

PLAT OF TREASURE ISLAND ESTATES

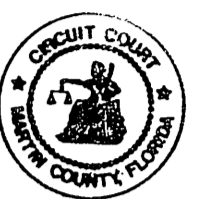
BEING A REPLAT OF LOTS 92, 93 AND A PORTION OF THE NORTHERLY 50' OF LOT 94, BLOCK 122; THE ISLAND BEACH REVISED PLAT NO. 2, RECORDED IN PLAT BOOK 2, PAGE 44, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. CONTAINING 0.8818 ACRES, MORE OR LESS.
TOWN OF JUPITER ISLAND
MARTIN COUNTY, FLORIDA
SHEET 1 OF 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 98, MARTIN COUNTY PUBLIC RECORDS. THIS 15th DAY OF October 2004.
MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA

By Debra Proctor
DEPUTY CLERK

FILE NO.: 1785123



SUBDIVISION PARCEL CONTROL NUMBER:
35-38-42-041-000-0000.0

CERTIFICATE OF OWNERSHIP & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS C. TURNER AND SUSAN M. TURNER, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AS "TREASURE ISLAND ESTATES" AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

- THE 10' DRAINAGE AND UTILITY EASEMENT SHOWN HEREON IS PER REQUIREMENT OF THE TOWN OF JUPITER ISLAND, LAND DEVELOPMENT REGULATIONS.
- THE 20' EASEMENT FOR ACCESS TO THE OCEAN, OVER THE NORTH 20' OF THE SOUTH 50' OF LOT 137, BLOCK 122; THE ISLAND BEACH REVISED PLAT NO. 2, PER PLAT BOOK 2 AT PAGE 44, IS FOR THE USE OF THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THEIR INVITEES AND GUESTS, OF THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 14th DAY OF August 2004.

Witnesses:
[Signature] WITNESS, AS TO BOTH
[Signature] WITNESS, AS TO BOTH
[Signature] THOMAS C. TURNER
[Signature] SUSAN M. TURNER

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Martin

THE HUNTINGTON NATIONAL BANK, 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 OWNERS THEREOF; AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1852, PAGE 2422, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

SIGNED AND SEALED THIS 10th DAY OF August 2004.
THE HUNTINGTON NATIONAL BANK

Witness:
[Signature] WITNESS
BY: [Signature] WILLIAM F. X. DWYER V.P.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Martin

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM F. X. DWYER, TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF THE HUNTINGTON NATIONAL BANK AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE



TITLE CERTIFICATION

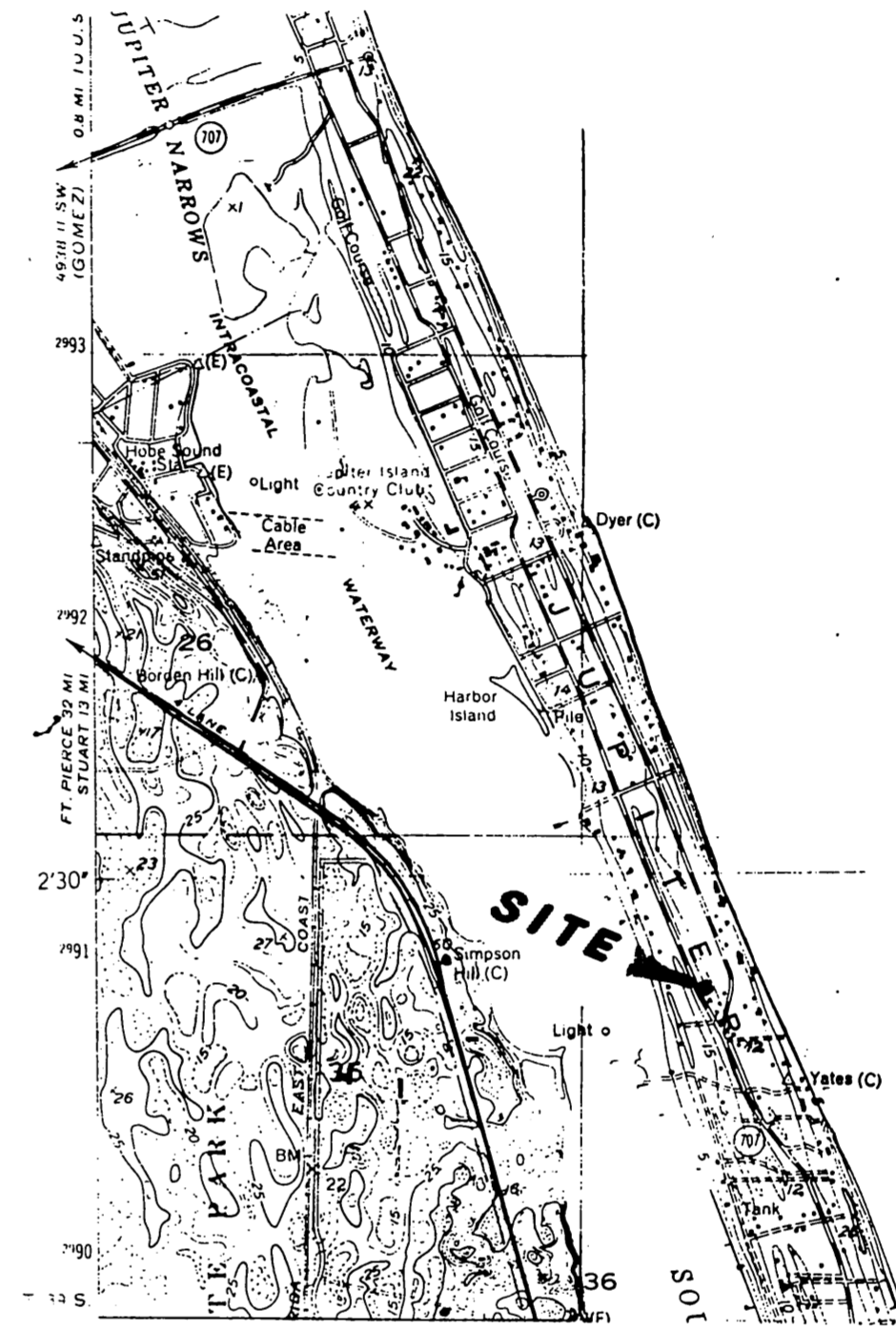
1. TERRANCE P. MCCARTHY, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 28th DAY OF JUNE, 2004 AT 8:20 A.M.

- RECORD TITLE TO THE LANDS LEGALLY DESCRIBED HEREON IS IN THE NAME OF THE INDIVIDUALS EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCLUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE IN FAVOR OF THE HUNTINGTON NATIONAL BANK, DATED DECEMBER 23, 2003 AND RECORDED DECEMBER 30, 2003 IN OFFICIAL RECORDS BOOK 1852, PAGE 2422, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.
DATED THIS 17th DAY OF AUGUST 2004.

[Signature]
TERRANCE P. MCCARTHY
TERRANCE P. MCCARTHY
MCCARTHY, SUMMERS, BOBKO, McKEY,
WOOD, SAWYER & PERRY, P.A.
2400 S. E. FEDERAL HIGHWAY
STUART, FLORIDA 34994-4556
FLORIDA BAR NUMBER 01C8845



LOCATION MAP

SCALE 1 : 24,000

REVIEWED FOR CONFORMITY

[Signature]
LEE BRACK
PROFESSIONAL SURVEYOR AND MAPPER NO 2157
STATE OF FLORIDA

NOTE:
SUBJECT TO ANY ADDITIONAL RESTRICTIONS CONTAINED IN THE DECLARATIONS OF RESTRICTION RECORDED OF EVEN DATE HEREWITH.

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

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.

LEGAL DESCRIPTION

LOTS 92, 93 AND THE NORTH 25 FEET OF LOT 94, BLOCK 122, THE ISLAND BEACH REVISED PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 44, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ALSO A TRIANGULAR SHAPED PARCEL OF LAND IN THE SOUTH 25 FEET OF THE NORTH 50 FEET OF SAID LOT 94, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE EASTERLY SIDE OF SAID LOT 94, WITH A LINE 25 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 94 RUN SOUTHWESTERLY, ALONG SAID PARALLEL LINE A DISTANCE OF 64.8 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY, TURNING AN ANGLE OF 103 DEGREES 30' 00", MEASURED FROM EAST TO SOUTH FROM THE PRECEDING COURSE A DISTANCE OF 16.4 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 62.2 FEET TO AN INTERSECTION WITH A LINE 25.45 FEET, SOUTHEASTERLY OF AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 94; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 17.8 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 94; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO AN INTERSECTION WITH A LINE 25 FEET SOUTH EASTERLY OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 94; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

TOGETHER WITH A PERMANENT EASEMENT FOR ACCESS TO AND FROM THE OCEAN OVER THE NORTH 20 FEET OF THE SOUTH 50 FEET OF LOT 137, BLOCK 122, OF SAID ISLAND BEACH REVISED PLAT NO. 2.

ACKNOWLEDGEMENT

STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~Martin~~ Albany

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS C. TURNER AND SUSAN M. TURNER, HUSBAND AND WIFE, TO ME WELL KNOWN AND THEY ACKNOWLEDGED BEFORE ME, THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. THEY ARE PERSONALLY KNOWN TO ME OR () HAVE PRODUCED DRIVERS' LICENSES AS IDENTIFICATION.

MY COMMISSION EXPIRES: 3/16/2007
[Signature]
NOTARY PUBLIC
STATE OF ~~FLORIDA~~ NEW YORK

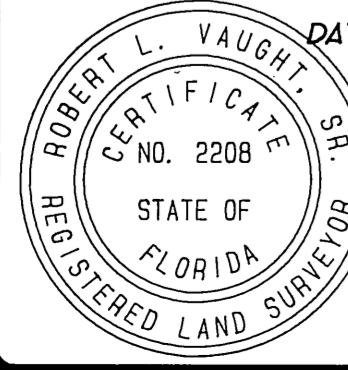
Aden S. Fink
No. 026688138
Qualified in Albany County
Commission expires Mar. 3, 2007

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "TREASURE ISLAND ESTATES" 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 THE PLAT AND SURVEY DATA COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND ORDINANCES OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATED THIS 15th DAY OF October 2004.
[Signature]
ROBERT L. VAUGHT, SR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208
STATE OF FLORIDA
9075 SE BRIDGE ROAD
HOBE SOUND, FLORIDA 33455-5314

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R. L. VAUGHT & ASSOCIATES, INC.
SURVEYOR, MAPPER & PLANNER
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.: 80791C F.B.: PBI5C/12 14 FEB 04