

**EXHIBIT NO. "1"**

**TO DECLARATION OF CONDOMINIUM**

**Survey and Certificate**

**SURVEYOR'S CERTIFICATION:**

STATE OF FLORIDA )  
 ) SS  
ST. LUCIE COUNTY )

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED ROBERT F. KEMERSON, PSM, VICE PRESIDENT OF VELCON GROUP, INC., WHO, AFTER FIRST BEING DULY SWORN BY ME DEPOSES AND SAYS THAT:

1. HE IS A DULY REGISTERED LAND SURVEYOR AND MAPPER UNDER THE LAWS OF THE STATE OF FLORIDA, BEING LAND SURVEYOR AND MAPPER NO. 6285.

2. THIS CERTIFICATION IS MADE PURSUANT TO SECTION 427.027, FLORIDA STATUTES, AND IS A CERTIFICATION THAT EXHIBIT NO. "1" IS AN ACCURATE REPRESENTATION OF THE IMPROVEMENTS DESCRIBED THEREON AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF WHICH THIS CERTIFICATION AND EXHIBIT IS A PART IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS DESCRIBED SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF APRIL, 2005, BY ROBERT F. KEMERSON, WHO IS PERSONALLY KNOWN TO ME.

2005, BY ROBERT F.

VELCON GROUP, INC.

*Angelica I. Cowdell*  
ANGELICA I. COWDELL  
NOTARY PUBLIC, STATE OF FLORIDA



ENGINEERS & SURVEYORS  
702 S.W. PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FLORIDA 34953  
(772) 879-0477  
(772) 871-6859 (FAX)  
LIC#01 900635 7492

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET 1 OF 21

**LEGAL DESCRIPTION:**

THE NORTH 300 FEET OF THE SOUTH 1268 FEET OF THAT PART OF GOVERNMENT LOT 1 IN FRACTIONAL SOUTHEAST 1/4, LYING EAST OF STATE ROAD A1A, IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND ALSO THE NORTH 300 FEET OF THE SOUTH 1268 FEET OF FRACTIONAL SECTION 24, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

**NOTES:**

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.  
 A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE. BEARINGS SHOWN ARE RELATED TO THE NORTHLINE OF PROPERTY ABOVE DESCRIBED, AS SHOWN ON THE PLAT OF RECORD.  
 LEGAL DESCRIPTION PROVIDED BY CLIENT.  
 ELEVATIONS ARE IN FEET AND RELATED TO THE BENCHMARK SHOWN HEREON.  
 PROPERTY LIES IN F.I.R.M. ZONE "VF-EL 15, AS SHOWN ON PANEL 120285-00886 DATED 11/04/92. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.  
 IN ACCORDANCE WITH CHAPTER 61G17-6.003, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.  
 THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.  
 UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
**CERTIFIED TO:**  
 GRAND ISLE OF NORTH HUTCHINSON ISLAND, LTD.; HARRIS GRAVER LLP;  
 ATTORNEYS TITLE INSURANCE FUND, INC.; REGIONS BANK, ISAQA



ROBERT F. KEMERSON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA # 6285

ABBREVIATION SCHEDULE  
 CM CONCRETE MONUMENT  
 IR&C IRON ROD AND CAP  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 CBS CONCRETE BLOCK STRUCTURE  
 LB# LICENCE BUSINESS NUMBER  
 BLDG. BUILDING  
 NO. NUMBER  
 TYP TYPICAL  
 FFE FINISH FLOOR ELEVATION

VELICON GROUP, INC.

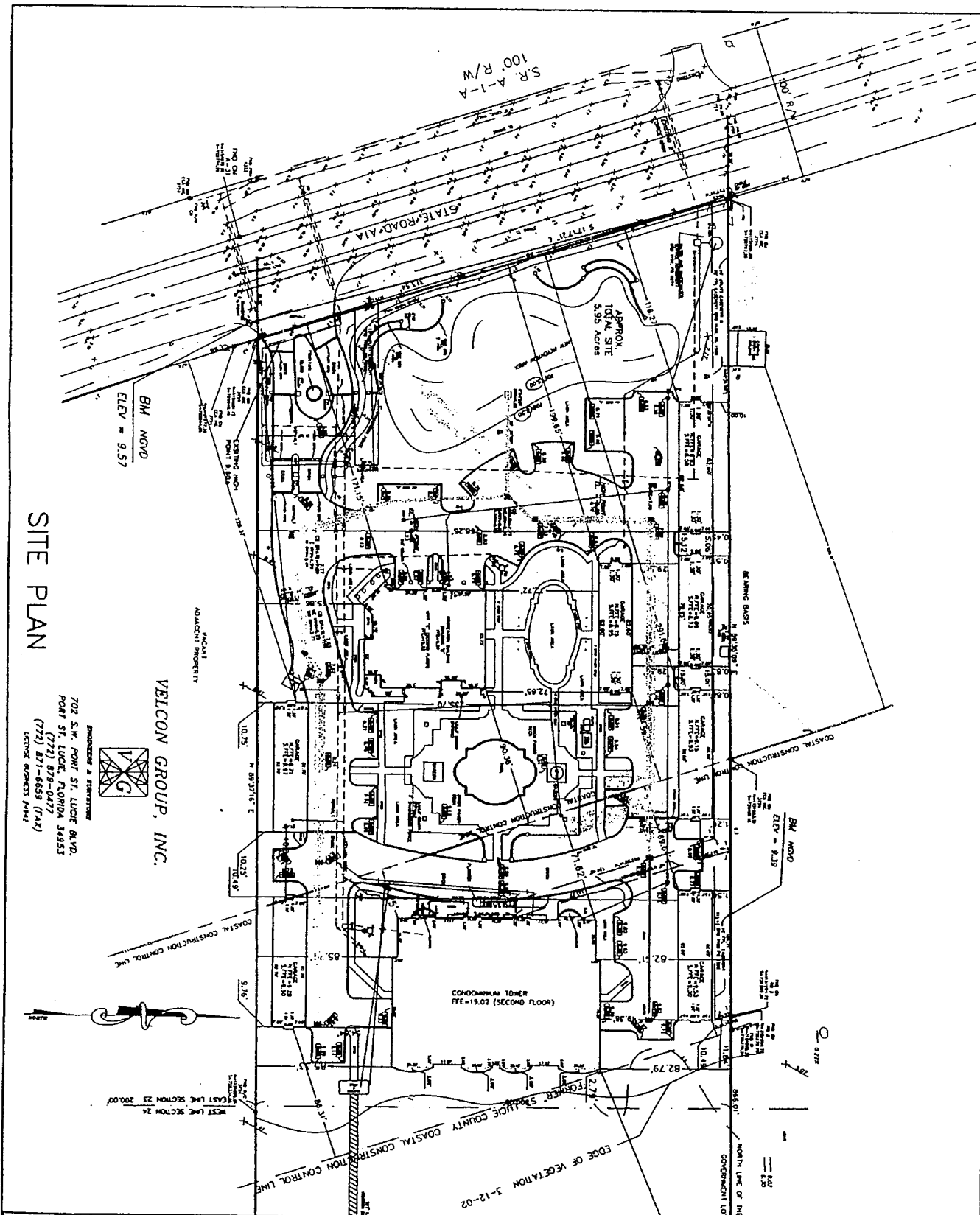


ENGINEERS & SURVEYORS  
 702 S.W. PORT ST. LUCIE BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 879-0477  
 (772) 871-6658 (FAX)  
 LICENSE BUSINESS #1111

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET

2 / 21



SITE PLAN

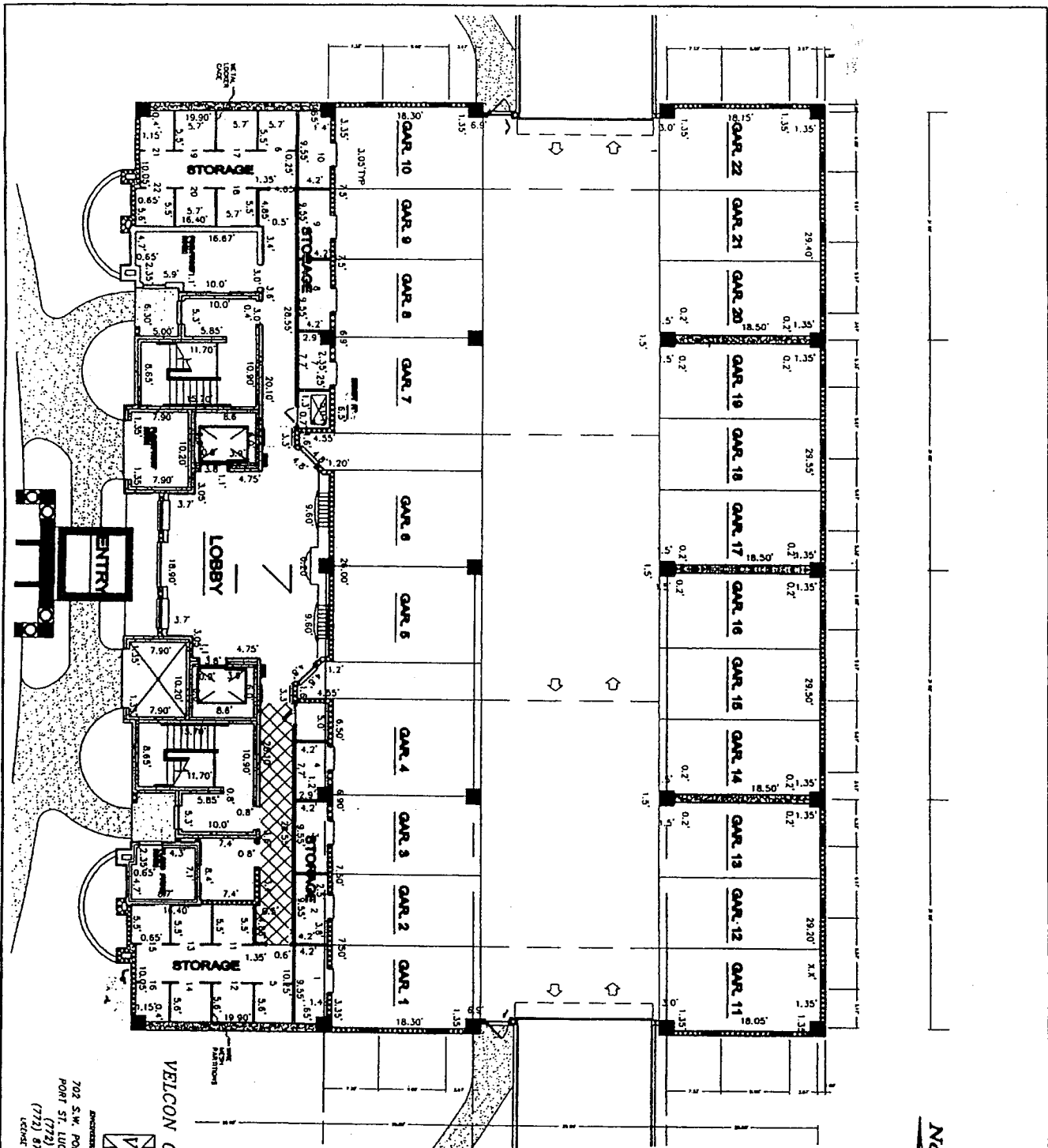
702 S.W. PORT ST. LUCIE BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 879-0477  
 (772) 871-6559 (FAX)  
 LICENSE #00033 1/04/2



VELCON GROUP, INC.

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
 OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET  
 3  
 21



MAIN GARAGE PLAN  
FIRST FLOOR OF TOWER



VELCON GROUP, INC.



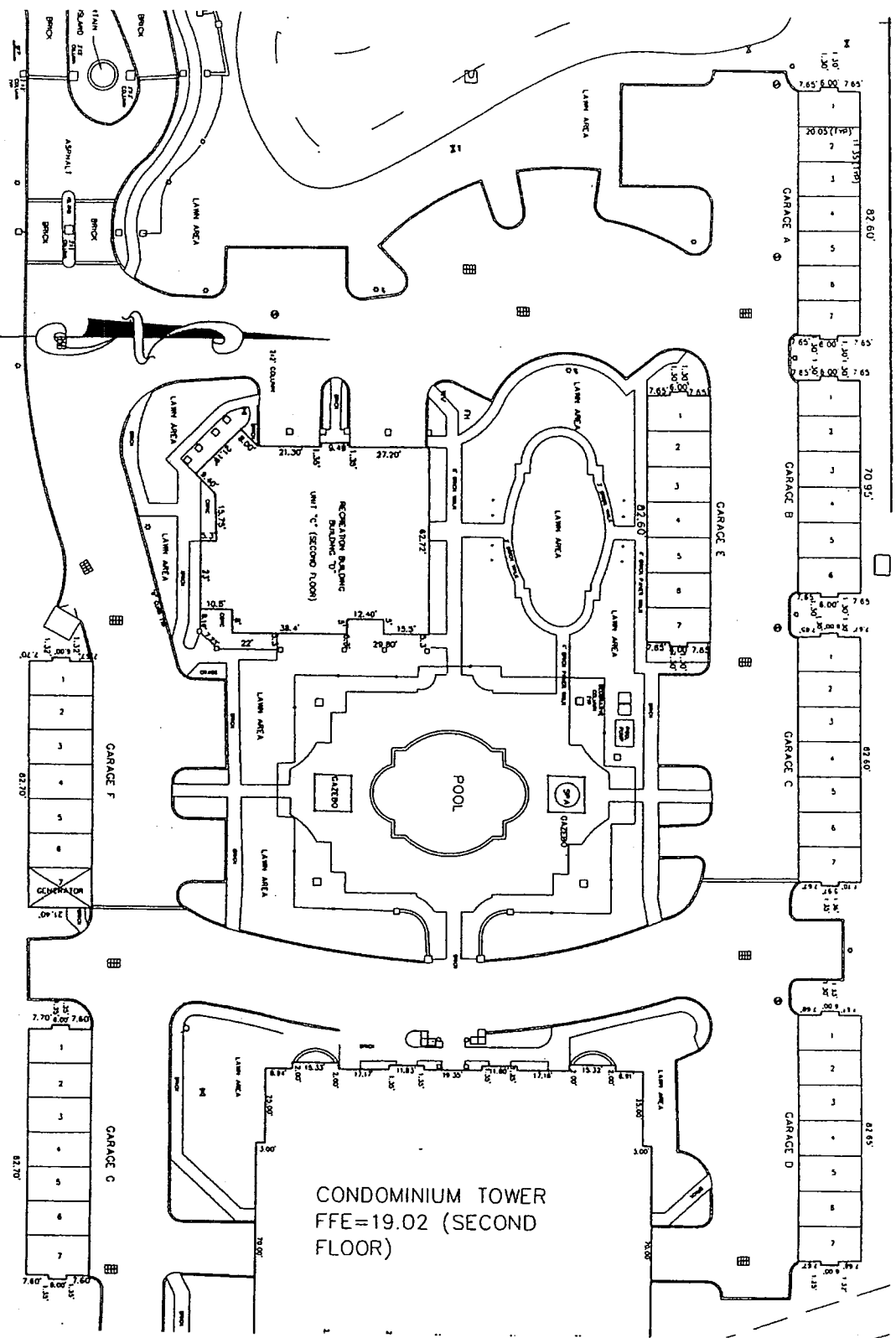
702 S.W. PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FLORIDA 34953  
(772) 878-0277  
(772) 871-6659 (FAX)  
TELEFAX ADDRESS 34949

SHEET  
4  
21

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
OF NORTH HUTCHINSON ISLAND CONDOMINIUM

DETACHED GARAGE  
PLAN

NOT TO SCALE



VELCON GROUP, INC.

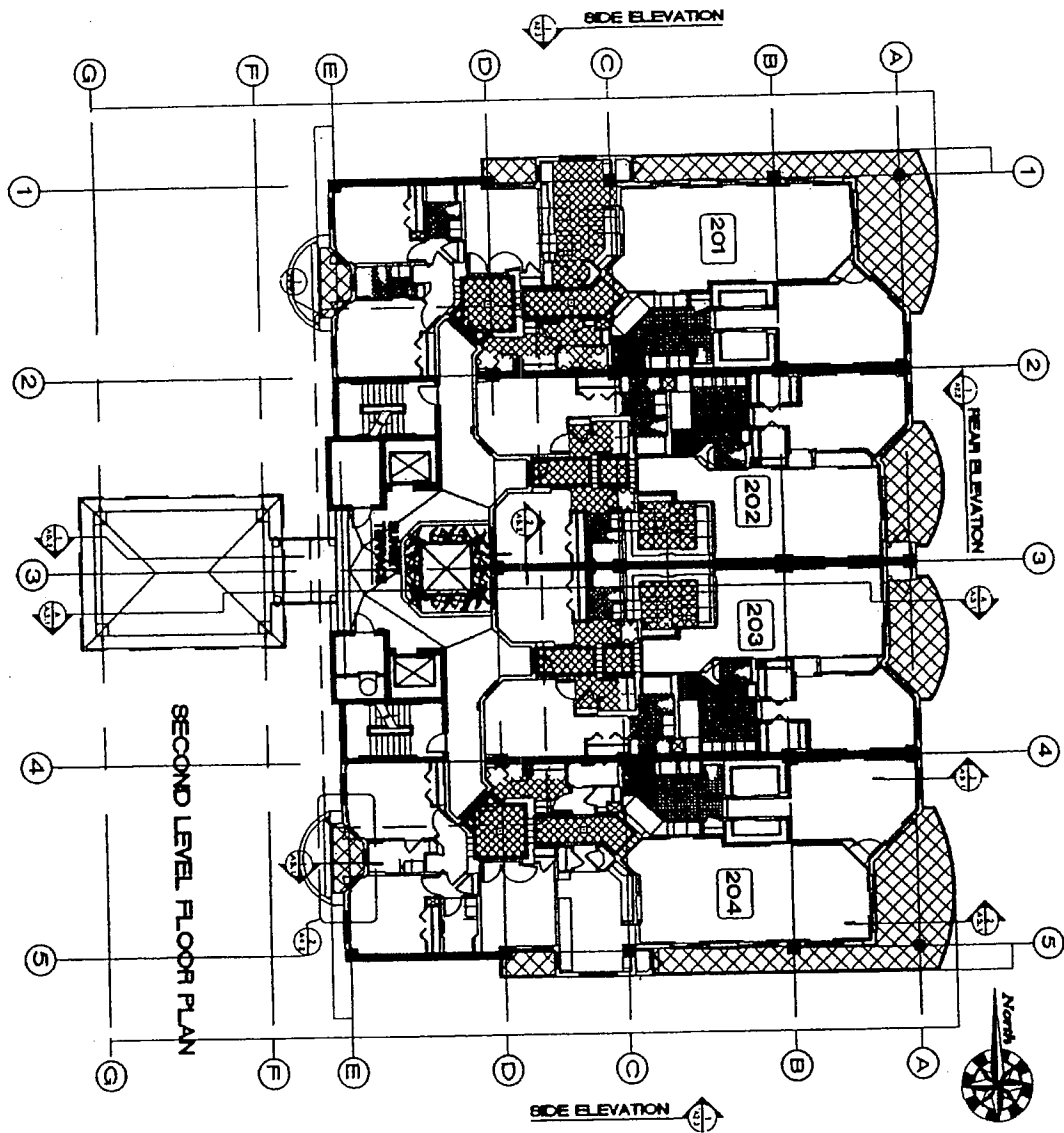
ENGINEERS & ARCHITECTS  
702 S.W. PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FLORIDA 34953  
(772) 879-0477  
(772) 871-8859 (FAX)  
LICENSE NUMBER 44942

CONDOMINIUM TOWER  
FFE=19.02 (SECOND  
FLOOR)

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET

5  
21



VELCON GROUP, INC.



ENGINEER & ARCHITECT  
 702 S.W. PORT ST. LUCIE BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 871-0477  
 (772) 871-6559 (FAX)  
 LICENSE NUMBER 11147

SECOND LEVEL FLOOR PLAN

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
 OF NORTH HUTCHINSON ISLAND CONDOMINIUM

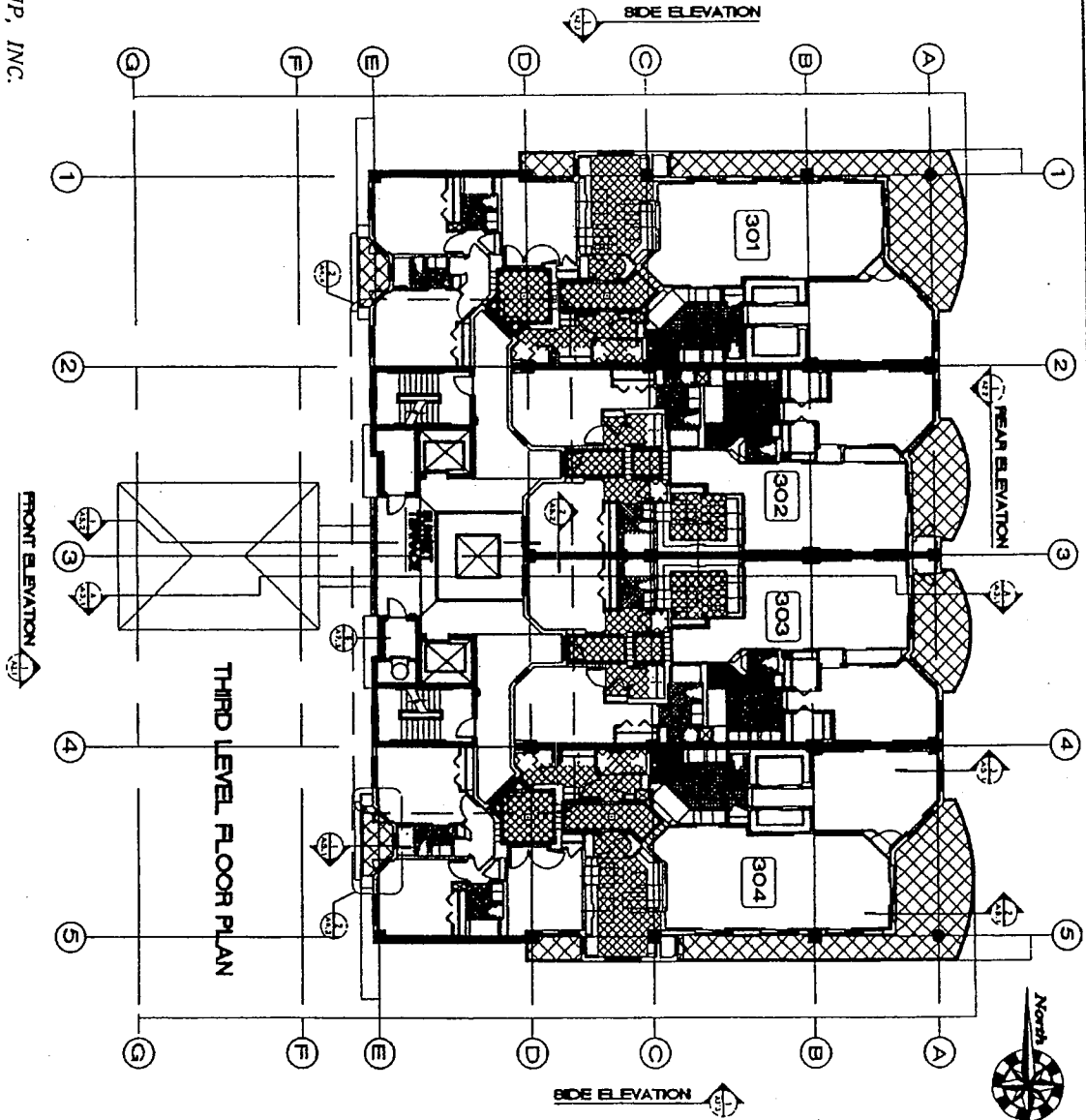
SHEET

6  
 21

VELCON GROUP, INC.



ENGINEERS & ARCHITECTS  
702 S.W. PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FLORIDA 34953  
(772) 879-0477  
(772) 871-6559 (FAX)  
LIC#06 80655 (FL)



THIRD LEVEL FLOOR PLAN

NOT TO SCALE

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET

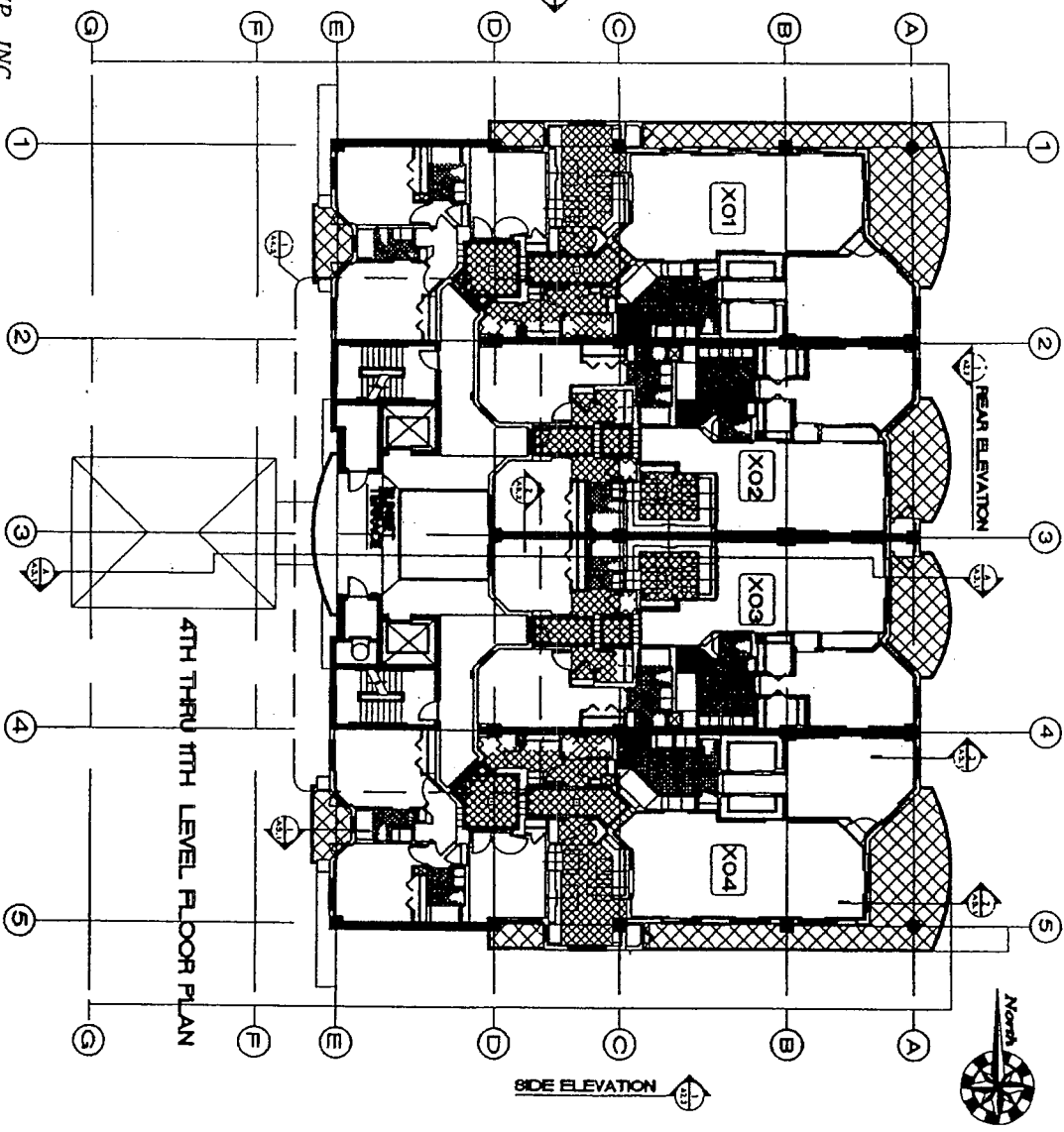
7/21





VELCON GROUP, INC.

ARCHITECTS & SURVEYORS  
702 S.W. POPE ST. LUCIE BLVD.  
POPE ST. LUCIE, FLORIDA 34953  
(772) 879-0477  
(772) 871-6659 (FAX)  
ACTIVE BUSINESS 1993



4TH THRU 11TH LEVEL FLOOR PLAN

NOT TO SCALE

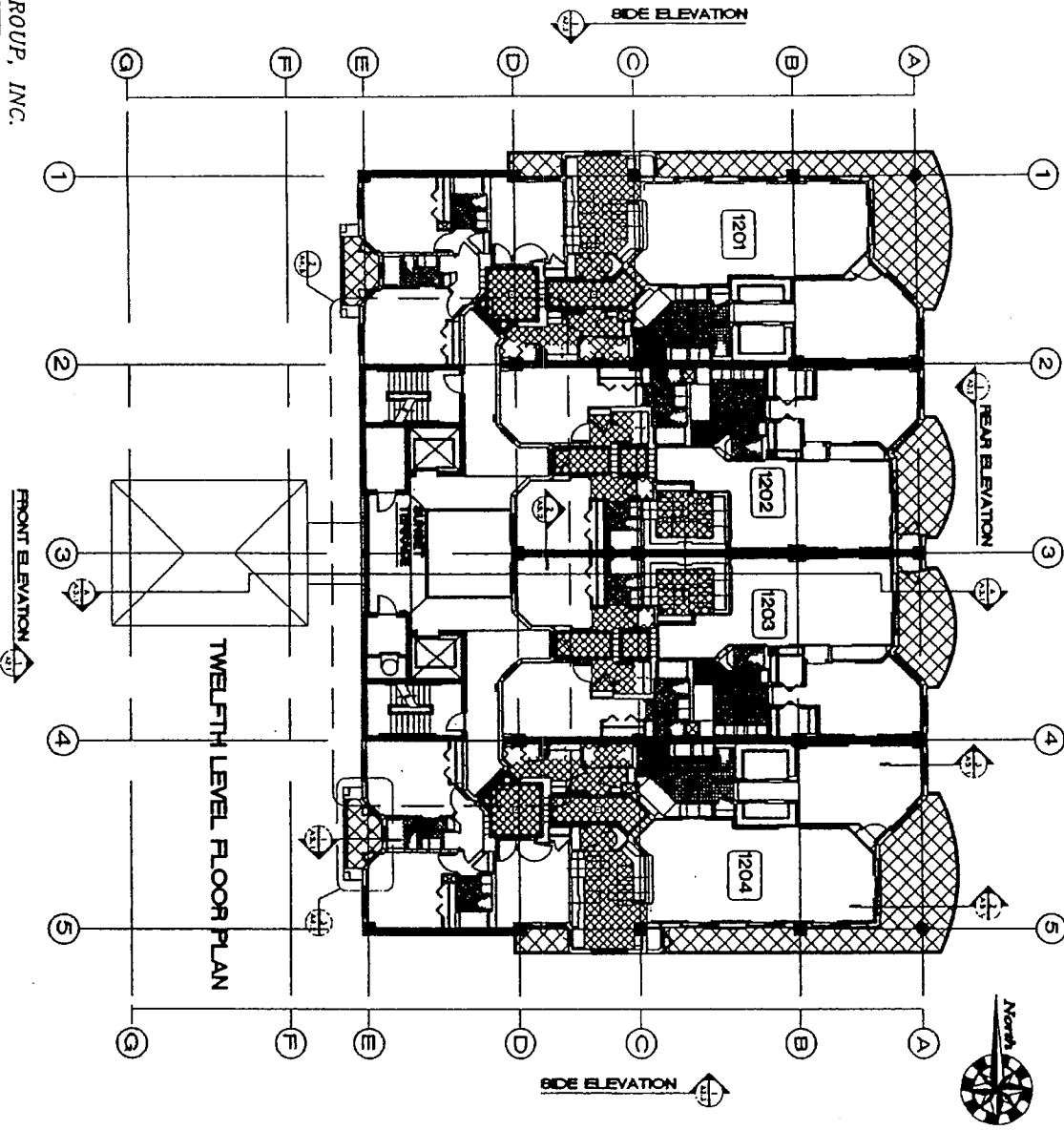
8 SHEET  
21

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM

VELCON GROUP, INC.



ENGINEERING & ARCHITECTURE  
 202 S.W. PORT ST. LUCIE BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 871-8477  
 (772) 871-8559 (FAX)  
 (800) 866-5444



TWELFTH LEVEL FLOOR PLAN

NOT TO SCALE

SHEET 9 / 21

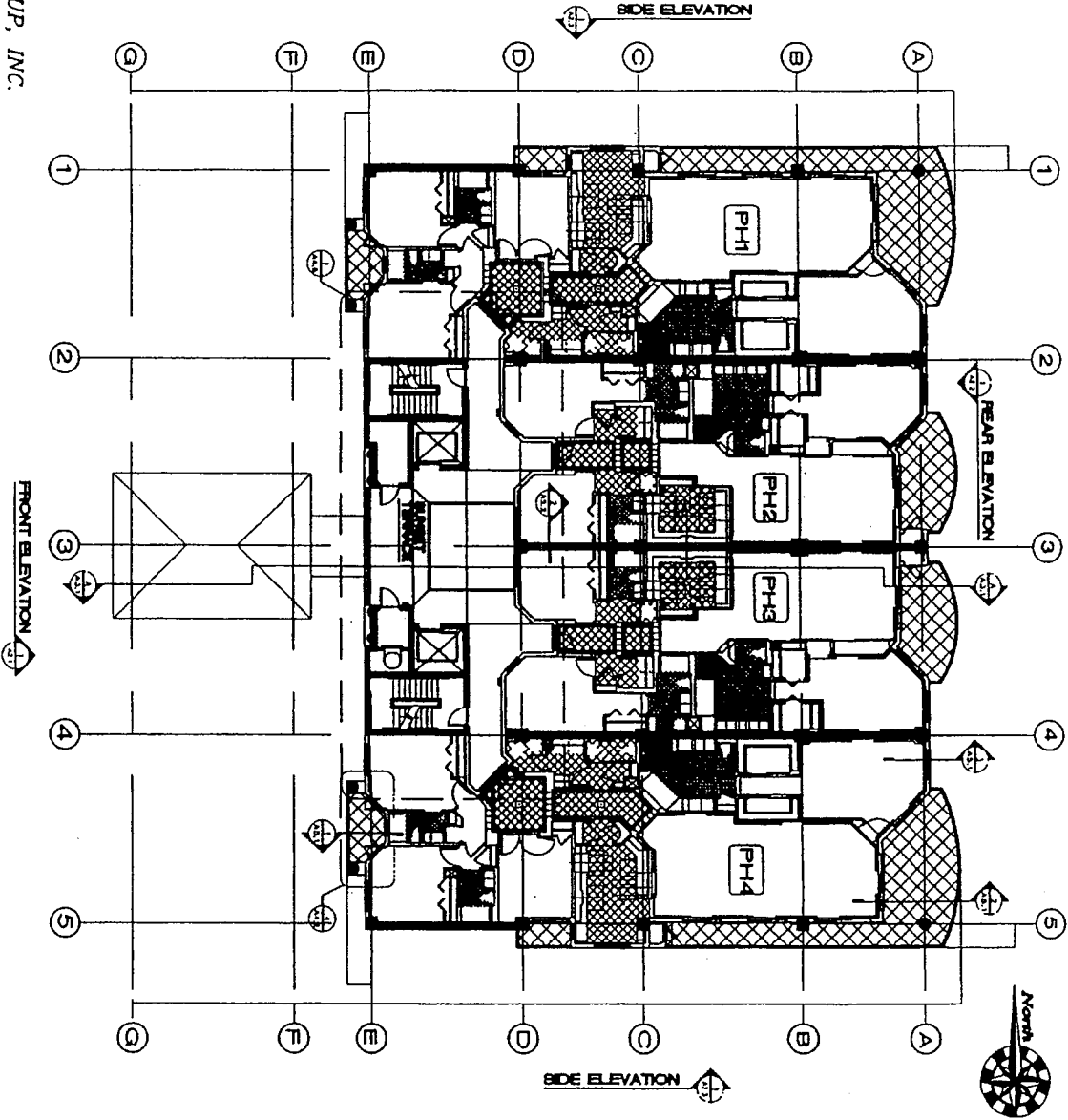
EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM

VELCON GROUP, INC.



ENGINEERING & SURVEYING  
 702 S.W. POPE ST., LUCKY BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 878-0477  
 (772) 871-6559 (FAX)  
 E-MAIL: BUSINESS@VELCON.COM

① THIRTEENTH LEVEL FLOOR PLAN



NOT TO SCALE

SHEET  
 10  
 21

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
 OF NORTH HUTCHINSON ISLAND CONDOMINIUM

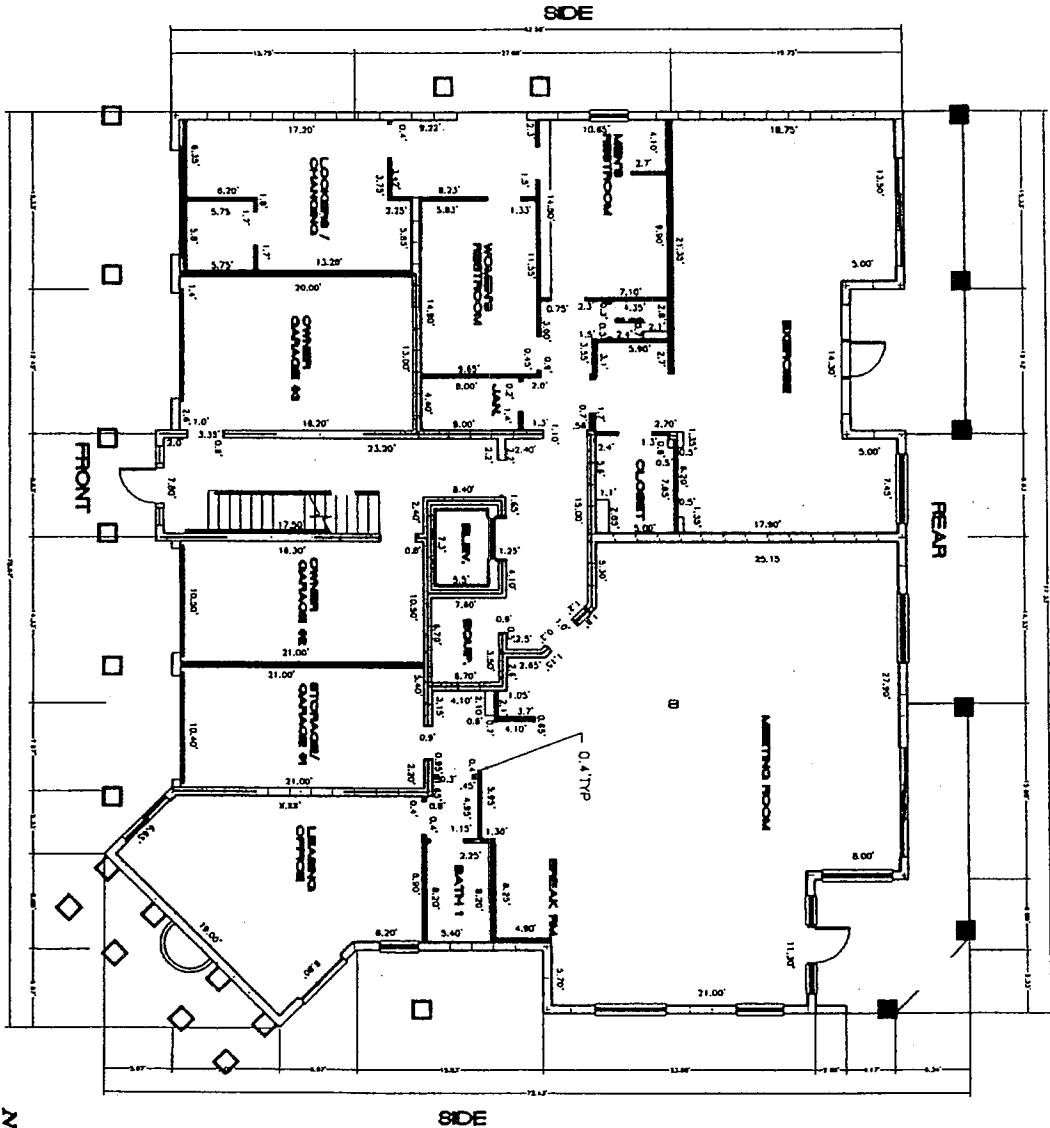
VELCON GROUP, INC.



ENGINEERING & ARCHITECTURE  
 702 S.W. PORT ST. LUCIE BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 879-0477  
 (772) 871-6559 (FAX)  
 OFFICE BUSINESS HOURS

BUILDING 'D' FIRST FLOOR  
 FFE-9.57 + 8.00' TO CEILING

NOT TO SCALE



SHEET  
 11  
 21

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
 OF NORTH HUTCHINSON ISLAND CONDOMINIUM

VELCON GROUP, INC.



ENGINEER & ARCHITECT  
 702 S.W. PORT ST. LUCE BLDG.  
 PORT ST. LUCE, FLORIDA 34953  
 (772) 879-4477  
 (772) 871-8833 (FAX)  
 TELNO 800623 3440

UNIT 'C' (SECOND FLOOR BUILDING 'D')

FFE-19.22 + 8.00' TO CEILING

NOT TO SCALE

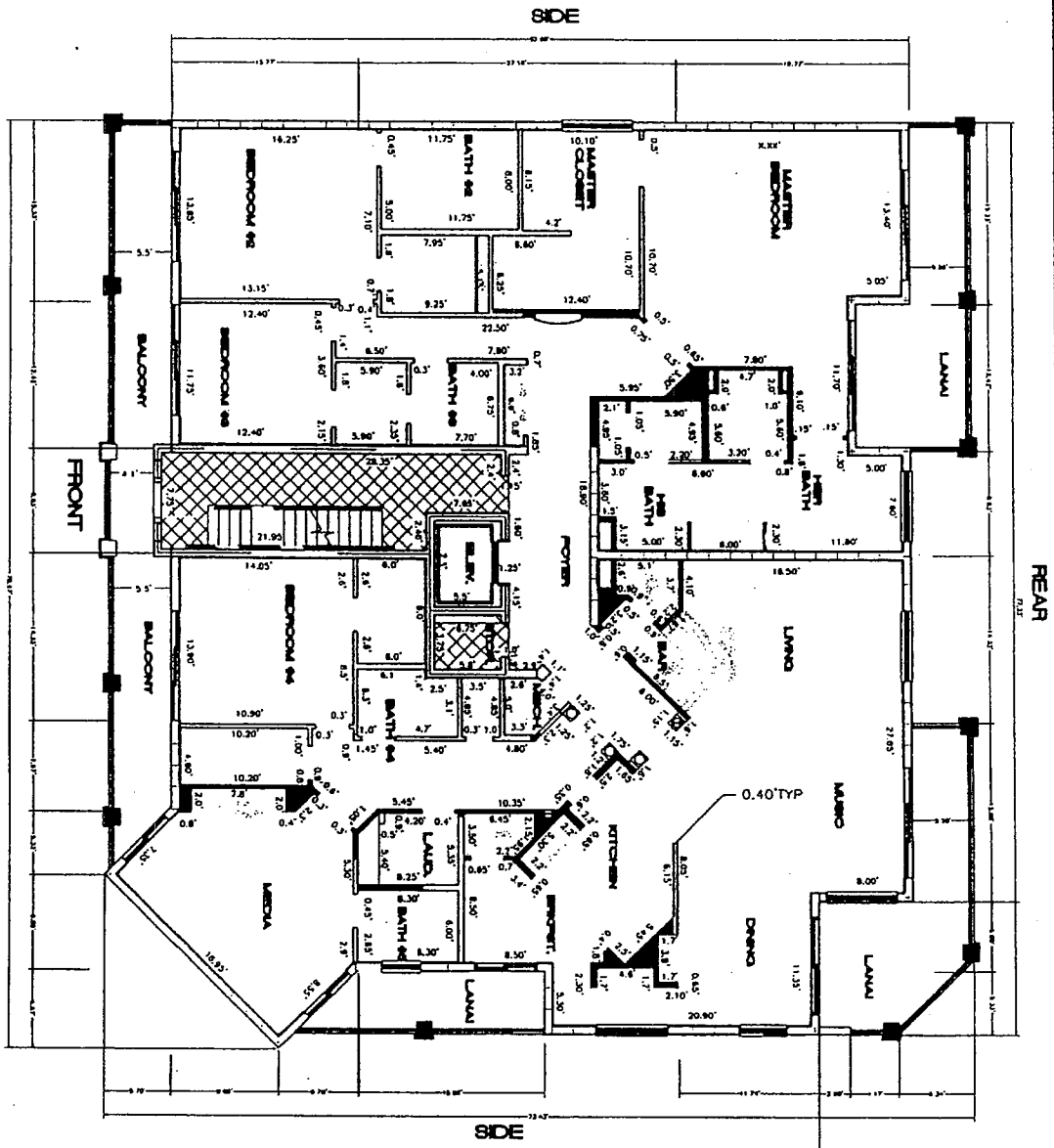
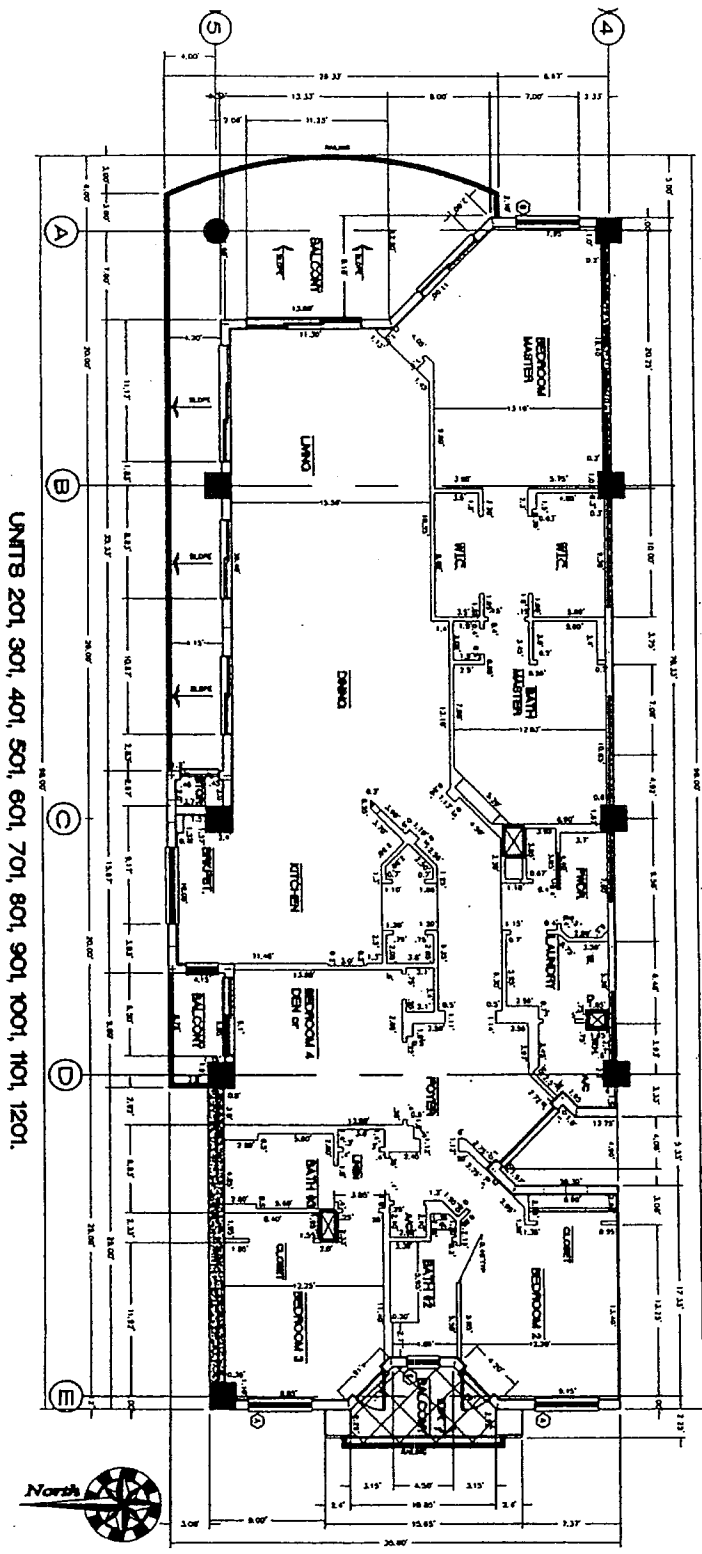
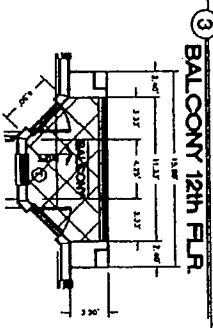
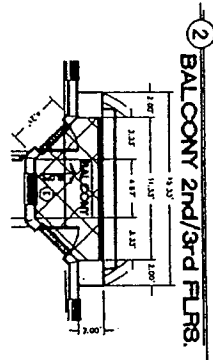


EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM

12 SHEET  
 21



UNITS 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201.

VELCON GROUP, INC.



ENGINEERS & ARCHITECTS  
 702 S.W. PORT ST. LUCIE BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 878-0477  
 (772) 871-8659 (FAX)  
 LICENS. NO. 1242

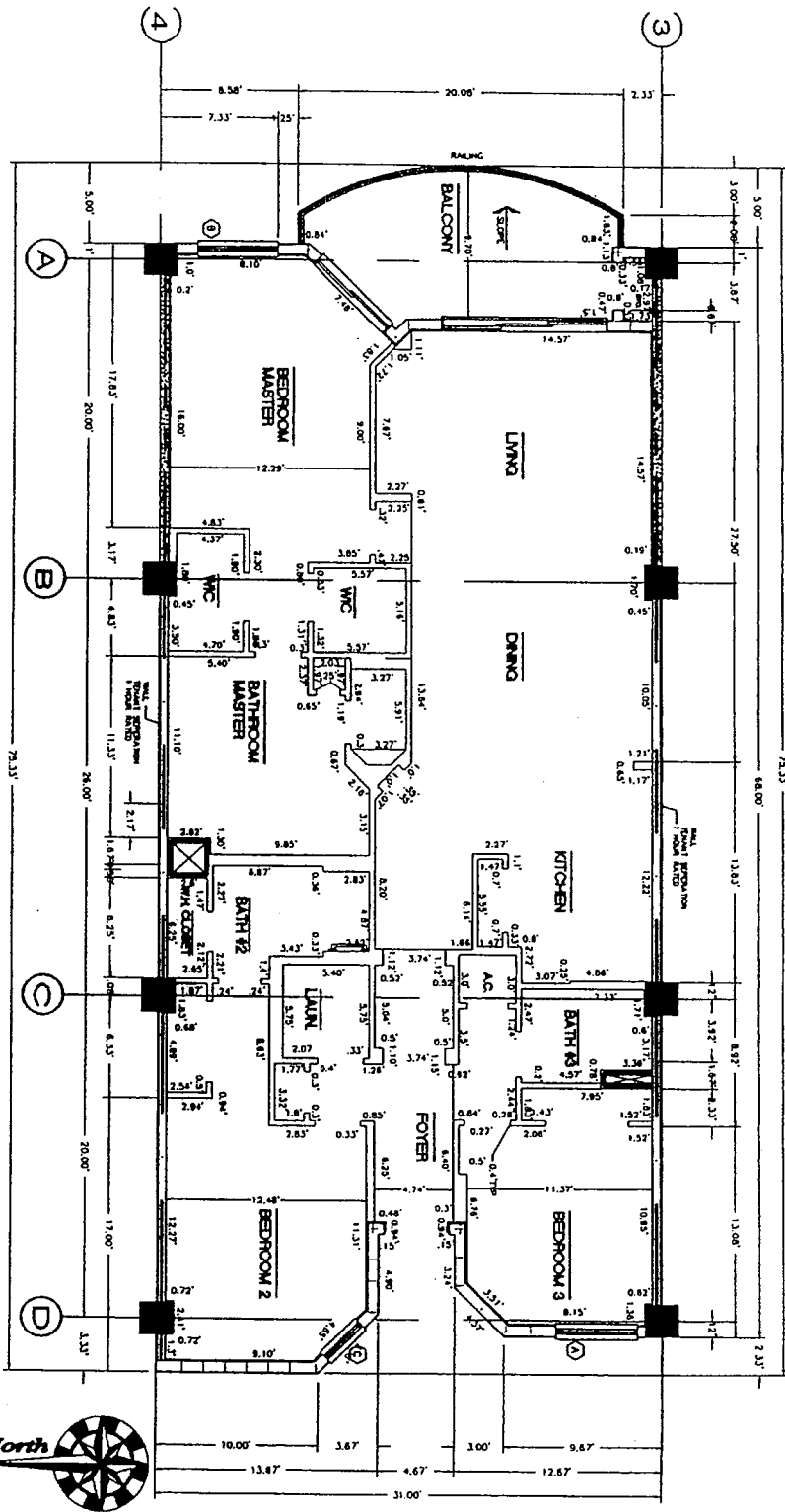
NOT TO SCALE

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET

13  
21

UNITS 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202.



VELCON GROUP, INC.



ARCHITECTS & ENGINEERS  
 702 S.W. POPE ST. LUCIE BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 879-0477  
 (772) 871-6658 (FAX)  
 E-MAIL: ADDRESS #1142

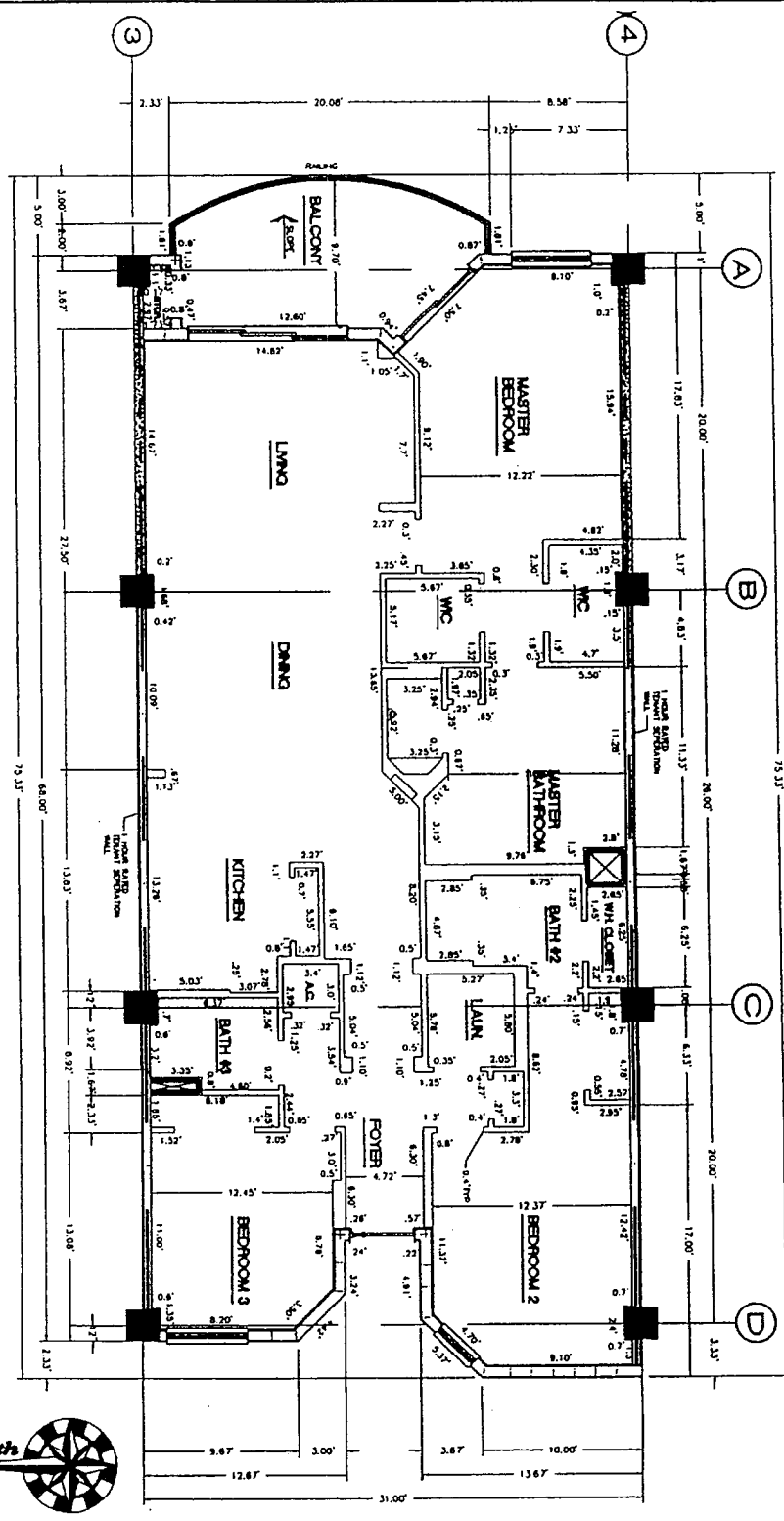
NOT TO SCALE

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
 OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET

14  
 21

UNITS 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203.



VELCON GROUP, INC.



ENGINEERING & ARCHITECTURE  
 702 S.W. POBET ST. LUCIE BLVD.  
 POINT ST. LUCIE, FLORIDA 34955  
 (772) 879-0477  
 (772) 871-6659 (FAX)  
 LICENSE NUMBER 3442

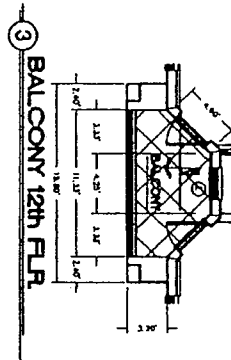
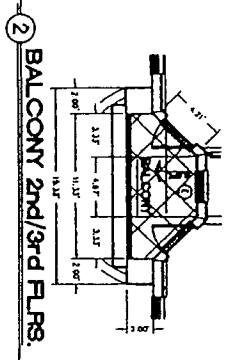
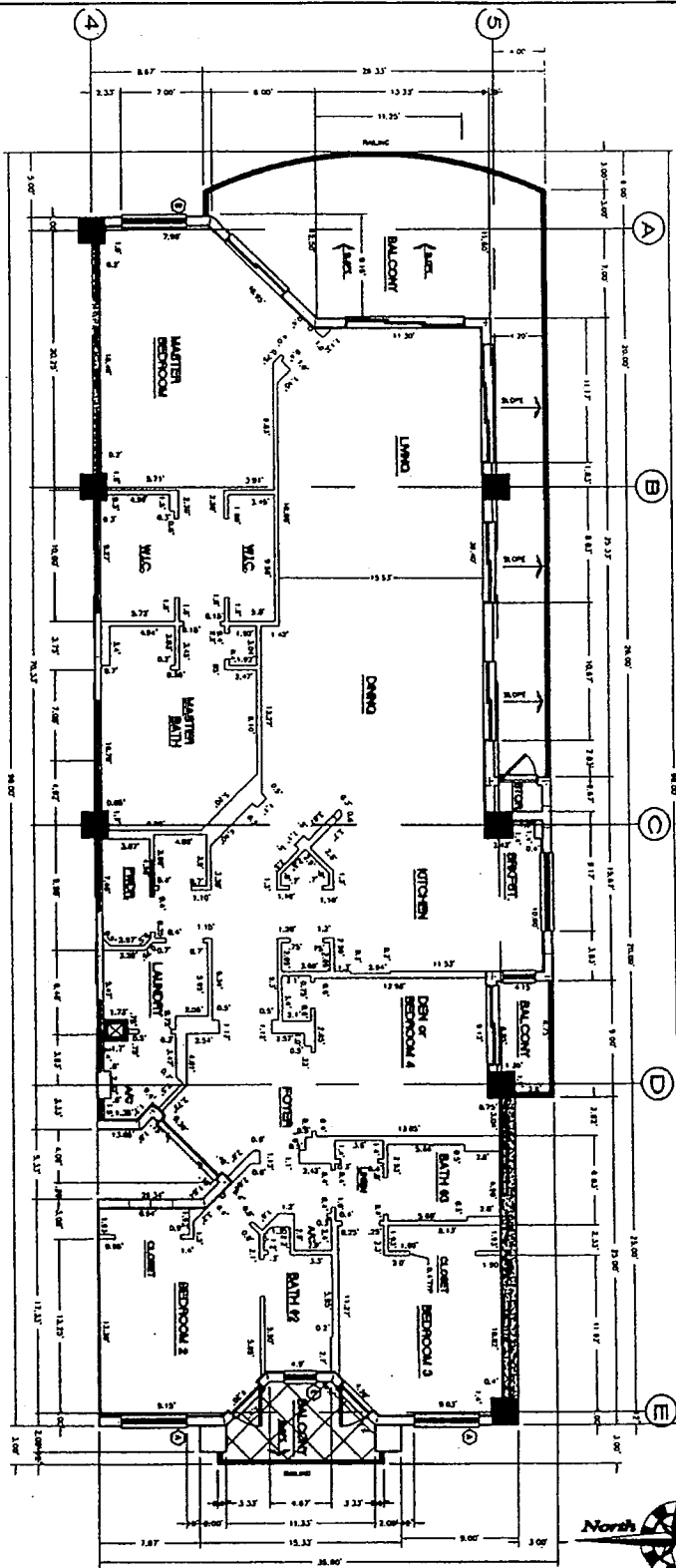
NOT TO SCALE

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM

15  
 SHEET  
 21



UNITS 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204.



VELCON GROUP, INC.



ENGINEERS & ARCHITECTS  
 702 S.W. POPE ST. LUCIE RLYD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 878-6647  
 (772) 871-6639 (FAX)  
 LEXTEL BUSINESS PARK

NOT TO SCALE

EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
 OF NORTH HUTCHINSON ISLAND CONDOMINIUM

16  
 SHEET  
 21

VELCON GROUP, INC.



ENGINEERS & SURVEYORS  
702 S.W. POPE ST. LUCIE BLVD.  
PORT ST. LUCIE, FLORIDA 34953  
(772) 878-6677  
(772) 871-8539 (Fax)  
LOCAL BUSINESS ONLY

PH-1

NOT TO SCALE

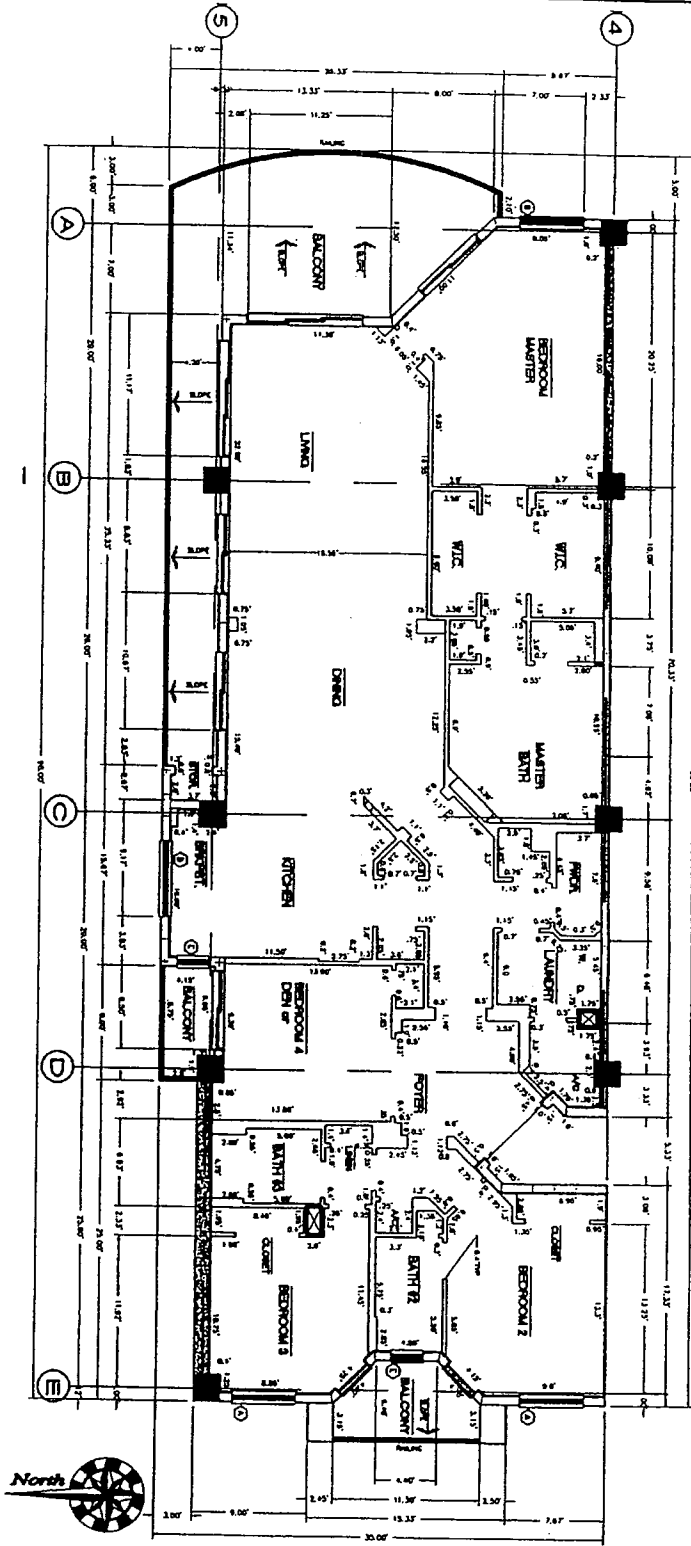


EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET

17

21

VELCON GROUP, INC.



REGISTERED ARCHITECTS  
 702 S.W. POBET ST. LUCIE BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 879-0477  
 (772) 871-6659 (FAX)  
 LICENSE NUMBER 7444

PH-2

NOT TO SCALE

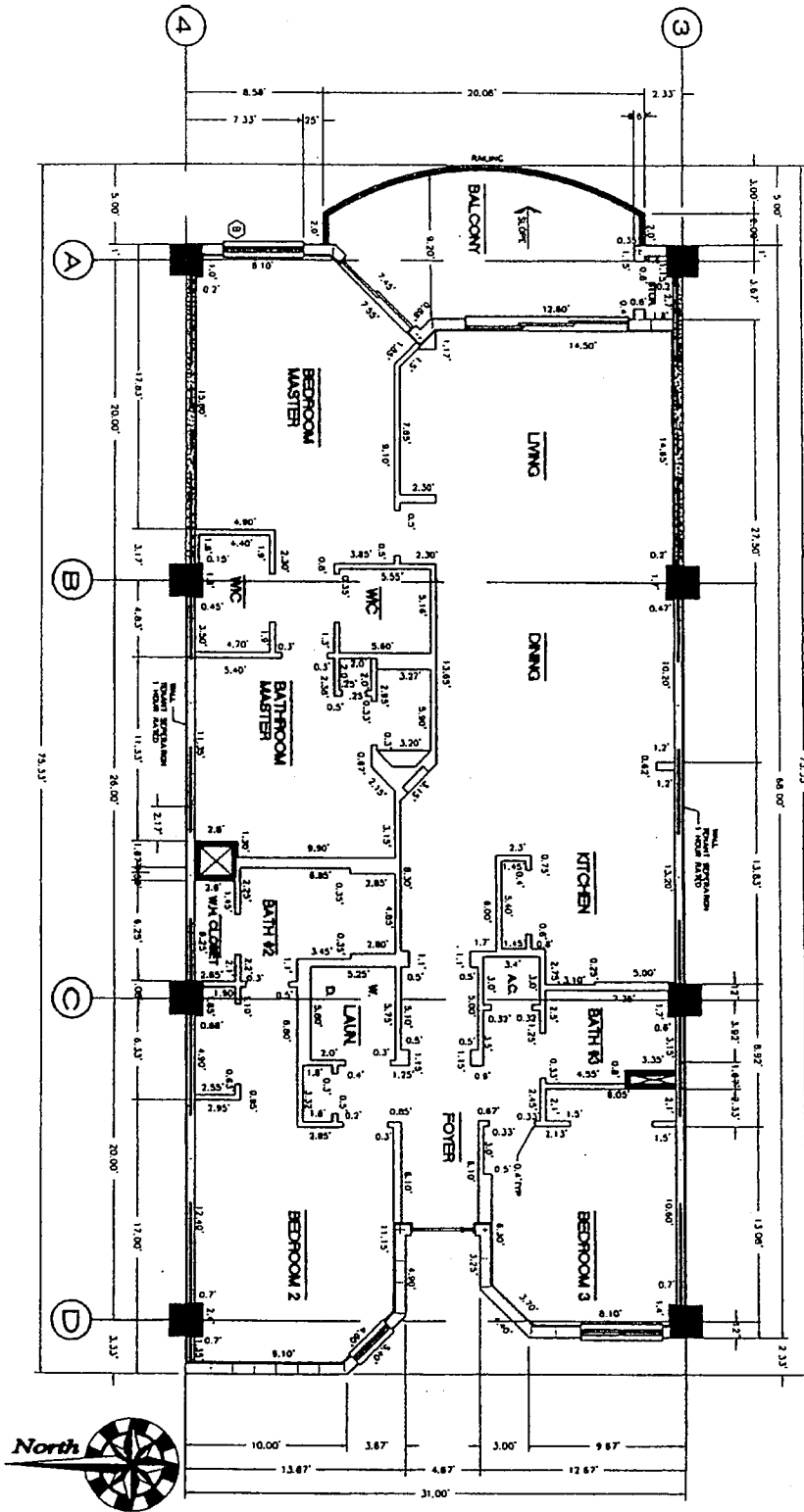


EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
 OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET

18  
21



VELCON GROUP, INC.

702 S.W. POPE ST. LUDIC BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 878-0477  
 (772) 871-6858 (FAX)  
 LICENSE #BS053 (F412)

PH-3

NOT TO SCALE

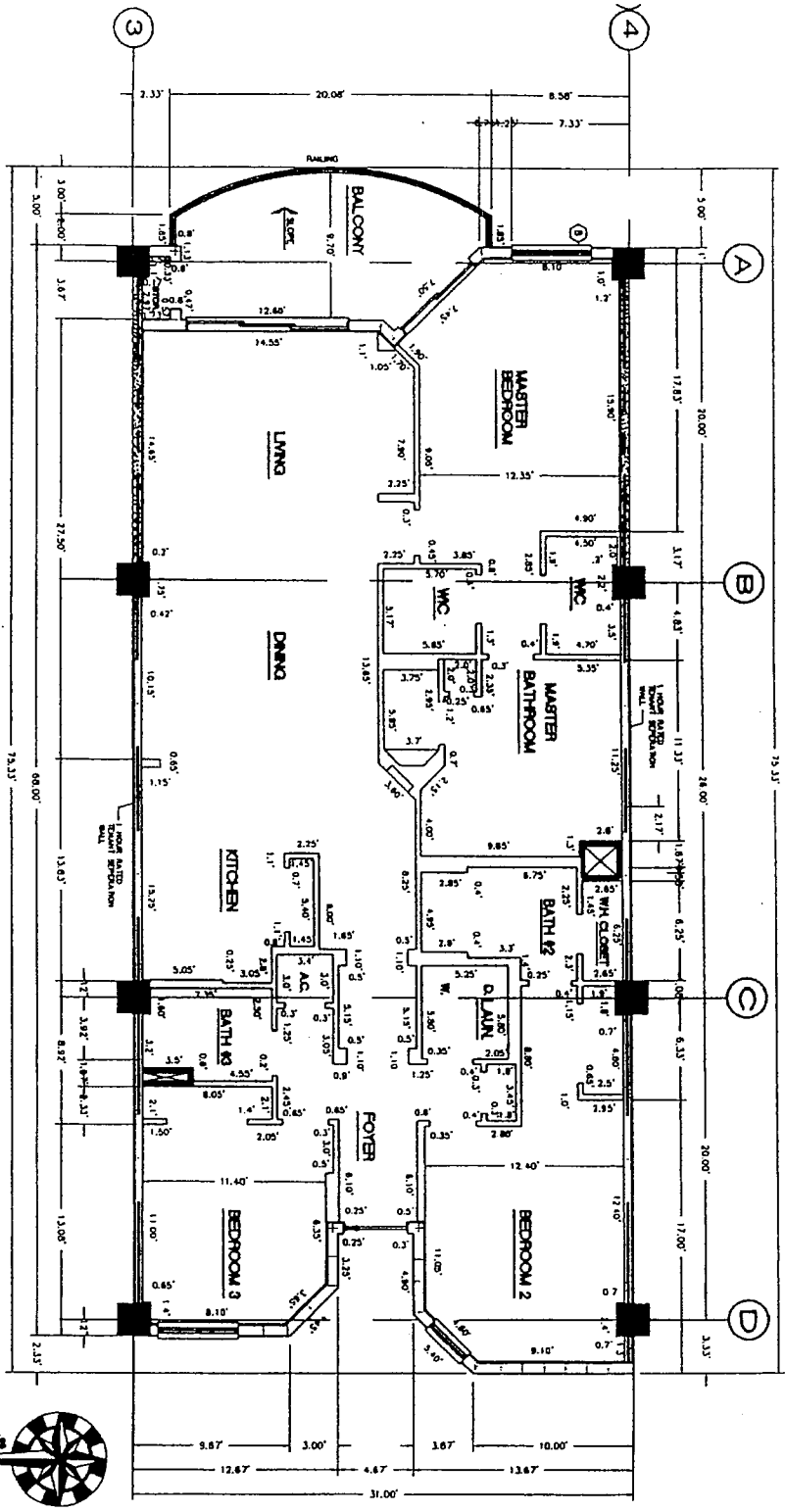


EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET 19/21

VELCON GROUP, INC.



ENGINEERING & SURVEYING  
 702 S.W. PORT ST. LUCIE BLVD.  
 PORT ST. LUCIE, FLORIDA 34953  
 (772) 879-0477  
 (772) 871-6659 (FAX)  
 LICENSE #BSP003349012

PH-4

NOT TO SCALE

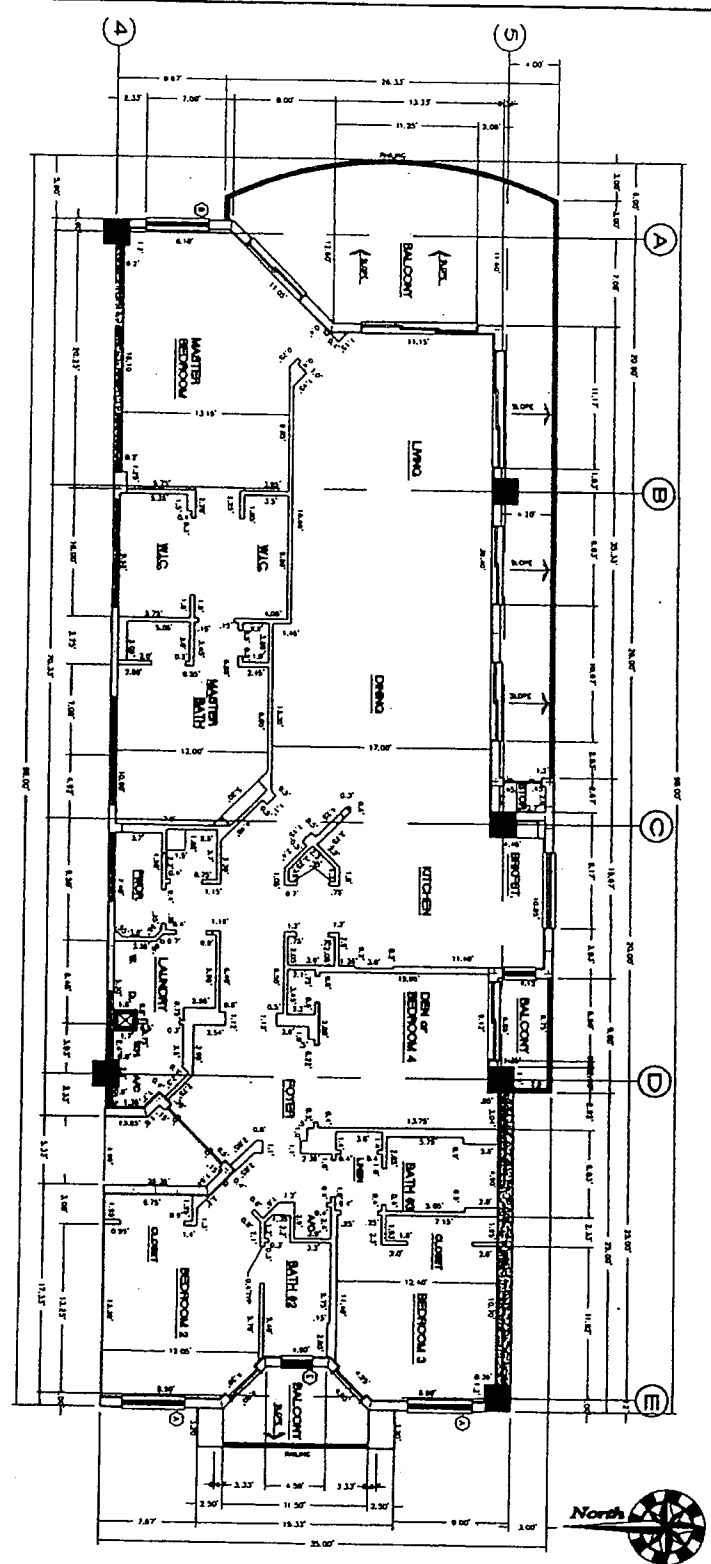


EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE  
 OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET  
 20  
 21

NOT TO SCALE

VELCON GROUP, INC.



ENGINEER & ARCHITECTS  
702 S.W. PORT ST. LUCE BLVD.  
PORT ST. LUCE, FLORIDA 38853  
(772) 788-8177  
(772) 71-6659 (FAX)  
LOCAL BUSINESS 1447

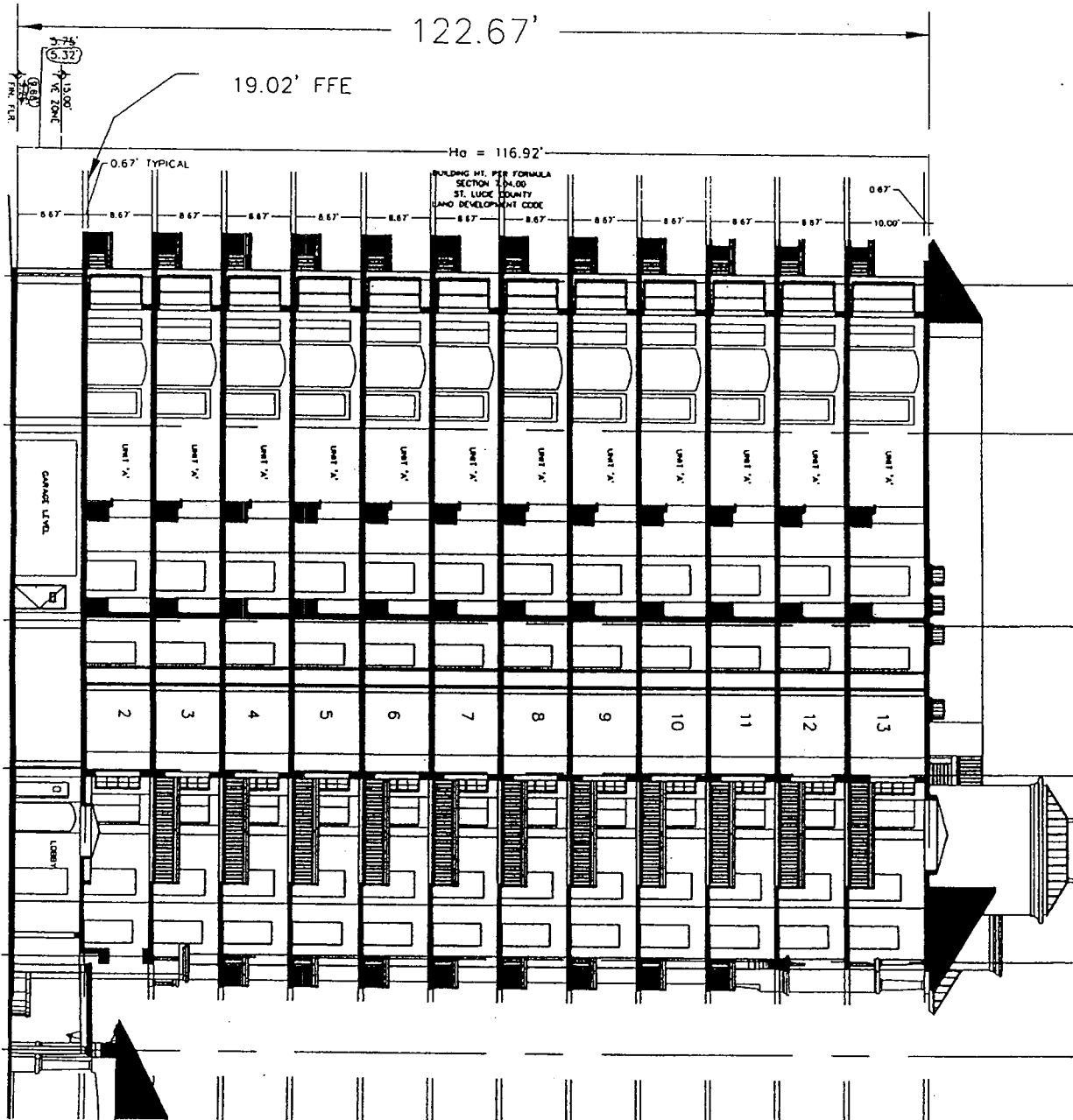


EXHIBIT 1 TO THE DECLARATION OF GRAND ISLE OF NORTH HUTCHINSON ISLAND CONDOMINIUM

SHEET

21 / 21