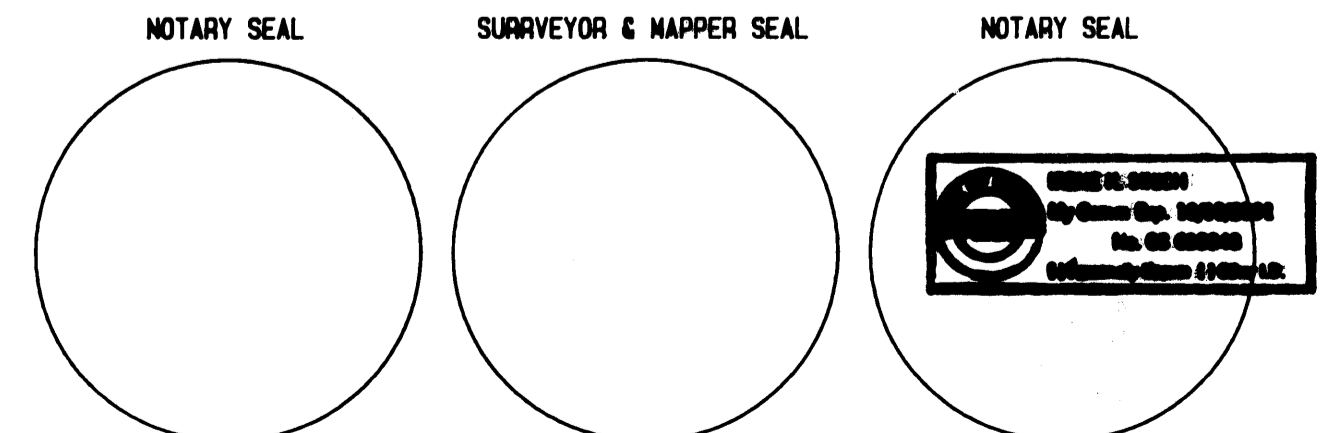
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, THOMAS M. LEONARD, TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF FIRST UNION NATIONAL BANK, N. A. AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION.

MY COMMISSION EXPIRES:

July 9, 1999
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
COMMISSION NO. _____



GENERAL NOTES

- ☐ DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT

BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE CENTERLINE OF SOUTH BEACH ROAD (STATE ROAD NO. 707) HAS A BEARING OF NORTH 03°17'27" WEST.

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.

APPROVALS TOWN OF JUPITER ISLAND

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

July 12 1999 James R. Bourque
DATE TOWN MANAGER
July 12 1999 John C. Campbell
DATE TOWN ATTORNEY
July 12 1999 Joseph E. Connolly
DATE MAYOR
Antonia M. Wickes
ATTEST: TOWN CLERK

R. L. VAUGHT & ASSOCIATES, INC.
SURVEYOR, MAPPER & PLANNER
LICENSING BOARD NUMBER 5879
9075 G. E. BRIDGE ROAD, HOPE GOUND, FL.
MAIL: P. O. BOX 160 HOPE GOUND, FL 33475
PHONE: 561 546-8086 FAX: 561 546-8087

ORDER NO.: 805814 FIELD BOOK: PB125/25 JUNE 25, 1999