

# PLAT OF BON AIR BEACH PLAT 5

BEING A REPLAT OF LOTS 3, 4 AND 5, BLOCK 15; AMENDED PLAT OF BON AIR BEACH PLAT 2, RECORDED IN PLAT BOOK 10, PAGE 33 AND LOT 6 AND THE N'LY 25 FEET OF LOT 23, BLOCK 59; BON AIR BEACH PLAT NO. 4, RECORDED IN PLAT BOOK 12, PAGE 4, THE SAID PLATS RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, TOGETHER WITH: THE S'LY 25 FEET OF VACATED AND ABANDONED PROSPECT AVENUE; LYING N'LY OF SAID LOTS, CONTAINING 0.84845 ACRES, MORE OR LESS TOWN OF JUPITER ISLAND MARTIN COUNTY, FLORIDA SHEET 1 OF 2 SHEETS

### CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15 PAGE 71, MARTIN COUNTY PUBLIC RECORDS, THIS 19 DAY OF September 2003.

MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA  
By: *Janet Perina*  
DEPUTY CLERK

FILE NO.: 1693548

SUBDIVISION PARCEL CONTROL NUMBER:  
35-38-42-039-000-0000.0

### CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT R. ROWDEN DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "BON AIR BEACH PLAT 5".

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 20 DAY OF May 2003.

*Robert R. Rowden*  
ROBERT R. ROWDEN  
WITNESS  
*Joan Vangue*  
WITNESS

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

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

MY COMMISSION EXPIRES: 12/31/2004  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO.:

### TITLE CERTIFICATION

I, FREDERICK G. SUNDHEIM, JR., MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 19 DAY OF May, 2003 AT 8:00 A.M.

- RECORD TITLE TO THE LANDS LEGALLY DESCRIBED ON SHEET ONE OF 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:  
MORTGAGEE: FIRST UNION NATIONAL BANK OF FLORIDA  
NOW KNOWN AS WACHOVIA BANK, NA  
DATE OF MORTGAGE: APRIL 25, 1997  
RECORDING DATA: OFFICIAL RECORDS BOOK 1234, PAGE 145C  
MORTGAGEE: FIRST UNION NATIONAL BANK  
NOW KNOWN AS WACHOVIA BANK, NA  
DATE OF MORTGAGE: DECEMBER 7, 1998  
RECORDING DATA: OFFICIAL RECORDS BOOK 1303, PAGE 340
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.132, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 29<sup>th</sup> DAY OF MAY 2003.  
*Frederick G. Sundheim, Jr.*  
FREDERICK G. SUNDHEIM, JR.  
OUGHTERSON, SUNDHEIM & WOODS, P. A.  
310 S.W. OCEAN BOULEVARD  
STUART, FLORIDA 34994-2007  
FLORIDA BAR NUMBER 158670

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WACHOVIA BANK, NA, FORMERLY KNOWN AS FIRST UNION NATIONAL BANK AND ALSO FORMERLY KNOWN AS FIRST UNION NATIONAL BANK OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THOSE CERTAIN MORTGAGES UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREIN BY THE OWNER THEREOF; AND AGREES THAT THEIR MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOKS 1234 AND 1303, PAGES 145C AND 340, RESPECTIVELY, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION HEREON.

SIGNED AND SEALED THIS 23<sup>rd</sup> DAY OF MAY 2003.  
WACHOVIA BANK, NA

*Michelle Handcastle*  
WITNESS  
*Conrad Egan*  
WITNESS  
BY: *Richard Komtos*  
RICHARD KOMTOS, V. P.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

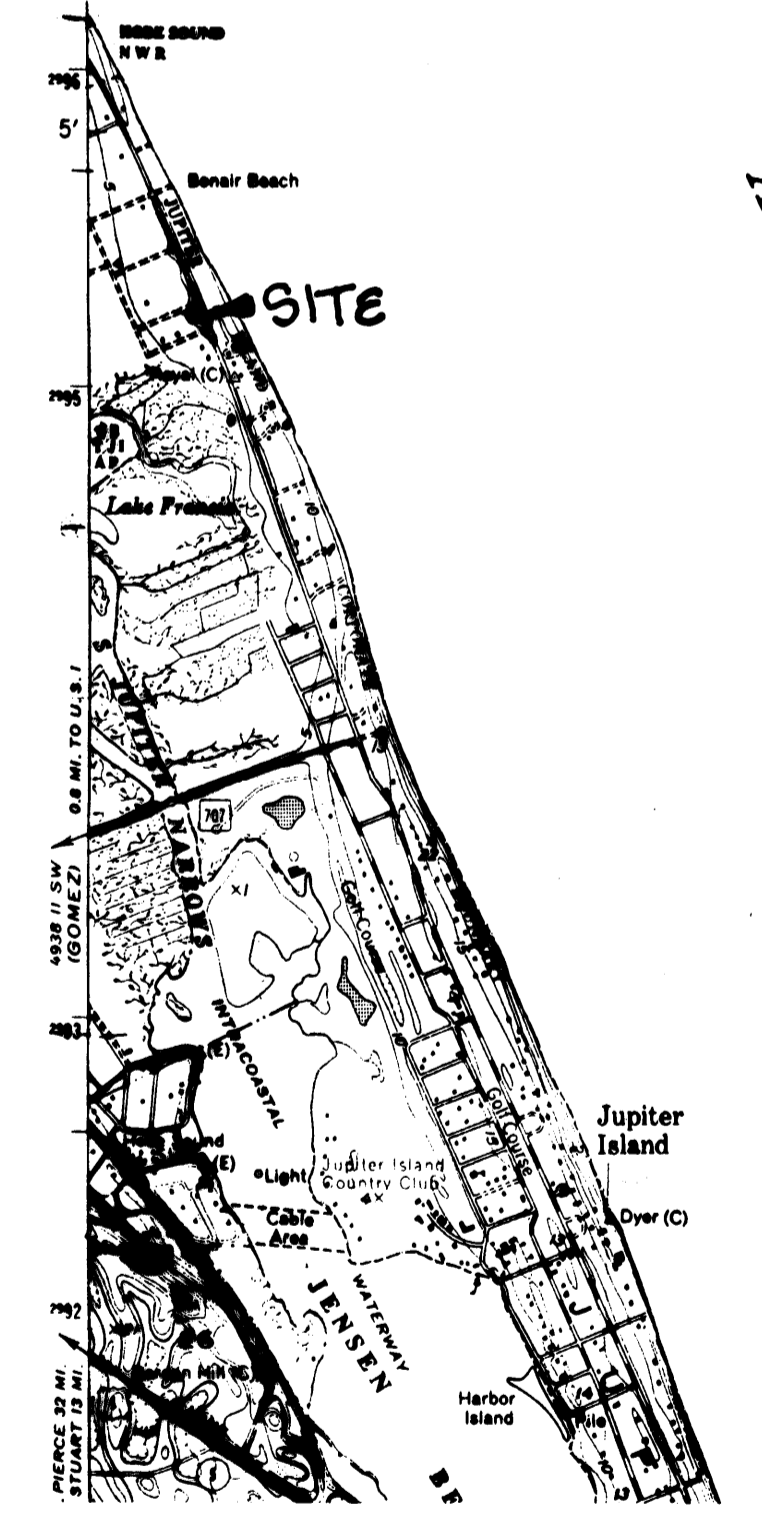
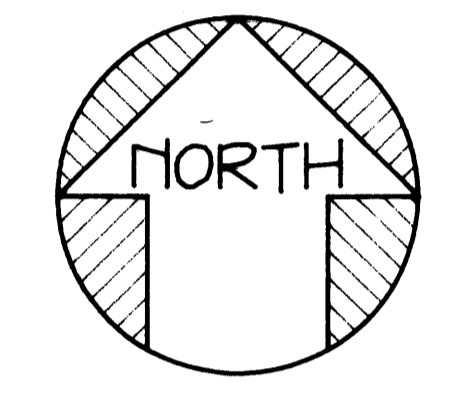
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD KOMTOS, TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF WACHOVIA BANK, NA, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: 12/31/2004  
NOTARY PUBLIC  
STATE OF FL AT LARGE  
COMMISSION NO.: 05080677

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "BON AIR BEACH PLAT 5" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND 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 PERMANENT CONTROL POINTS FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND ORDINANCES OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATED THIS 18<sup>th</sup> DAY OF September 2003.  
*Robert L. Vaught, Sr.*  
ROBERT L. VAUGHT, SR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208  
STATE OF FLORIDA  
3075 SE BRIDGE ROAD  
HOBE SOUND, FLORIDA 33455



LOCATION MAP  
SCALE 1 : 24 000

### NOTICE

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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 PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER ISLAND AND IN ACCORDANCE WITH SECTION 177.07(12), FLORIDA STATUTES, ON THE DATE OR DATES INDICATED.

- 9/9/03 DATE BY: *Joseph E. Connolly*  
JOSEPH E. CONNOLLY, MAYOR
- 9/9/03 DATE BY: *James R. Spurgeon*  
JAMES R. SPURGEON, TOWN MANAGER
- 9/10/03 DATE BY: *Douglas W. Harvey*  
DOUGLAS W. HARVEY, BUILDING OFFICIAL
- 9/9/03 DATE BY: *John C. Randolph*  
JOHN C. RANDOLPH, TOWN ATTORNEY
- ATTEST *Antonia M. Wickes*  
ANTONIA M. WICKES, TOWN CLERK

**R. L. VAUGHT & ASSOCIATES, INC.**  
SURVEYORS, MAPPERS & PLANNERS  
LICENSING BOARD NUMBER 5879  
9075 SE BRIDGE ROAD, HOBE SOUND 33455  
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475  
PHONE: 772-546-8086 FAX: 772-546-8087  
ORDER NO.: 80790C F.B.: PB153/22 05 SEP 2002

103 SEP 19 PM 12:17  
CLERK OF CIRCUIT COURT  
BY: D.C.

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