

A PLAT OF JUPITER HILLS VILLAGE

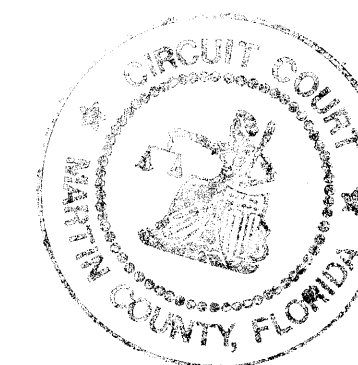
SEPTEMBER, 1986

PHASE V
LYING IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST,
AND SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST,
MARTIN COUNTY, FLORIDA.

SHEET 1 OF 4

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 18, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27th DAY OF May, 1987.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY Marcy Chase
DEPUTY CLERK



DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AND SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST 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 OF 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 CONTINUE NORTHERLY ALONG THE ARC OF APORESAID CURVE HAVING A RADIUS OF 260.00 FEET THROUGH A CENTRAL ANGLE OF 33°49'51", AN ARC DISTANCE OF 153.52 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 156.88 FEET, THE CENTER OF WHICH BEARS N 28°39'27" W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°26'56", AN ARC DISTANCE OF 162.78 FEET;
THENCE N 67°46'45" E, A DISTANCE OF 136.33 FEET;
THENCE N 22°13'16" W, A DISTANCE OF 216.20 FEET;
THENCE S 89°16'10" E, A DISTANCE OF 201.05 FEET;
THENCE N 81°50'00" E, A DISTANCE OF 203.38 FEET;
THENCE N 72°20'00" E, A DISTANCE OF 566.00 FEET;
THENCE S 33°50'00" E, A DISTANCE OF 162.00 FEET;
THENCE S 85°28'52" E, A DISTANCE OF 270.00 FEET;
THENCE S 23°54'38" E, A DISTANCE OF 570.00 FEET;
THENCE N 89°02'00" W, A DISTANCE OF 955.00 FEET;
THENCE S 81°10'00" W, A DISTANCE OF 410.00 FEET;
THENCE S 79°10'24" W, A DISTANCE OF 313.70 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.89 ACRES

DEDICATION & CERTIFICATE OF OWNERSHIP

COUNTY OF MARTIN, STATE OF FLORIDA S.S.

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS C. MATEVIA, TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AND SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS JUPITER HILLS VILLAGE PHASE V, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE WATER MANAGEMENT TRACT AND MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION, INC., FOR DRAINAGE AND MAINTENANCE 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 TRACT AND EASEMENT.
- S.E. BIRKDALE RUN, AS SHOWN HEREON, 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 S.E. BIRKDALE RUN.
- ALL PROPERTY SHOWN HEREON, 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 HEREON WHICH ARE DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION, INC., MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.A.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.
- THE LIMITED ACCESS EASEMENTS SHOWN HEREON, 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.
- DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION, INC., FOR 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 EASEMENTS.
- RECREATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF RECREATION FACILITIES, UTILITIES, DRAINAGE AND LANDSCAPING, 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 RECREATION TRACT.
- UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO JUPITER HILLS HOME OWNERS ASSOCIATION, INC., FOR UTILITY PURPOSES AND MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.A.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 HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

SIGNED AND SEALED THIS 5th DAY OF JAN, 1987.

WITNESS: John A. Bush
WITNESS: Melinda L. McCoy
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 6th DAY OF January, 1987.

Martha J. Callahan
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
Oct 31, 1987

MORTGAGEE'S CONSENT

COUNTY OF PALM BEACH STATE OF FLORIDA S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE DESCRIBED LANDS IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREES THAT HER 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 HEREON.

IN WITNESS WHEREOF I DO HERE-UNTO SET MY HAND AND SEAL THIS 7th DAY OF JANUARY, 1987.

WITNESS: John A. Bush
WITNESS: Melinda L. McCoy
BARBARA FAZIO, INDIVIDUALLY, AND AS SOLE SURVIVING SPOUSE OF A TENANCY BY THE ENTIRETIES IN THE ABOVE STATED MORTGAGE

ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

S.S.
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARBARA FAZIO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF January, 1987.

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

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF AND AGREES THAT ITS 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 HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF JANUARY, 1987.

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

BY: Richard C. Preiser
PRESIDENT
ATTEST: David A. Swift
SENIOR VICE-PRESIDENT
WITNESS: John W. Molen
WITNESS: John H. Fullmer

Subdivision Parcel Control #: 24-40-42-011-000-0000.0-0

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

S.S.
BEFORE ME PERSONALLY APPEARED Tom S. Anderson AND David A. Swift TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS President AND Senior 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 President AND Senior 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 DUE 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 12 DAY OF JANUARY, A.D., 1987.

Kim T. Battey
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
OCT 29 1990

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 670, PAGE 916, AS MODIFIED, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SENIOR VICE - PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10 DAY OF FEBRUARY, 1987.

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

BY: Richard C. Preiser
PRESIDENT
ATTEST: David A. Swift
SENIOR VICE-PRESIDENT
WITNESS: John W. Molen
WITNESS: John H. Fullmer

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED Richard C. Preiser AND David A. Swift TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS Executive Vice Pres. AND Senior Vice Pres. 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 Executive Vice Pres. AND Senior Vice Pres. 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 DUE 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 10 DAY OF FEBRUARY, A.D., 1987.

Kim T. Battey
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
Oct 29 1990

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