

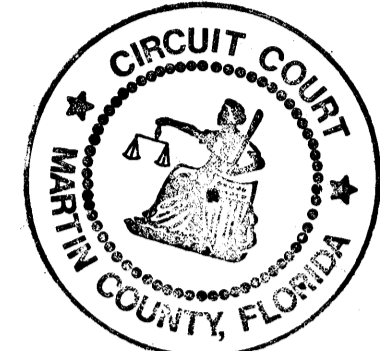
A PLAT OF JUPITER HILLS VILLAGE

PHASE IV
MARCH, 1986 LYING IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, SHEET 1 of 4
MARTIN COUNTY, FLORIDA

MAY 9 P2: 0

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 40, PAGE 52, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS DAY OF March, 1986

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NO. 501355



DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE N 00°43'24" E, A DISTANCE OF 50.00 FEET TO A POINT IN A LINE 50.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID SECTION 24; THENCE N 89°16'36" W, ALONG SAID PARALLEL LINE A DISTANCE OF 212.34 FEET TO A POINT IN A LINE 30.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A 200 FOOT RIGHT-OF-WAY); THENCE N 22°15'51" W, ALONG SAID PARALLEL LINE A DISTANCE OF 1451.97 FEET; THENCE N 67°44'09" E, A DISTANCE OF 25.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 260.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC AT SAID CURVE THROUGH A CENTRAL ANGLE OF 45°13'58", A DISTANCE OF 205.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE RADIALLY N 67°29'49" W, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'20" A DISTANCE OF 167.16 FEET TO THE POINT OF TANGENCY; THENCE N 25°23'09" W, A DISTANCE OF 587.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 148.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°56'42" A DISTANCE OF 209.09 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 780.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°02'27" A DISTANCE OF 300.05 FEET TO THE POINT OF TANGENCY; THENCE N 77°36'00" E, A DISTANCE OF 185.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°06'00" A DISTANCE OF 220.43 FEET TO THE POINT OF TANGENCY; THENCE N 09°30'00" W, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT OF JUPITER HILLS VILLAGE, PHASE I, AS RECORDED IN PLAT BOOK 7, PAGE 61, MARTIN COUNTY, FLORIDA; THENCE N 80°30'00" E, ALONG SAID SOUTH LINE A DISTANCE OF 60.00 FEET; THENCE S 09°30'00" E, A DISTANCE OF 65.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 205.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°06'00" A DISTANCE OF 311.64 FEET TO THE POINT OF TANGENCY; THENCE S 77°36'00" W, A DISTANCE OF 185.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 720.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°45'47" A DISTANCE OF 110.12 FEET; THENCE RADIALLY S 21°09'47" E, A DISTANCE OF 135.34 FEET; THENCE S 20°30'59" E, A DISTANCE OF 115.14 FEET; THENCE S 31°08'24" E, A DISTANCE OF 156.10 FEET; THENCE S 58°40'21" E, A DISTANCE OF 52.96 FEET; THENCE S 89°16'36" E, A DISTANCE OF 5.89 FEET; THENCE S 22°13'16" E, A DISTANCE OF 216.20 FEET; THENCE S 67°46'44" W, A DISTANCE OF 136.33 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 156.88 FEET THE CENTER OF WHICH BEARS N 88°06'23" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°26'55", A DISTANCE OF 162.77 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 260.00 FEET THE CENTER OF WHICH BEARS S 78°40'20" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°49'51", A DISTANCE OF 153.52 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 6.218 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS C. MATEVIA, TRUSTEE, OWNER OF THE LAND SHOWN HERON, BEING IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SHOWN HERON AS JUPITER HILLS VILLAGE PHASE IV, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HERON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HERON AND DOES HEREBY DEDICATE AS FOLLOWS:

- S.E. PINENEEDLE LANE AS SHOWN HERON IS HEREBY DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION, INC. FOR ACCESS, UTILITY AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PINENEEDLE LANE.
- BOTTLEBRUSH DRIVE AS SHOWN HERON IS HEREBY DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION INC., FOR ACCESS, UTILITY AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID BOTTLEBRUSH DRIVE.
- ALL PROPERTY SHOWN HERON, WITH THE EXCEPTION OF THE LOTS, AND ANY AREAS OTHERWISE DEDICATED ARE HEREBY DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION INC., FOR ACCESS, UTILITY AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THE PROPERTY WHICH IS DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION INC.
- ALL AREAS SHOWN HERON WHICH ARE DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION INC., MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.T.V., 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 JUPITER HILLS HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS.
- UTILITY EASEMENTS AS SHOWN HERON ARE HEREBY DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION INC., FOR UTILITY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE LIMITED ACCESS EASEMENTS SHOWN HERON, ARE HEREBY DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION INC., THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LIMITED ACCESS EASEMENTS.

SIGNED AND SEALED THIS 14th DAY OF March, 1986.

WITNESS: Adrian A. VanDeWalle BY: Thomas C. Matevia
THOMAS C. MATEVIA
TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS C. MATEVIA, AS TRUSTEE, TO ME WELL KNOWN AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 1986.

Martha J. Callahan
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
Oct 31, 1987

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE DESCRIBED IN THE DEDICATION HERON, BY THE OWNER THEREOF, AND AGREE THAT THEIR MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 578, PAGE 233, IN FAVOR OF JUPITER HILLS VILLAGE, INC., AS ASSIGNED TO GEORGE FAZIO AND BARBARA FAZIO, HIS WIFE, BY VIRTUE OF THAT CERTAIN ASSIGNMENT OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 591, PAGE 995, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.
IN WITNESS WHEREOF WE DO HERE-UNTO SET OUR HAND AND SEAL THIS 20th DAY OF March, 1986.

WITNESS: Adrian A. VanDeWalle George Fazio

WITNESS: Barbara Fazio Barbara Fazio

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGE FAZIO AND BARBARA FAZIO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 1986.

MY COMMISSION EXPIRES:
Oct 31, 1987
Martha J. Callahan
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERON, BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 578, PAGE 151, AS MODIFIED, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS EXECUTIVE VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF March, 1986.

FIRST AMERICAN BANK AND TRUST, A CORPORATION OF THE STATE OF FLORIDA.

BY: Kimberly G. Jenkins ATTEST: Richard J. Johnson
Vice President Vice President
WITNESS: James P. Rossi WITNESS: Ann Mae Donald

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
BEFORE ME PERSONALLY APPEARED Kimberly G. Jenkins AND Richard J. Johnson TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS Asst. Vice President AND Exec. Vice President OF THE ABOVE NAMED FIRST AMERICAN BANK AND TRUST, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH Asst. Vice President AND Exec. Vice President RESPECTIVELY OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF MORTGAGE HOLDER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE SAID AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF March, A.D., 1986.

James P. Rossi
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
6/9/86

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERON, BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE IN FAVOR OF LLOYD C. FELL, AS TRUSTEE, RECORDED IN OFFICIAL RECORD BOOK 578, PAGE 210, AS ASSIGNED TO DAVID M. HEMPSTEAD, AS TRUSTEE, BY VIRTUE OF THAT CERTAIN ASSIGNMENT OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 648, PAGE 553, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.
IN WITNESS WHEREOF, I DO HERE-UNTO SET MY HAND AND SEAL THIS 17th DAY OF March, 1986.

DAVID M. HEMPSTEAD, TRUSTEE

BY: David M. Hempstead

WITNESS: Randolph S. Perry WITNESS: Franklin C. Nash

ACKNOWLEDGEMENT

STATE OF FLORIDA MICHIGAN
COUNTY OF MARTIN WAYNE S.S.
BEFORE ME PERSONALLY APPEARED DAVID M. HEMPSTEAD TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF March, 1986.

MY COMMISSION EXPIRES:
March 1, 1987
Kathryn C. Lawrence
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE MICHIGAN
COUNTY OF WAYNE

Subdivision Parcel Control #: 24-40-42-010-000-0000-00

LINDAHL, BROWNING FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors PO BOX 727 JUPITER, FLORIDA 33458	30 CENTRAL PARKWAY SUITE 400 STUART, FLORIDA 33397	1	4
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