

# A PLAT OF ISLAND CROSSINGS P.U.D.(R)

BEING A REPLAT OF A PORTION OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA

### MORTGAGEE'S CONSENT TO PLAT

FIDELITY FEDERAL BANK & TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, HEREBY CERTIFIES IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED DECEMBER 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGE 860, ON THE LAND DESCRIBED HEREIN, AND DOES SUBORDINATE IT'S MORTGAGE TO SUCH DEDICATION.

SIGNED THIS 2nd DAY OF JANUARY 2004.

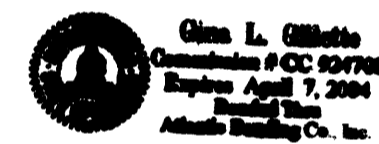
ATTEST BY: [Signature] BY: [Signature]  
IT'S: Vice President IT'S: PAST VICE PRESIDENT

WITNESS: [Signature]  
PRINT NAME: Robin Surprise

WITNESS: [Signature]  
PRINT NAME: Gina L. Gillette

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED J. Richard Coolican AND Gina L. Gillette TO ME WELL KNOWN TO BE THE OWNER AND OWNER RESPECTIVELY, OF THE FIDELITY FEDERAL BANK & TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND HE/SHE HAS ACKNOWLEDGED THE FOREGOING MORTGAGEE CONSENT. HE/SHE IS: [  PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



STAMP

### MORTGAGEE'S CONSENT TO PLAT

CHARLES R. MODICA HEREBY CERTIFIES THAT HE IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED SEPTEMBER 15, 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 1817, PAGE 2241, ON THE LAND DESCRIBED HEREIN, AND DOES SUBORDINATE HIS MORTGAGE TO SUCH DEDICATION.

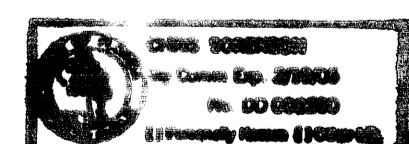
SIGNED THIS 2nd DAY OF JANUARY 2004.

[Signature]  
CHARLES R. MODICA  
WITNESS: [Signature]  
PRINT NAME: EDWARD H. MURPHY

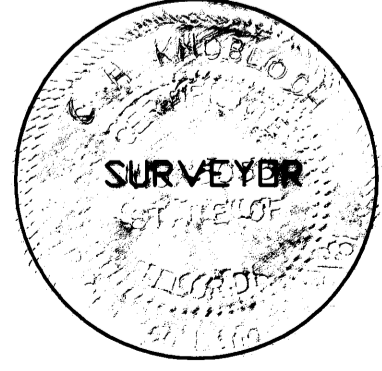
WITNESS: [Signature]  
PRINT NAME: Wesley S. Rose

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES R. MODICA, TO ME WELL KNOWN AND HE ACKNOWLEDGED THE FOREGOING MORTGAGEE CONSENT. HE IS: [  PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



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### ACCEPTANCE, JOINER AND CONSENT

BRIDGETOWN PROPERTY OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY, UPLAND PRESERVE AREAS, AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

BY: [Signature]  
ANDREW BELFORD  
PRESIDENT OF BRIDGETOWN  
PROPERTY OWNERS ASSOCIATION INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

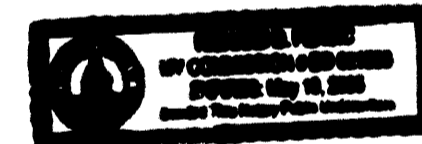
WITNESS: [Signature]  
PRINT NAME: Beverly M. Daxle

WITNESS: [Signature]  
PRINT NAME: RICHARD D. PERCIC

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANDREW BELFORD, AS PRESIDENT OF THE BRIDGETOWN HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND THAT HE ACKNOWLEDGED THE ACCEPTANCE, JOINER, AND CONSENT ON BEHALF OF SAID ASSOCIATION. HE IS: [  PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

DATED THIS 5th DAY OF JANUARY 2004.



STAMP

### TITLE CERTIFICATION

I, RICHARD D. PERCIC, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF January 7, 2003, AT 11:00PM:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITY FOR THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON WAS EXECUTED.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND ARE DESCRIBED AS FOLLOWS:  
PURCHASE MONEY MORTGAGE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$2,559,260.34 IN FAVOR OF CHARLES R. MODICA RECORDED SEPTEMBER 18, 2003, IN OFFICIAL RECORDS BOOK 1817, PAGE 2241, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.  
CONSTRUCTION MORTGAGE IN THE ORIGINAL PRINCIPLE AMOUNT OF \$15,000,000.00 IN FAVOR OF FIDELITY FEDERAL BANK & TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, RECORDED DECEMBER, 2003, IN OFFICIAL RECORDS BOOK 1851, PAGE 860, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 5th DAY OF JANUARY 2004.

[Signature]  
RICHARD D. PERCIC  
ATTORNEY AT LAW, FLORIDA BAR No. 373184  
1061 EAST INDIANTOWN ROAD, SUITE 400  
JUPITER, FLORIDA 33477

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

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE: 2-13-04

DATE: 2-17-04

DATE: 2/17/04

DATE: 2-17-04  
11-18-03

[Signature]  
COUNTY SURVEYOR AND MAPPER  
[Signature]  
COUNTY ENGINEER  
[Signature]  
COUNTY ATTORNEY  
[Signature]  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
ATTEST:  
[Signature]  
DEPUTY CLERK OF COURT

### CERTIFICATE OF SURVEYOR AND MAPPER

I, CLINTON HESS KNOBLOCH, HEREBY CERTIFY THAT THIS PLAT OF ISLAND CROSSINGS P.U.D.(R), IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY AND PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY AND PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND MONUMENTS ACCORDING TO SECTION 177.091(9) F.S. WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

[Signature]  
CLINTON HESS KNOBLOCH  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5053  
LBFH INC. L.B. #959

### SURVEYOR'S NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

### LEGEND

- ⊕ = CENTERLINE
- = SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB #959"
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LB #959" (UNLESS OTHERWISE STATED)
- U.P.B.A. = UPLAND PRESERVE BUFFER AREA
- = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED "P.C.P. LB #959"
- O.R.B. = OFFICIAL RECORD BOOK
- Do. = CURVE CENTRAL ANGLE
- CHB = CHORD BEARING
- LB = LICENSED BUSINESS NUMBER
- PRM = PERMANENT REFERENCE MONUMENT
- CHB = CURVE CHORD BEARING
- CHD = CURVE CHORD DISTANCE
- S.R. = STATE ROAD

**LBFH INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS

2090 PALM BEACH LAKES BLVD. TOWER II, SUITE 600 WEST PALM BEACH, FL 33409 561-684-3375	3550 S.W. CORPORATE PKWY PALM CITY, FL 34990 772-286-3883	2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL 34950 772-461-2450	421 N.W. 3RD STREET OKEECHOBEE, FL 33972 941-763-8999
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