

PLAT OF

ISLAND OAKS

BEING A REPLAT OF PORTIONS OF LOTS 145 AND 146; GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1 AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA CONTAINING 3.1879 ACRES, MORE OR LESS TOWN OF JUPITER ISLAND MARTIN COUNTY, FLORIDA SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION

PARCEL 1

BEGIN AT A POINT WHERE THE SHORE LINE OF THE ATLANTIC OCEAN INTERSECTS THE NORTH LINE OF LOT 146, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY, FLORIDA; THENCE RUN WEST, ALONG SAID LOT LINE 690.34 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 18°04'30" EAST, A DISTANCE OF 54.05 FEET TO A CONCRETE MONUMENT; THENCE RUN WEST, A DISTANCE OF 215.2 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 37°35'30" WEST, A DISTANCE OF 48.4 FEET; THENCE RUN SOUTH 55°08' WEST, A DISTANCE OF 22.5 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 21°15' WEST, A DISTANCE OF 32.8 FEET TO THE EAST SHORE LINE OF HOBE SOUND; THENCE MEANDER SAID SHORE LINE SOUTHERLY 106 FEET MORE OR LESS, TO A POINT OF INTERSECTION WITH A LINE 107.25 FEET SOUTH OF AND PARALLEL TO THE AFORESAID NORTH LINE OF LOT 146; THENCE RUN EAST 174.2 FEET TO A POINT; THENCE RUN NORTH 6 FEET TO A CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF A LINE 101.25 FEET SOUTH OF AND PARALLEL TO THE AFORESAID NORTH LINE OF LOT 146; THENCE RUN EAST 223.3 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 5°12' WEST, A DISTANCE OF 44.56 FEET TO AN IRON POST; THENCE RUN EAST 485.35 FEET TO THE SHORE LINE OF THE ATLANTIC OCEAN; THENCE MEANDER SAID SHORE LINE NORTHERLY TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIPARIAN AND LITTORAL RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING.

CONTAINING 1.7555 ACRES, MORE OR LESS.

LESS HOWEVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

START AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE NORTH LINE OF SAID LOT 146 AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 707; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 146 FOR A DISTANCE OF 130.03 FEET TO THE POINT OF INTERSECTION WITH SAID RIGHT-OF-WAY LINE; THENCE RUN WEST 15 FEET TO A CONCRETE MONUMENT; THENCE RUN WESTERLY, PARALLEL TO THE NORTH LINE OF SAID LOT 146, TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707; THENCE RUN NORTHEASTERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 707 TO THE POINT OR PLACE OF BEGINNING.

PARCEL 2

START AT THE POINT WHERE THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1, SEVEN OAKS ISLAND, AMENDED AND REVISED PLAT, PLAT BOOK 9, PAGE 40, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, INTERSECTS THE CENTERLINE OF STATE ROAD 707; THENCE RUN WEST ALONG SAID EXTENSION AND THE NORTH LINE OF LOT 21 OF SAID PLAT OF SEVEN OAKS ISLAND, A DISTANCE OF 98.89 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 5°12' WEST, A DISTANCE OF 96.40 FEET TO A CONCRETE MONUMENT; THENCE RUN WEST A DISTANCE OF 223.30 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH A DISTANCE OF 6 FEET TO A CONCRETE MONUMENT LOCATED ON THE SOUTH LINE OF THE NORTH 107.25 FEET OF LOT 146, OF THE AFORESAID PLAT OF GOMEZ GRANT AND JUPITER ISLAND; THENCE RUN WEST ALONG THIS LASTLY SAID LINE A DISTANCE OF 146.09 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 61°48' WEST A DISTANCE OF 37 FEET, MORE OR LESS, TO THE SHORE LINE OF THE HOBE SOUND WATERWAY; THENCE MEANDER SAID SHORE LINE NORTHERLY A DISTANCE OF 18 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH SAID SOUTH LINE OF THE NORTH 107.25 FEET OF LOT 146; THENCE RUN EAST ALONG SAID SOUTH LINE OF THE NORTH 107.25 FEET OF LOT 146, A DISTANCE OF 28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3

START WHERE THE CENTERLINE OF STATE ROAD 707 INTERSECTS THE SOUTH LINE OF LOT 146, OF SAID PLAT OF GOMEZ GRANT AND JUPITER ISLAND; THENCE RUN DUE WEST ALONG THE SAID SOUTH LINE OF LOT 146 A DISTANCE OF 231.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN DUE WEST, ALONG THE SOUTH LINE OF LOT 146, A DISTANCE OF 169.32 FEET; THENCE RUN NORTH 18°04'30" EAST, A DISTANCE OF 54.05 FEET; THENCE RUN SOUTH 89°13'40" EAST, A DISTANCE OF 43.30 FEET; THENCE RUN SOUTH 65°00' EAST A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1244 ACRES+/-.

PARCEL 4

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND, BEING A PORTION OF SAID LOT 146, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF THE PAVEMENT OF FORMER ROAD A1A, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 260 FEET OF SAID LOT 146; THENCE RUN WEST ALONG THE SAID NORTH LINE, FOR A DISTANCE OF 305.67 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE WEST ALONG SAID NORTH LINE, A DISTANCE OF 30 FEET TO AN IRON PIPE; THENCE RUN SOUTHERLY ON A LINE PARALLEL TO THE SAID CENTER LINE OF THE PAVEMENT OF FORMER STATE ROAD A1A; A DISTANCE OF 160.7 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF THE SOUTH 100 FEET OF SAID LOT 146; THENCE RUN EAST ALONG THE SAID NORTH LINE OF THE SOUTH 100 FEET OF LOT 146, A DISTANCE OF 335.87 FEET TO A POINT IN THE SAID CENTER LINE OF FORMER ROAD A1A; THENCE CONTINUE EAST ALONG SAID NORTH LINE OF THE SOUTH 100 FEET, A DISTANCE OF 70 FEET, PLUS OR MINUS, TO THE SHORE LINE OF THE ATLANTIC OCEAN; THENCE MEANDER THE SAID SHORE LINE NORTHERLY TO A POINT WHERE THE SAID NORTH LINE OF THE SOUTH 260 FEET INTERSECTS THE SAID SHORELINE; THENCE RUN WEST ALONG THE SAID NORTH LINE OF THE SOUTH 260 FEET, A DISTANCE OF 69 FEET, PLUS OR MINUS, TO THE SAID CENTER LINE OF FORMER STATE ROAD A1A, THIS BEING THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 20 FEET OF THE ABOVE DESCRIBED PROPERTY.

TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING.

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.

CERTIFICATE OF OWNERSHIP

WALTER KNYSZ, JR. DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS ISLAND OAKS.

DATED THIS 7 DAY OF May 2001.

WITNESS

WALTER KNYSZ, JR.

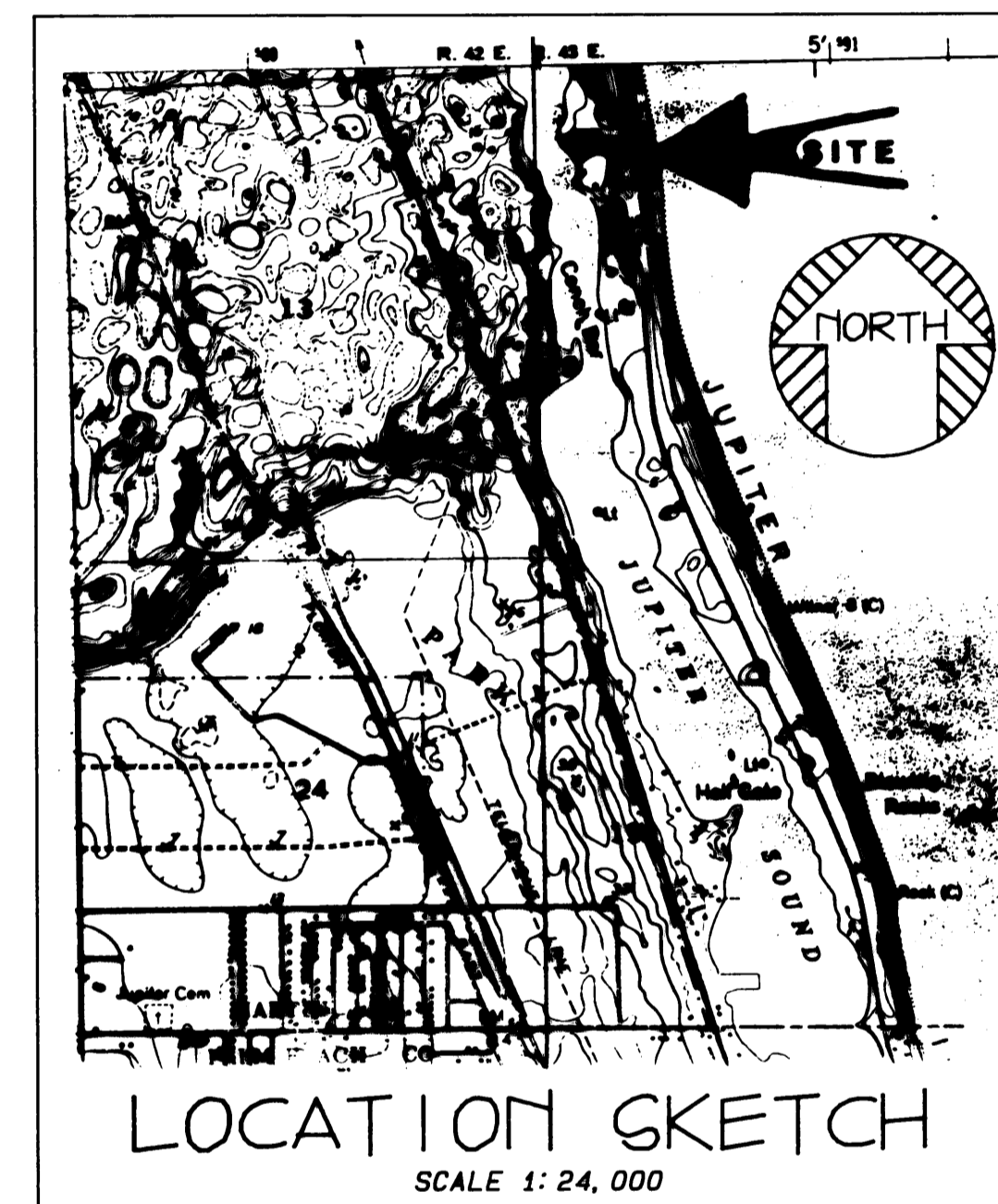
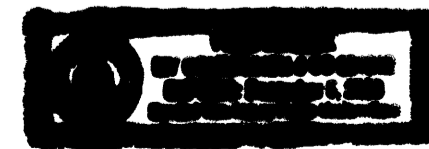
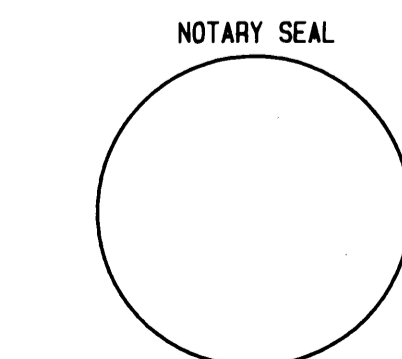
ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WALTER KNYSZ, JR., 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:

NOTARY PUBLIC
STATE OF Florida AT LARGE
COMMISSION NO.:



GENERAL NOTES

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, 1995, LYING BETWEEN DEPARTMENT OF NATURAL RESOURCE RANGE MONUMENTS *R-115* AND *R-117*.

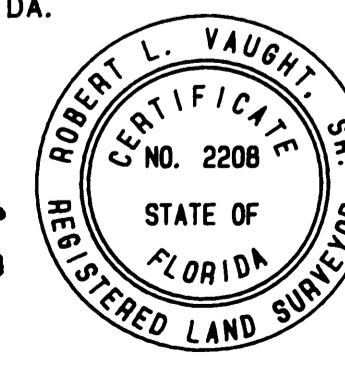
BUILDABLE AREA OF LOT 1, IS LOCATED IN FLOOD ZONE *C* AND BUILDABLE AREA OF LOT 2 IS LOCATED IN FLOOD ZONES *C* AND *A7* (EL 6).

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "ISLAND OAKS" 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, PARTS I AND II, FLORIDA STATUTES, AND ORDINANCES OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATED THIS 9th DAY OF MAY 2001.

ROBERT L. VAUGHT, SR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208
STATE OF FLORIDA
9075 SE BRIDGE ROAD
HOBE SOUND, FLORIDA 33455



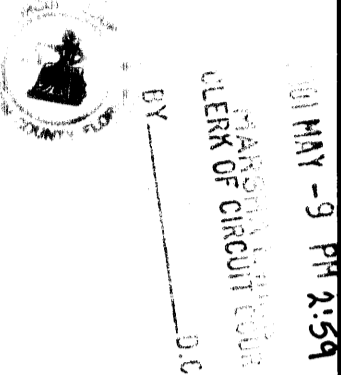
CLERK'S RECORDING CERTIFICATE

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 3, MARTIN COUNTY PUBLIC RECORDS, THIS 9th DAY OF May 2001.

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

BY: Jimmy H. Coates
DEPUTY CLERK

FILE NO.: 1497555



SUBDIVISION PARCEL CONTROL NUMBER:
35-38-42-034-000-0000.0

TITLE CERTIFICATION

I, PHILIPPE JECK, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 5 DAY OF April, 2001 AT 11:00p M.

1) RECORD TITLE TO THE LANDS LEGALLY DESCRIBED ON SHEET ONE OF THIS PLAT ARE IN THE NAME OF THE INDIVIDUAL EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON. THAT PORTION OF LOT 4 LOCATED BETWEEN THE LEGALLY DESCRIBED PARCELS AND THE EROSION CONTROL LINE IS OWNED BY THE INDIVIDUAL EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION THEREON, SUBJECT TO THE INTEREST, IF ANY, OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA.

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 26 DAY OF April 2001.

PHILIPPE JECK
JECK, HARRIS & JONES, LLP
REYNOLDS PLAZA, SUITE 400
1061 EAST INDIANTOWN ROAD
JUPITER, FLORIDA 33477-5143
FLORIDA BAR NUMBER 307831

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 177.071(2), FLORIDA STATUTES, ON THE DATE OR DATES INDICATED.

4/6/01 DATE BY: Joseph E. Connolly, JOSEPH E. CONNOLLY, MAYOR
4/5/01 DATE BY: James R. Spurgoon, JAMES R. SPURGOON, TOWN MANAGER
4/5/01 DATE BY: Douglas W. Harvey, DOUGLAS W. HARVEY, BUILDING OFFICIAL
4/5/01 DATE BY: John C. Randolph, JOHN C. RANDOLPH, TOWN ATTORNEY
ANTONIA M. WICKES, TOWN CLERK

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: 561 546-8086 FAX: 561 546-8087

ORDER NO.: 80C4C1 F.B.: PB107 & 120 AUGUST 2, 2000