

PLAT OF SAND TURTLE

BEING A REPLAT OF THE REPLAT OF CURCIO ESTATES, RECORDED IN PLAT BOOK 13, PAGE 31, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS AND THOSE PORTIONS OF LOTS 145 AND 146; GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING BETWEEN THE MEAN HIGH WATER LINE OF HOBE SOUND AND THE EROSION CONTROL LINE, IN PLAT BOOK C, PAGE 40, MARTIN COUNTY, FLORIDA PUBLIC RECORDS; LESS THE RIGHT-OF-WAY OF COUNTY ROAD NO. 707 AND CONTAINING 11.0852 ACRES, MORE OR LESS.
TOWN OF JUPITER ISLAND
MARTIN COUNTY, FLORIDA
SHEET 1 OF 2 SHEETS

FILED FOR RECORD
MARTIN COUNTY
2007 AUG - 8 PM 12:09
MARSHA EWING
CLERK OF CIRCUIT COURT
BY _____ D.C.

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 16 PAGE 60, MARTIN COUNTY PUBLIC RECORDS, THIS 8th DAY OF Aug., 2007.
MARSHA EWING, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA



BY: Charlotte Buskey
DEPUTY CLERK

FILE NO.: 2031262

SUBDIVISION PARCEL CONTROL NUMBER:

35-38-42-047-000-0000

LEGAL DESCRIPTION

LOTS 1, 2, 14 AND 24 (AS ONE), REPLAT OF CURCIO ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, AT PAGE 31 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS OF LAND:

BEGIN AT A POINT WHERE THE SOUTH LINE OF SAID LOT 24 INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 707; THENCE RUN SOUTH-WESTERLY ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE WEST, (ALSO BEING THE SAID EASTERLY RIGHT-OF-WAY LINE) HAVING A RADIUS OF 234.65 FEET AND A CENTRAL ANGLE OF 20° 08' 40", FOR AN ARC DISTANCE OF 284.59 FEET, TO THE POINT OF TANGENCY; THENCE RUN S 22° 45' 45" W, 4'-LONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1.67 FEET; THENCE RUN N 89° 30' 47" E, FOR A DISTANCE OF 136.66 FEET; THENCE RUN N 00° 29' 13" W, FOR A DISTANCE OF 14.83 FEET; THENCE RUN N 89° 30' 20" E, FOR A DISTANCE OF 120.38 FEET, TO A POINT ON THE EROSION CONTROL LINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C AT PAGE 40, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; (SAID LAST THREE MENTIONED COURSES BEING THE NORTH, WEST AND NORTH LINES, RESPECTIVELY, OF LOT 24, ISLAND OAKS, PLAT 15, PAGE 3, MARTIN COUNTY, FLORIDA PUBLIC RECORDS) THENCE RUN N 05° 46' 02" W, ALONG SAID EROSION CONTROL LINE, FOR A DISTANCE OF 270.67 FEET; THENCE CONTINUING ALONG SAID EROSION CONTROL LINE, RUN N 10° 43' 54" W, FOR A DISTANCE OF 19.37 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 24, REPLAT OF CURCIO ESTATE; (ALSO BEING THE SOUTHERLY LINE OF SAID REPLAT OF CURCIO ESTATE) THENCE RUN S 83° 37' 58" W, ALONG SAID SOUTHERLY LINE OF LOT 24, FOR A DISTANCE OF 179.74 FEET, TO THE POINT OF BEGINNING. (SAID PARCEL LYING EASTERLY OF COUNTY ROAD NO. 707)

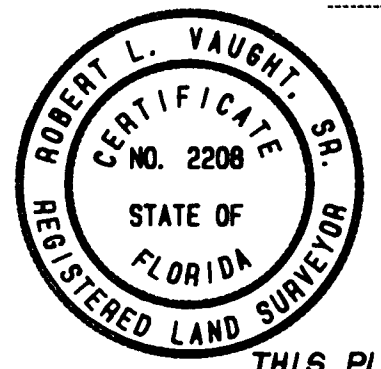
ALSO A PARCEL OF LAND LYING WESTERLY OF COUNTY ROAD 707 DESCRIBED AS FOLLOWS:

BEGIN AT A POINT WHERE THE SOUTH LINE OF LOT 145; GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 707; THENCE RUN S 89° 30' 27" W, ALONG THE NORTH LINE OF LOT 2, ISLAND OAKS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT 15 AT PAGE 3, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; FOR A DISTANCE OF 176.68 FEET; THENCE RUN N 00° 26' 15" W, ALONG THE EAST LINE OF SAID LOT 2 (SAID EAST LINE IS NOT THE SAID WESTERLY RIGHT-OF-WAY LINE) FOR A DISTANCE OF 229.79 FEET; THENCE RUN N 89° 33' 42" E, ALONG THE SOUTH LINE OF THE EASTERNMOST PORTION OF SAID LOT 2, FOR A DISTANCE OF 229.65 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 234.65 FEET AND A CENTRAL ANGLE OF 20° 08' 40", FOR AN ARC DISTANCE OF 284.61 FEET, TO THE POINT OF TANGENCY; THENCE RUN S 22° 45' 45" W, FOR A DISTANCE OF 28.59 FEET, (SAID LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 707) TO THE POINT OF BEGINNING.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "SAND TURTLE" 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 7th DAY OF August, 2007.



Robert L. Vaught, Sr.
ROBERT L. VAUGHT, SR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208
STATE OF FLORIDA
9075 SE BRIDGE ROAD
HOBE SOUND, FLORIDA 33455-5314

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DENTON CAPITAL CO., LLC, A CONNECTICUT LIMITED LIABILITY COMPANY; SAND TURTLE, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY AND CHRISTOPHER J. HUEMAN, TRUSTEE OF THE JUPITER ISLAND REVOCABLE TRUST, DATED JANUARY 17, 2000, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "SAND TURTLE" AND DO HEREBY DEDICATE AS FOLLOWS:

THE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES (INCLUDING THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY; IN THE EVENT A CABLE TELEVISION SERVICE PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES) BY ANY PUBLIC UTILITY AND FOR DRAINAGE PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES 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 DRAINAGE AND UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

DENTON CAPITAL CO., LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS ONE OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN.

SIGNED AND SEALED THIS 12th DAY OF JULY, 2007.

Robert McManus
WITNESS

BY: Christopher J. Huelman
CHRISTOPHER J. HUEMAN, MANAGER
ADDRESS: 924 CONROY WINDERMERE RD.
ORLANDO, FL 32835

SAND TURTLE, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS ONE OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN.

SIGNED AND SEALED THIS 12th DAY OF JULY, 2007.

Robert McManus
WITNESS

BY: Christopher J. Huelman
CHRISTOPHER J. HUEMAN, MANAGER
ADDRESS: 924 CONROY WINDERMERE RD.
ORLANDO, FL 32835

CHRISTOPHER J. HUEMAN, TRUSTEE OF THE JUPITER ISLAND REVOCABLE TRUST, DATED JANUARY 17, 2000, DOES HEREBY CERTIFY THAT HE IS ONE OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN.

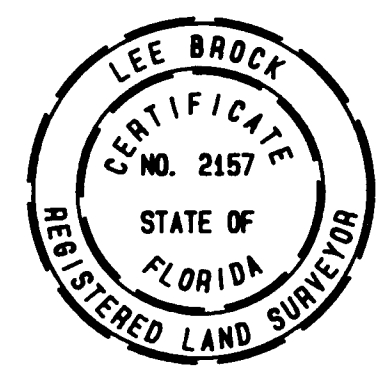
SIGNED AND SEALED THIS 12th DAY OF JULY, 2007.

Robert McManus
WITNESS

BY: Christopher J. Huelman
CHRISTOPHER J. HUEMAN, TRUSTEE
ADDRESS: 924 CONROY WINDERMERE RD.
ORLANDO, FL 32835

REVIEWED FOR CONFORMITY TO CHAPTER 177, PARTS I AND II, FLORIDA STATUTES

BY: Lee Brock
LEE BROCK
PROFESSIONAL SURVEYOR AND MAPPER NO. 2157
STATE OF FLORIDA
DATE: 06-26-2007



NOTICE

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER J. HUEMAN, TO ME WELL KNOWN TO BE THE MANAGER OF BOTH DENTON CAPITAL CO., LLC, A CONNECTICUT LIMITED LIABILITY COMPANY AND SAND TURTLE, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS MANAGER OF THE SAID LIMITED LIABILITY COMPANIES; HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: 07/04/2009
Kathryn M. Battaglia
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO.: DDA17753

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER J. HUEMAN, TO ME WELL KNOWN TO BE THE TRUSTEE OF BOTH JUPITER ISLAND REVOCABLE TRUST, DATED JANUARY 17, 2000, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS TRUSTEE OF THE SAID REVOCABLE TRUST; HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: 07/09/2009
Kathryn M. Battaglia
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO.: DDA17753

TITLE CERTIFICATION

I, RICHARD D. PERCIC, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF the 13th DAY OF June, 2007 AT 11:00 P.M.

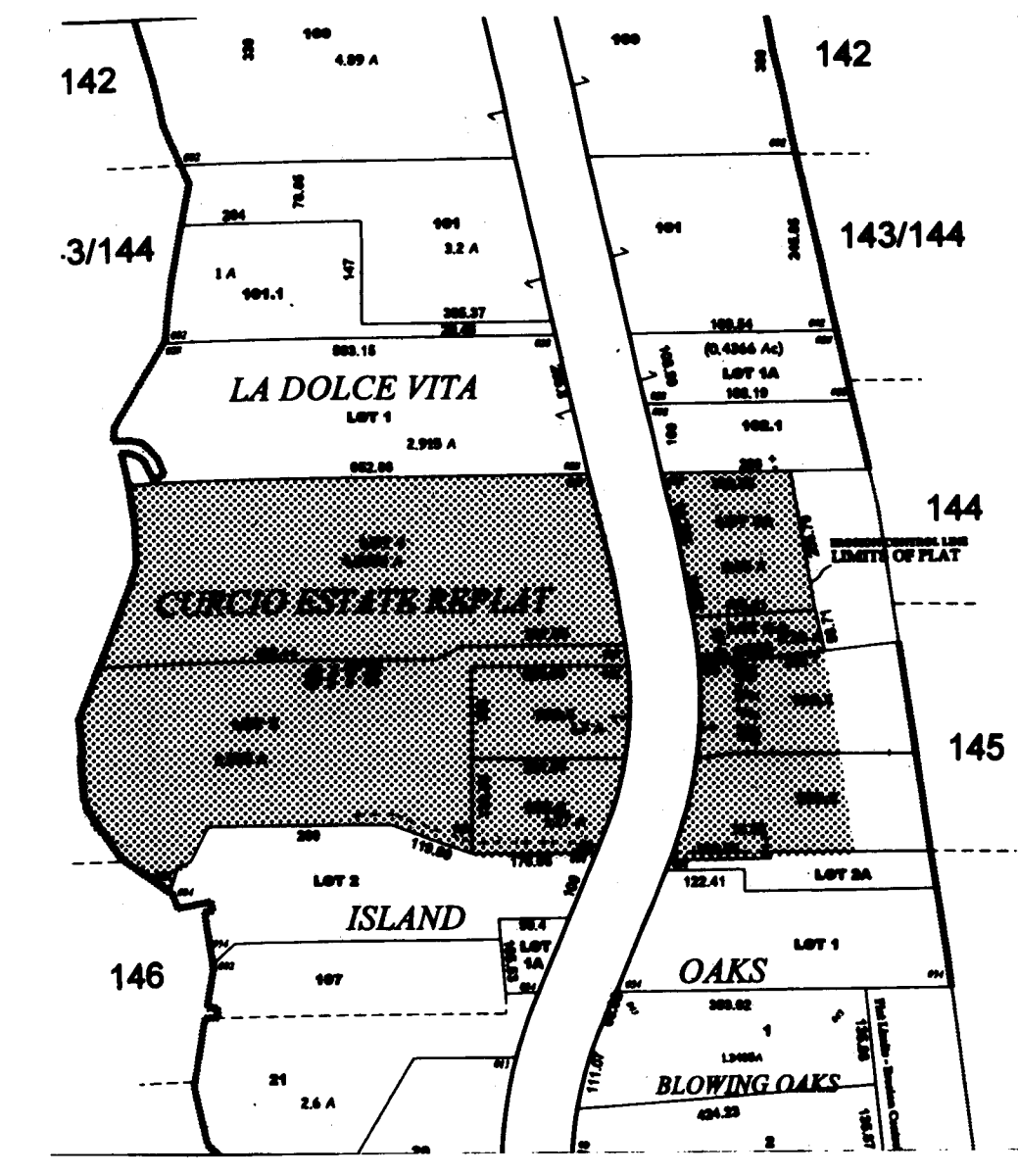
1) RECORD TITLE TO THE LANDS LEGALLY DESCRIBED ON SHEET ONE OF THIS PLAT, ARE IN THE NAME OF THE ENTITLED INDIVIDUALS EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.

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 2nd DAY OF July, 2007.

Richard D. Percic
RICHARD D. PERCIC
JECK, HARRIS & JONES, LLP
1001 EAST INDIANTOWN ROAD SUITE 400
JUPITER, FLORIDA 33477-5143
FLORIDA BAR NUMBER 373184



VICINITY MAP
NO SCALE

APPROVALS TOWN OF JUPITER ISLAND

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER ISLAND AND THE ORDINANCES WITH SECTION 177.07(1)(2), FLORIDA STATUTES, ON _____ INDICATED.

7/16/07 DATE BY: Charles Falcone CHARLES FALCONE, MAYOR
7/16/2007 DATE BY: Joseph E. Connolly JOSEPH E. CONNOLLY, TOWN MANAGER
7/16/2007 DATE BY: Jeffery C. Newell JEFFERY C. NEWELL, DIRECTOR OF PLANNING, ZONING AND BUILDING
7/16/07 DATE BY: John C. Randolph JOHN C. RANDOLPH, TOWN ATTORNEY
_____ DATE BY: Gwen Carlisle GWEN CARLISLE, TOWN CLERK

SHEET 1 OF 2 SHEETS

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.: 809210 F.B.: TOPCON D. C. JANUARY 16, 2007