

# PLAT OF NORTH BEACH ESTATES

BEING A REPLAT OF LOTS 290 AND 291, BON AIR BEACH, RECORDED IN PLAT BOOK 9, PAGE 2 AND A PORTION OF LOTS 48 THROUGH 52, INCLUSIVE, GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN PLAT 1, PAGE 80, BOTH OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, CONTAINING 8.2560 ACRES, MORE OR LESS  
 TOWN OF JUPITER ISLAND  
 MARTIN COUNTY, FLORIDA  
 SHEET 1 OF 2 SHEETS

## LEGAL DESCRIPTION

THE NORTH 200 FEET OF THE NORTH 400 FEET OF THAT PART OF LOTS 48 TO 52, INCLUSIVE, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING A PART OF A 500 FOOT STRIP LYING IN BETWEEN THE PROLONGATION OF THE SOUTH LINE OF LOT 292, BON AIR BEACH PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED JUNE 10, 1924, IN PLAT BOOK 10, PAGE 34, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND THE NORTH LINE OF LOT 286, BON AIR BEACH PLAT NO. 3, AS AFORESAID, EXTENDING WESTWARD FROM ROYAL PALM BOULEVARD TO THE INDIAN RIVER.

ALL OF THE SAID LAND IS LYING EAST OF THE INDIAN RIVER OR WATERS OF HOBE SOUND.

CONTAINING 7.7657 ACRES, MORE OR LESS.

AND

LOTS 290 AND 291, BON AIR BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 AT PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 0.4903 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

JEFFREY GELMAN DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE PLAT OF NORTH BEACH ESTATES AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) THE INGRESS-EGRESS EASEMENT, OF VARYING WIDTH, SHOWN HEREIN, (KNOWN AS HARBOR WAY) IS FOR THE USE OF THE LOT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS, THEIR INVITEES AND GUESTS AND SERVICE PERSONNEL OF LOTS 1, 2 & 3, SADLER TRACT WEST AND LOTS 1, 2 & 3, NORTH BEACH ESTATES.
- 2) THE UTILITY EASEMENT SHOWN HEREIN 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. THE 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.
- 3) THE BEACH ACCESS EASEMENT SHOWN HEREIN, OVER AND ACROSS LOT 1-A, IS FOR THE USE OF THE LOT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS, THEIR INVITEES AND GUESTS OF LOTS 1, 2 & 3, SADLER TRACT WEST AND LOTS 1, 2 & 3, NORTH BEACH ESTATES.

DATED THIS 24th DAY OF November 1999.

Josh Parsh  
 WITNESS

Robert L. Vaught, Sr.  
 WITNESS

Jeffrey Gelman  
 JEFFREY GELMAN

STATE OF FLORIDA  
 COUNTY OF MARTIN

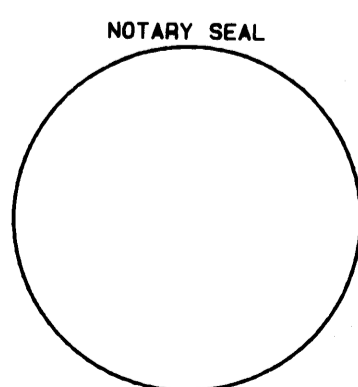
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, JEFFREY GELMAN, TO ME WELL KNOWN, AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. HE IS ( ) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES:

October 15, 2001

Carol Ann Hazel  
 NOTARY PUBLIC  
 STATE OF FLORIDA, AT LARGE  
 COMMISSION NO.: CC 639002

CAROL ANN HAZEL  
 Notary Public - State of Florida  
 My Commission Expires Oct 15, 2001  
 Commission # CC639002



## TITLE CERTIFICATION

I, THOMAS J. BAIRD, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF November 24, 1999, AT 2:32 P.M.:

- 1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE INDIVIDUAL EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION 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 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 24th DAY OF November 1999.

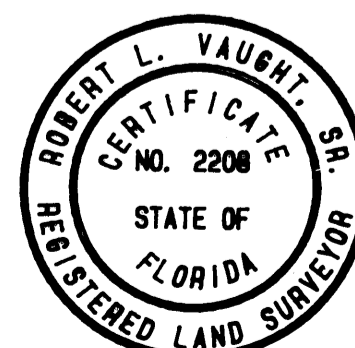
Thomas J. Baird  
 THOMAS J. BAIRD  
 11891 U.S. HIGHWAY ONE SUITE 105  
 NORTH PALM BEACH, FLORIDA 33408  
 FLORIDA BAR NUMBER: 475114

## CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR. DO HEREBY CERTIFY THAT THIS PLAT OF "NORTH BEACH 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 24th DAY OF November 1999.

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



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

## GENERAL NOTES

- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT

BEARINGS SHOWN HEREON ARE BASED ON TRUE BEARINGS (FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE) AS SHOWN ON THE PLAT OF THE COASTAL CONSTRUCTION CONTROL LINE, PLAT BOOK 9, PAGE 99, RECORDED JULY 9, 1985, LYING BETWEEN RANGE MONUMENTS "R-78 AND "R-79".

LOTS 1 AND 2 OF SUBJECT PROPERTY ARE LOCATED IN FLOOD ZONE "A7" (EL 7.0) AND LOT 3 IS LOCATED IN FLOOD ZONE "A-7" (EL 8.0).

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.

THE PAVED ROAD KNOWN AS HARBOR WAY IS A PRIVATE ROADWAY WHICH PRESENTLY TRAVERSES THE AREA SHOWN ON THIS PLAT. THIS ROADWAY WAS CREATED PURSUANT TO THAT CERTAIN "EASEMENT FOR INGRESS AND EGRESS" RECORDED IN OFFICIAL RECORD BOOK 724, PAGES 710 THROUGH 717, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LOTS 1 & 1A ARE TO BE CONSIDERED AS ONE (1) RESIDENTIAL LOT AND CANNOT BE SUBDIVIDED INTO TWO OR MORE RESIDENTIAL LOTS.

## CLERK'S RECORDING CERTIFICATE

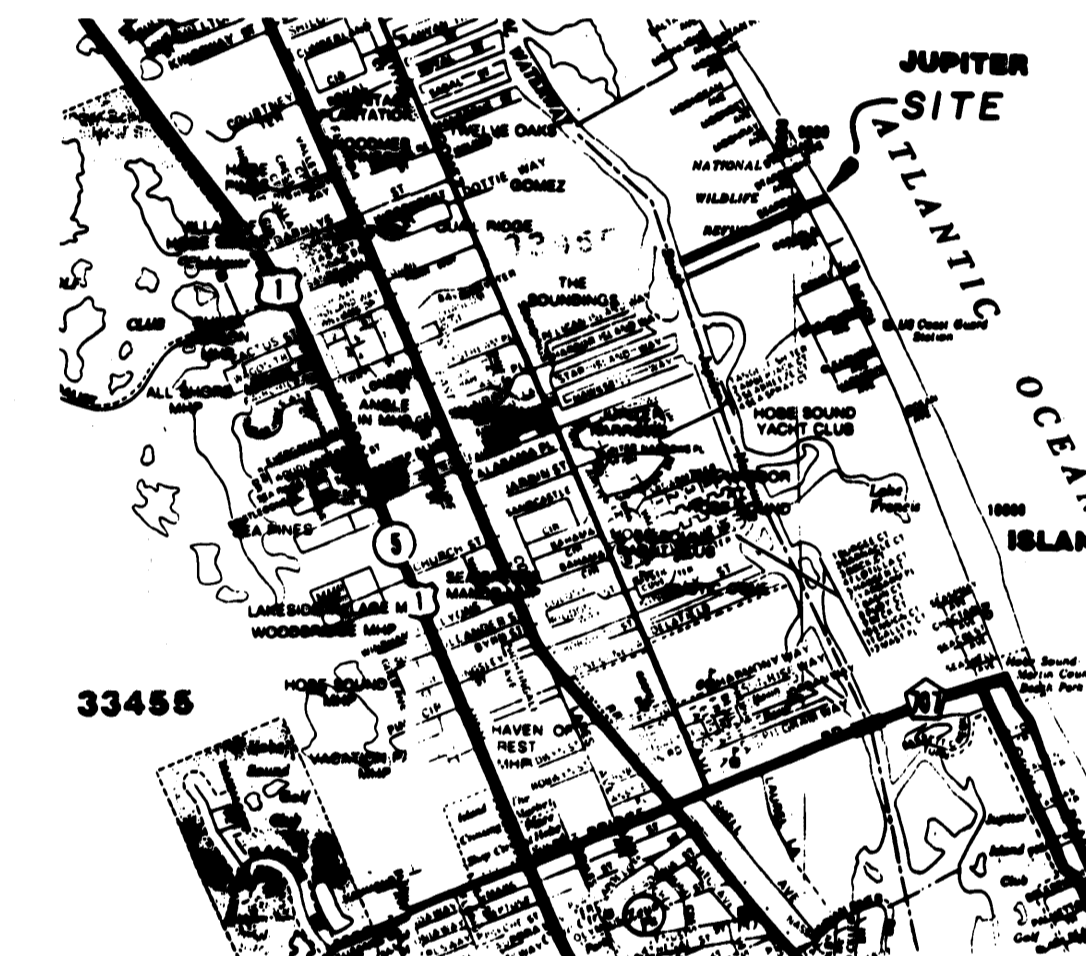
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14 PAGE 82, MARTIN COUNTY PUBLIC RECORDS, THIS 2ND DAY OF December 1999.

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

BY: Jammy R. Coors  
 DEPUTY CLERK

FILE NO.: 1404276

SUBDIVISION PARCEL CONTROL NUMBER:  
35-38-42-033-000-0000.0



VICINITY SKETCH

## APPROVALS TOWN OF JUPITER ISLAND

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

11/20/99  
 DATE

4/20/99  
 DATE

11/20/99  
 DATE

James Robinson  
 TOWN MANAGER

J. H. White  
 TOWN ATTORNEY

Joseph E. Coors  
 TOWN CLERK

ATTEST: Town Clerk

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

ORDER NO.: 805717 FIELD BOOK: PB73/9 SEPT 14, 1998