

# PLAT OF SOMERSET ESTATES

BEING A REPLAT OF LOTS 1 AND 2, ISLANDER ESTATES, PLAT BOOK 14 AT PAGE 9;  
TOGETHER WITH: LOT 140, BLOCK 130, THE ISLAND BEACH REVISED PLAT NO. 2,  
PLAT BOOK 2 AT PAGE 44; BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.  
CONTAINING 3.7835 ACRES, MORE OR LESS  
TOWN OF JUPITER ISLAND  
MARTIN COUNTY, FLORIDA  
SHEET 1 OF 2 SHEETS

### LEGAL DESCRIPTION

LOTS 1 AND 2; ISLANDER ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGE 9; TOGETHER WITH: LOT 140, BLOCK 130; THE ISLAND BEACH REVISED PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 44; BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. CONTAINING 3.7835 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

MICHAEL KITTREDGE DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- EASEMENT THE FLORIDA POWER AND LIGHT COMPANY EASEMENT SHOWN ON THIS PLAT OF "SOMERSET ESTATES" MAY BE USED FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER LINES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

*Barbara J. Smith*  
WITNESS  
*Michael Kittredge*  
MICHAEL KITTREDGE

STATE OF FLORIDA  
COUNTY OF MIDDLETON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, MICHAEL KITTREDGE, TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. HE IS ( ) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES:

DECEMBER 14, 2005 *Virginia J. Hall*  
NOTARY PUBLIC, STATE OF  
AT LARGE  
COMMISSION NO.: \_\_\_\_\_  
VIRGINIA T. HALL  
Notary Public  
My Commission Expires  
December 14, 2005

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "SOMERSET ESTATES" 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 I AND II, FLORIDA STATUTES AND ORDINANCE OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATED THIS 19th DAY OF AUGUST, 1999.

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

### TITLE CERTIFICATION

I, WILLIAM W. ATTERBURY, III; MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 14, 1999, AT 5:00 P.M.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE INDIVIDUAL 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 DECEMBER 23, 1997, IN FAVOR OF FLEET MORTGAGE CORP., AS RECORDED IN OFFICIAL RECORDS BOOK 1281, PAGE 784, 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 16th DAY OF August, 1999.

*William W. Atterbury, III*  
WILLIAM W. ATTERBURY, III  
321 ROYAL POINCIANA PLAZA SOUTH  
PALM BEACH, FLORIDA 33480  
FLORIDA BAR NUMBER: 0197513

### MORTGAGEE'S CONSENT

STATE OF Massachusetts  
COUNTY OF Middlesex

FLEET MORTGAGE CORP., A SOUTH CAROLINA CORPORATION, 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 1281, PAGE 784, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

*Barbara J. Smith*  
WITNESS  
*Christopher Kelly*  
WITNESS  
BY: *Chk. R. [Signature]*  
ITS: *Loan Officer*  
FLEET MORTGAGE CORP.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MIDDLETON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, *Christopher Kelly* AS *Loan Officer* OF FLEET MORTGAGE CORP. AND THAT HE/SHE ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH MORTGAGEE'S CONSENT ON BEHALF OF SAID CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES:

DECEMBER 14, 2005 *Virginia J. Hall*  
NOTARY PUBLIC, STATE OF  
AT LARGE  
COMMISSION NO.: \_\_\_\_\_  
VIRGINIA T. HALL  
Notary Public  
My Commission Expires  
December 14, 2005

THIS INSTRUMENT PREPARED BY:  
ROBERT L. VAUGHT, SR.  
9075 SE BRIDGE ROAD  
HOPE SOUND, FL 33455

### NOTICE

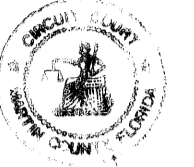
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### 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 14 PAGE 78 MARTIN COUNTY PUBLIC RECORDS, THIS 9th DAY OF September, 1999.  
MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA

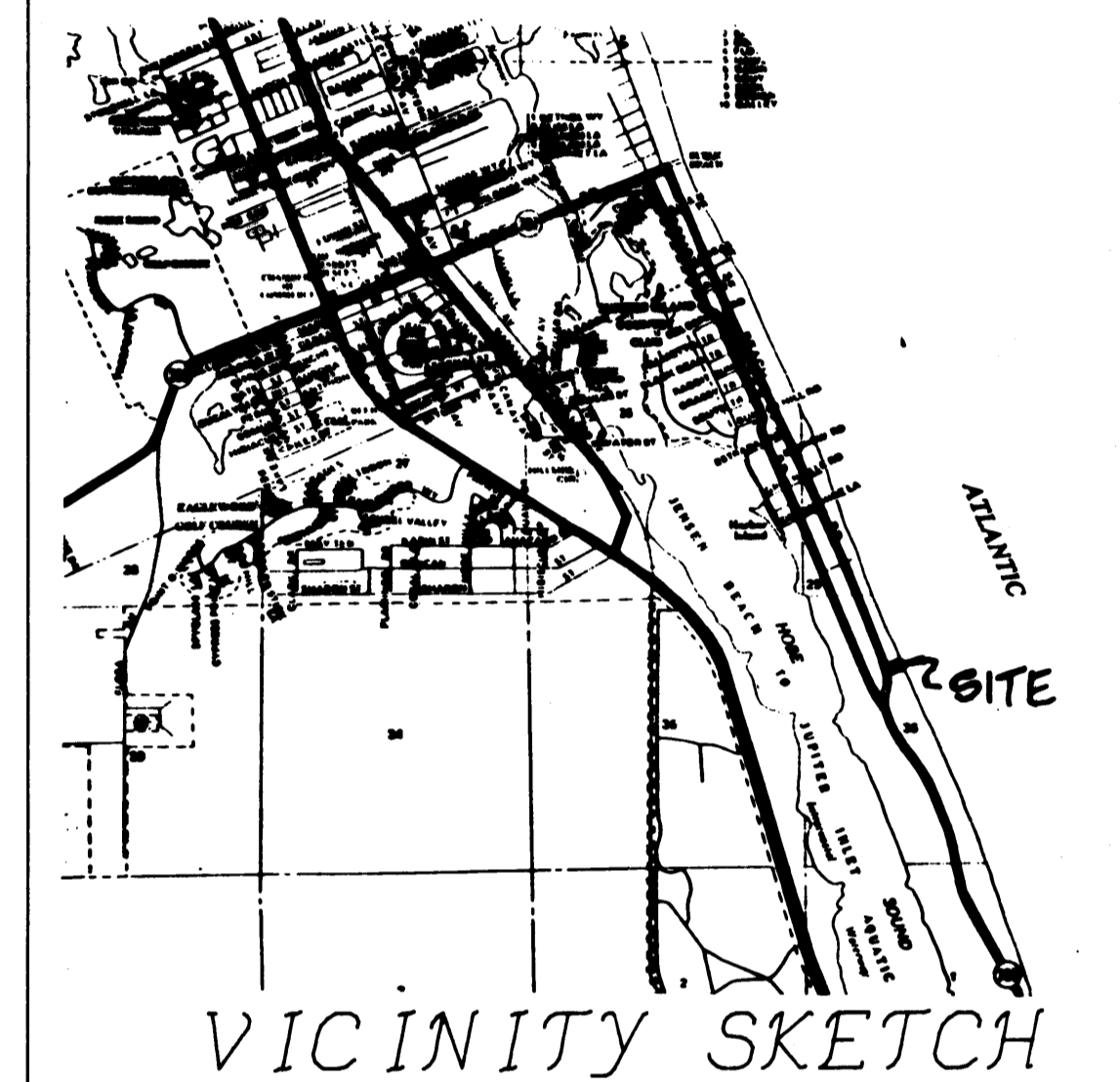
BY: *Janany L. Copens*  
DEPUTY CLERK

FILE NO.: 1390226



SUBDIVISION PARCEL CONTROL NUMBER:

35-38-42-032-000-0000.0



### 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 13°38'51" EAST.

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.

8/24/99  
DATE

*James R. Jorgensen*  
TOWN MANAGER

8/24/99  
DATE

*J. C. [Signature]*  
TOWN ATTORNEY

8/24/99  
DATE

*Joseph E. Connolly*  
MAYOR

*Robert M. [Signature]*  
ATTEST: TOWN CLERK

R. L. VAUGHT & ASSOCIATES, INC.  
SURVEYING, MAPPING & PLANNING  
LICENSING BOARD NUMBER 5679  
9075 G.E. BRIDGE ROAD, HOPE SOUND, FL.  
MAIL: P.O. BOX 160 HOPE SOUND, FL 33475  
PHONE: 561 546-8086 FAX: 561 546-8087

ORDER NO.: 806010 FIELD BOOK: PB118/50 JULY 10, 1999