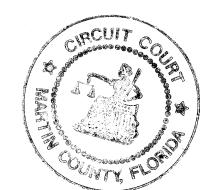
# A PLAT OF

# JUPITER HILLS VILLAGE I, FORMERLY A CONDOMINIUM

BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA



86 FEB 3 AIO: 57

lof 2 pales H.C. PLAT BOOK 16 PAGE 17 nnsiliak hirra viet∧dej

> I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10 , PAGE 17 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 30 DAY OF TEDRUAR, 1985.

LOUISE V. ISAACS, CLERK CIRCUIT COURT

#### DESCRIPTION

MAY, 1985

STATE OF FLORIDA COUNTY OF MARTIN

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF JUPITER HILLS VILLAGE, PHASE I, AS RECORDED IN PLAT BOOK 7, PAGE 61, IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,

PROCEED THENCE N 12°56'58" E, A DISTANCE OF 262.10 FEET; THENCE N 67°33'40" W, A DISTANCE OF 37.30 FEET; THENCE N 17°39'30" W, A DISTANCE OF 65.50 FEET;

THENCE N 01°12'00" W, A DISTANCE OF 232.75 FEET;

THENCE S 70°00'00" E, A DISTANCE OF 100.79 FEET; THENCE N 69°14'23" E, A DISTANCE OF 241.60 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 176.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°29'08", A DISTANCE OF 22.99 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 330.00 FEET; SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST VILLAGE CIRCLE (A 60.00 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF JUPITER HILLS VILLAGE, PHASE I; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°00'00", A DISTANCE OF 161.28 FEET; THENCE N 75°13'03" W, A DISTANCE OF 47.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°55'52", A DISTANCE OF 11.37 FEET TO THE POINT OF TANGENCY; THENCE S 48°51'05" W, A DISTANCE OF 37.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 113.17 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°43'54", A DISTANCE OF 33.05 FEET TO THE POINT OF TANGENCY; THENCE S 65°35'00" W, A DISTANCE OF 36.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 36.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 117°44'04", A DISTANCE OF 75.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'28", A DISTANCE OF 31.03 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 372.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°55'18" A DISTANCE OF 103.37 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 221.73 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'58". A DISTANCE OF 43.53 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°56'00", A DISTANCE OF 20.89 FEET TO THE POINT OF TANGENCY; THENCE S 13°10'40" W, A DISTANCE OF 11.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°32'18", A DISTANCE OF 30.87 FEET TO THE POINT OF TANGENCY; THENCE S 37°21'38" E, A DISTANCE OF 14.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 154.16 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'14", A DISTANCE OF 50.32 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 280.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST VILLAGE CIRCLE; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

41°31'54", A DISTANCE OF 202.96 FEET; THENCE N 69°30'00" W, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF

SAID PARCEL CONTAINING 3.302 ACRES.

## DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS THAT THE PARTIES WHOSE NAMES ARE SET FORTH BELOW, DO, BY AND THROUGH THE EXECUTION OF THIS PLAT BY HENRY W. FALES, THEIR DULY AUTHORIZED ATTORNEY-IN-FACT, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. THAT CERTAIN TRACT OF LAND DESIGNATED HEREON AS PARCEL "A" IS HEREBY DEDICATED TO AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF JUPITER HILLS HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO DUTY, RESPONSIBILITY OR LIABILITY REGARDING SUCH PARCEL.
- 2. ALL AREAS OF THE PROPERTY SHOWN HERBON, WITH THE EXCEPTION OF ANY PAVED OR OTHERWISE IMPROVED AREA, MAY BE USED BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., FOR THE PROVISIONS OF UTILITY SERVICES TO THE PROPERTY, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, AND AS APPROVED BY THE OWNERS OF THE LAND DESCRIBED
- 3. AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY DEDICATED TO THE OWNER OF LOT 7, ACROSS PORTIONS OF LOTS 6 AND 8, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTIES NAMED BELOW HAVE CAUSED THESE PRESENTS TO BE SIGNED BY HENRY W. FALES, THEIR DULY AUTHORIZED ATTORNEY-IN-FACT, PURSUANT TO THOSE CERTAIN POWERS OF ATTORNEY AS RECORDED IN OFFICIAL RECORDS BOOK 638 PAGE (582, 1583, 1584, 1585, 1586, 1587, 1586, 1589, 158 LEWIS C. FISCHER AND BARBARA F. IN-FACT DAVID T BAILEY AND JANE O. BAILEY

STEVENSON E. WARD AND THE ESTATE HENRY W. FALES, AS ATTORNEY-

HENRY C WHEELER AND PHYLLIS S. WHEELER HENRY W. FALES, AS ATTORNEY-

JOHN PODIESEL AND JAN M. DIESEL HENRY W. FALES, AS ATTORNEY-

GEORGE FAZIO AND BARBARA A. FAZIO

## ACKNOWLEDGEMENT

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 Th , 1985, BY DOROTHY B. FALES, INDIVIDUALLY AND HENRY W. October, 1985, By Dorothy B. Fales, Individually and Henry W FALES, INDIVIDUALLY AND AS ATTORNEY-IN-FACT ON BEHALF OF LOUIS C. FISCHER AND BARBARA F. FISCHER, STEPHENSON E. WARD AND THE ESTATE OF RUTH B. WARD, ISLE CAMPEAU, HENRY C. WHEELER AND PHYLLIS S. WHEELER, DAVID T. BAILEY AND JANE O. BAILEY, JOHN P. DIESEL AND JAN M. DIESEL, THOMAS E. DARNTON AND URSULA W. DARNTON, GEORGE FAZIO AND BARBARA A. FAZIO.

J. Vinty sonem

MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 1985, AT MAY 30, 1985 or 3:47 PM

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAMES OF THE PARTIES EXECUTING THE DEDICATION HEREON, BY AND THROUGH THEIR DULY APPOINTED ATTORNEY-IN-FACT.
- 2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
  - A. MORTGAGE FROM GEORGE FAZIO AND BARBARA A. FAZIO TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKE WORTH, AS RECORDED IN OFFICIAL RECORDS BOOK 623, PAGE 1885, PUBLIC RECORDS OF MARTIN COUNTY,
  - B. MORTGAGE FROM JOHN P. DEISEL AND JAN M. DEISEL, HIS WIFE, TO PHILADELPHIA LIFE INSURANCE COMPANY, A PENNSYLVANIA CORPORATION, AS RECORDED IN OFFICIAL RECORDS BOOK 487, PAGE 1974, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND ASSIGNED TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, BY ASSIGNMENT OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 499, PAGE 918, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 25th DAY OF October

GUNSTER, YOAKLEY, CRISER & STEWART, P.A. BY: W Wester Bru W. Martin Bonan 10 CENTRAL PARKWAY, SUITE 400 STUART, FLORIDA 33497

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MARTIN

SUNPOINT SAVINGS BANK, A FLORIDA SAVINGS BANK, FORMERLY FIRST FEDERAL SAV-INGS AND LOAN ASSOCIATION OF LAKE WORTH, SHALL EXECUTE A SEPARATE MORTGAGEE'S CONSENT AND JOINDER OF THIS PLAT TO BE RECORDED IN MARTIN COUNTY, FLORIDA.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, SHALL EXECUTE A SEPARATE MORTGAGEE'S CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN MARTIN COUNTY, FLORIDA.

SURVEYORS CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN

S.S.

S.S.

I DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF JUPITER HILLS VILLAGE I. FORMERLY A CONDOMINIUM, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFER-ENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCE OF MARTIN COUNTY, FLORIDA.

FLORIDA CERTIFICATE NO. 3956

COUNTY APPROVAL STATE OF FLORIDA

COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED, BY THE UNDERSIGNED, ON THE DATE, OR DATES INDICATED.

COUNTY ENGINEER

OF MARTIN COUNTY, FLORIDA

CHAIRMAN-BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ebduusion Parcel Control #: 13-40-42-012-000-0000.0

LINDAHL, BROWNING & FERRARI, INC. Consulting Engineers, Planners & Surveyors

951 COLORADO AVENUE P.O. BOX 727 STUART, FLORIDA 33494 **IUPITER, FLORIDA 33458**