

# PLAT OF CORAL CANYON ESTATES

BEING A REPLAT OF LOT 2, CORAL CREST SUBDIVISION AND LOTS 1 AND 2, CORAL ISLE, RECORDED IN PLAT BOOK 14 AT PAGE 60 AND PLAT BOOK 15 AT PAGE 15, RESPECTIVELY, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CONTAINING 12.7462 ACRES, MORE OR LESS, LYING IN THE GOMEZ GRANT TOWN OF JUPITER ISLAND MARTIN COUNTY, FLORIDA SHEET 1 OF 2 SHEETS

**LEGAL DESCRIPTION**

LOT 2, "CORAL CREST SUBDIVISION" AND LOTS 1 AND 2, "CORAL ISLE", AC- TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGE 60 AND PLAT BOOK 15 AT PAGE 15, RESPECTIVELY, OF THE PUBLIC RECORDS OF MAR- TIN COUNTY, FLORIDA, CONTAINING 12.7462 ACRES, MORE OR LESS.

**OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT CORRALES CANYON, LLC, A DELA- WARE LIMITED LIABILITY COMPANY; 258 SOUTH BEACH ROAD, LLC, A DELA- WARE LIMITED LIABILITY COMPANY AND PAUL D. KAZILIONIS HEREBY CERTI- FY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "CORAL CANYON ESTATES" AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY AND DRAINAGE EASEMENTS, SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES IN (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 SER- VICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION SERVICE PROVIDER DAMAGES THE FACIL- ITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY ANY PUBLIC UTILITY AND FOR DRAINAGE PURPOSES IN COM- PLIANCE 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.

CORRALES CANYON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS ONE OF THE OWNERS OF THE PROPERTY DE- SCRIBED HEREIN.

SIGNED AND SEALED THIS 26 DAY OF December 2012.

WITNESSES: CORRALES CANYON, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: CORRALES CREEK RANCH, LLC; A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

PRINT NAME: Diane C. Russo  
BY: [Signature]  
WILLY H. STERN, MANAGER  
ADDRESS:

PRINT NAME: Gloria Carrion

258 SOUTH BEACH ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS ONE OF THE OWNERS OF THE PROPERTY DE- SCRIBED HEREIN.

SIGNED AND SEALED THIS 28th DAY OF December 2012.

WITNESSES: 258 SOUTH BEACH ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME: Dryant Richardson  
BY: [Signature]  
PAUL D. KAZILIONIS, PRESIDENT  
ADDRESS: c/o 3300 P&A Blvd, Suite 820 Palm Beach Gardens, FL 33410

PRINT NAME: Christina Boothe

PAUL D. KAZILIONIS, DOES HEREBY CERTIFY THAT HE IS ONE OF THE OWN- ERS OF THE PROPERTY DESCRIBED HEREIN.

SIGNED AND SEALED THIS 28th DAY OF December 2012.

WITNESSES: [Signature]  
PRINT NAME: Dryant Richardson  
BY: [Signature]  
PAUL D. KAZILIONIS  
ADDRESS: c/o 3300 P&A Blvd, Suite 820 Palm Beach Gardens, FL 33410

PRINT NAME: Christina Boothe

**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 33 RECORDED JULY 9, 1985, LYING BETWEEN MASSIVE MONUMENTS 89 84 A04" AND "83 84 A05" SET AS CONTROL FOR SAID CONTROL LINE.

DIMENSIONS OF RIGHTS-OF-WAY, SETBACKS AND EASEMENTS SHOWN HEREON TO THE NEAREST FOOT, ARE IN FACT, TO BE CONSIDERED AS WRITTEN TO THE HUNDRETHS OF A FOOT.

DELINEATION OF FLOOD ZONE LINES ARE SUBJECT TO ANY SCALING AND INTERPOLATION FACTORS ASSOCIATED WITH MAPPING OF THIS ACCURACY.

**ACKNOWLEDGEMENT**

STATE OF NEW YORK  
COUNTY OF NEW YORK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MINDY H. STERN, MANAGER OF CORRALES CREEK RANCH, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING CORRALES CANYON, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. SHE IS (X) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES:

September 11, 2013  
[Signature]  
NOTARY PUBLIC  
STATE OF NEW YORK  
COMMISSION NO.: 4965907

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL D. KAZILIONIS, TO ME WELL KNOWN TO BE THE PRESIDENT OF 258 SOUTH BEACH ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HE ACKNOWLEDGED BEFORE ME, THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. HE IS (X) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES:

December 10, 2016  
[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO.: EE 949604

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL D. KAZILIONIS, TO ME WELL KNOWN AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDI- CATION. HE IS (X) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES:

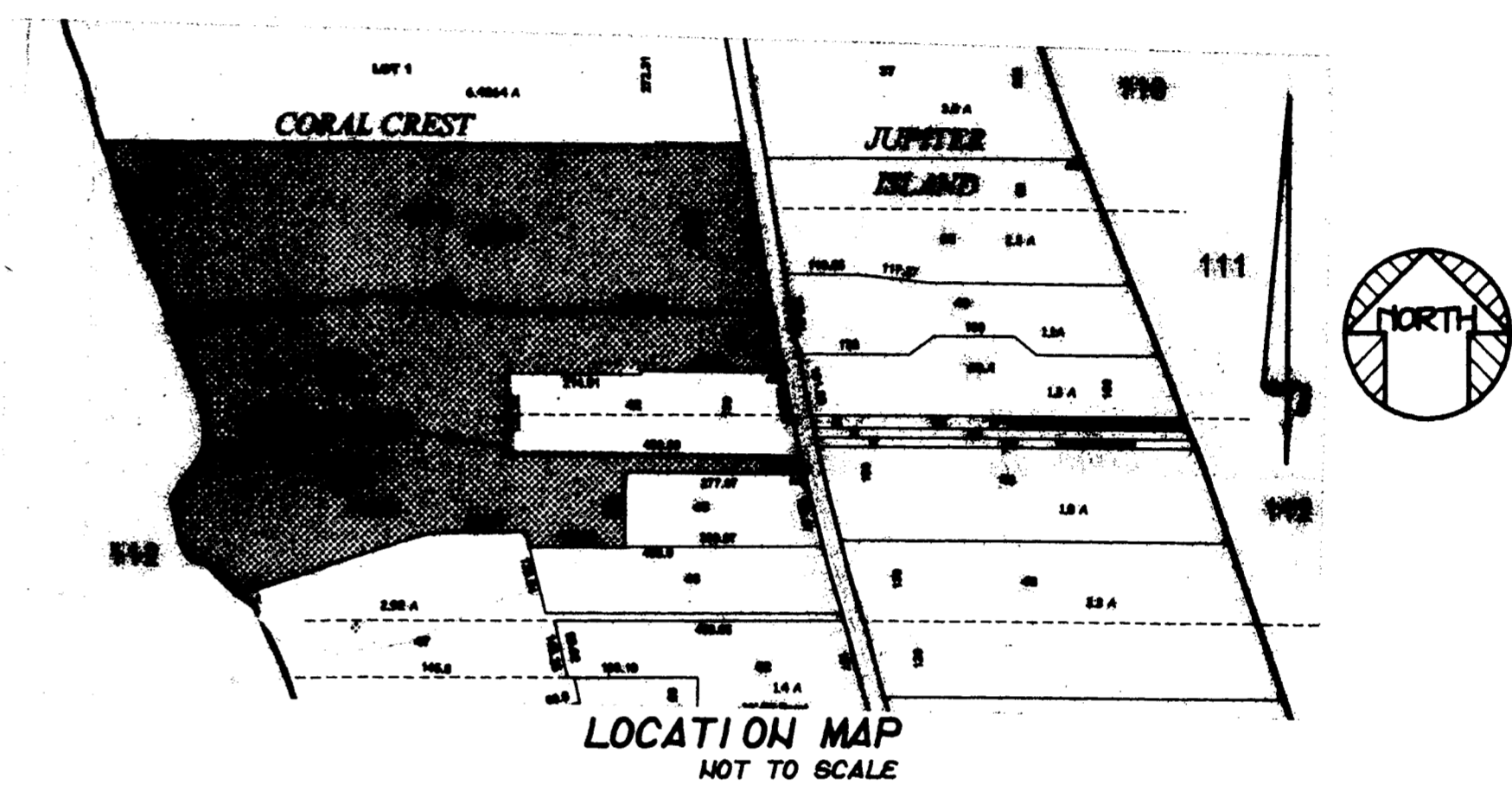
December 10, 2016  
[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO.: EE 949604

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "CORAL CANYON ESTATES" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONS- IBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REF- ERENCE 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 LAND, FLORIDA.

DATED THIS 28th DAY OF DECEMBER 2012.

[Signature]  
ROBERT L. VAUGHT, SR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208  
STATE OF FLORIDA  
5075 SE BRIDGE ROAD  
HOBE SOUND, FLORIDA 33455-5314



**NOTICE**

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIR- CUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIG- ITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC REC- ORDS OF THIS COUNTY.

NOTE: THE WOODEN DOCK ALONG THE NORTHWESTERLY BORDER OF LOT 1 AND THE THREE STORY WOOD FRAME RESIDENCE ON SAID LOT 1 SHALL EACH BE DEMOLISHED IN THEIR ENTIRETY IN ACCORDANCE WITH APPLICABLE LAW AND REGULATIONS ON OR BEFORE SEPTEMBER 15, 2013.

**TITLE CERTIFICATION**

1. ROBERT S. KRAMER, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 2nd DAY OF November, 2012 AT 9:00 A.M.
- 1) RECORD TITLE TO THE LANDS LEGALLY DESCRIBED ON SHEET ONE OF THIS PLAT, ARE IN THE NAME OF THE PARTIES AND 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 197.132, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 20th DAY OF December 2012.  
[Signature]  
ROBERT S. KRAMER  
KRAMER, SOPHO & LEVENSTEIN, P.A.  
2300 S.E. MONTEREY BLVD, SUITE 100  
STUART, FLORIDA 34996-3337  
FLORIDA BAR NUMBER C02864

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

CULPEPPER & TERPENING, INC.  
BY: [Signature]  
THOMAS P. KIERSHAN  
PROFESSIONAL SURVEYOR AND MAPPER NO. C139  
STATE OF FLORIDA  
DATED THIS 27th DAY OF December 2012.

**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.

- 12/11/12 DATE BY: [Signature] WILLIAM G. BROWN, VICE MAYOR
- 12/11/12 DATE BY: [Signature] GENE A. RALPH, TOWN MANAGER
- 12-19-12 DATE BY: [Signature] WAYNE BERMAN, DIRECTOR OF PLANNING, ZONING AND BUILDING
- 12-28-12 DATE BY: [Signature] JOHN C. RANDOLPH, TOWN ATTORNEY
- [Signature] GLEN CARLISLE, TOWN CLERK

**SHEET 1 OF 2 SHEETS**

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.: 811273 F.B.: TOPCON D/C OCTOBER 12, 2012

FILED FOR RECORDS  
MARTIN COUNTY, FL  
2012 DEC 30 AM 11:52  
CLERK OF CIRCUIT COURT  
BY: \_\_\_\_\_

**CLERK'S RECORDING CERTIFICATE**

I, Martha Ewing CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 17 PAGE 21, MARTIN COUNTY PUBLIC RECORDS, THIS 31st DAY OF December 2012.  
Martha Ewing, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA

BY: [Signature]  
DEPUTY CLERK

FILE NO.: 2369373

SUBDIVISION PARCEL CONTROL NUMBER:  
35-38-42-051-000-0000.0

A: (DIGI) 05/254-2629/12172012: 0900