

VICINITY MAP  
(NOT TO SCALE)

# A PLAT OF "PARCEL C" OF JUPITER HILLS VILLAGE, P.U.D. PHASE VII

BEING A REPLAT OF A PORTION OF JUPITER HILLS VILLAGE, PHASE VII  
AS RECORDED IN PLAT BOOK 11, PAGE 68, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA  
LYING IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

PARCEL CONTROL NO. 13-40-42-013-000-0000.0

FILED FOR RECORD  
MARTIN COUNTY  
105 DEC 13 PM 3:08  
MARSHA EWING  
CLERK OF CIRCUIT COURT  
BY: \_\_\_\_\_



CLERK'S RECORDING CERTIFICATE  
I, MARSHA EWING, CLERK  
OF THE CIRCUIT COURT OF  
MARTIN COUNTY, FLORIDA,  
HEREBY CERTIFY THAT THIS  
PLAT WAS FILED FOR RECORD  
IN PLAT BOOK 16  
PAGE 210, MARTIN COUNTY,  
FLORIDA, PUBLIC RECORDS,  
THIS 13<sup>th</sup> DAY OF  
DEC, 2005.

MARSHA EWING,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
BY: Charlotte Binkley  
CLERK

FILE NO. 1795715

(CIRCUIT COURT SEAL)

## LEGAL DESCRIPTION

BEING ALL OF "PARCEL C", ACCORDING TO THE PLAT OF JUPITER HILLS VILLAGE PHASE VII,  
AS RECORDED IN PLAT BOOK 11, PAGE 68, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,  
CONTAINING 0.85 ACRES MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, BY  
AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE  
PROPERTY DESCRIBED ON THE PLAT OF "PARCEL C" OF JUPITER HILLS VILLAGE, P.U.D. PHASE VII  
AND HEREBY DEDICATES AS FOLLOWS:

1. PARCEL C1 SHOWN ON THIS PLAT OF "PARCEL C" OF JUPITER HILLS VILLAGE, P.U.D. PHASE VII IS  
DEDICATED FOR USE AS OFFICE, SALES, RESALES AND MANAGEMENT OF JUPITER HILLS VILLAGE, AND  
SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE JUPITER HILLS HOME OWNERS ASSOCIATION,  
INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER,  
BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR PARCEL C1 DESIGNATED AS SUCH ON  
THIS PLAT.
2. PARCEL C2 SHOWN ON THIS PLAT OF "PARCEL C" OF JUPITER HILLS VILLAGE, P.U.D. PHASE VII IS  
DEDICATED FOR USE AS OPEN SPACE AND LANDSCAPING, AND SHALL BE MAINTAINED, REPAIRED AND  
REPLACED BY THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT  
CORPORATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO  
RESPONSIBILITY, DUTY, OR LIABILITY FOR PARCEL C2 DESIGNATED AS SUCH ON THIS PLAT.

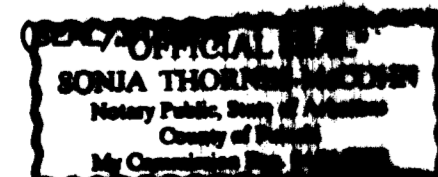
SIGNED THIS 9/20 DAY OF September, 2005 ON BEHALF OF SAID  
CORPORATION BY ITS PRESIDENT.

WITNESS: Richard J. McLaughlin  
PRINT NAME: Richard J. McLaughlin  
WITNESS: Paula McNeil  
PRINT NAME: Paula McNeil  
THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC.  
LAWRENCE A. PANDE, PRESIDENT

## ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Martin  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAWRENCE A.  
PANDE, TO ME WELL KNOWN TO BE THE PRESIDENT OF THE JUPITER HILLS HOME OWNERS  
ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND HE ACKNOWLEDGED THAT  
HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID  
CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS [ ]  
PERSONALLY KNOWN TO ME OR [V] HAS PRODUCED Paula McNeil AS  
IDENTIFICATION.

DATED THIS 20 DAY OF September, 2005.



Sonia Thibault  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO. 01A-12345  
MY COMMISSION EXPIRES: 4-1-2009

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF  
THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES  
BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF  
THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED  
ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## MORTGAGEE'S CONSENT

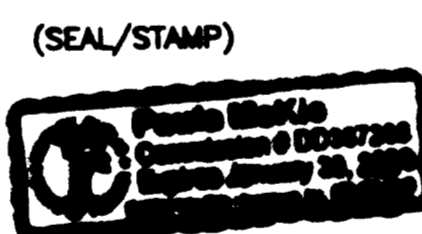
ENTERPRISE NATIONAL BANK OF PALM BEACH, A NATIONAL BANKING ASSOCIATION,  
HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF THAT CERTAIN MORTGAGE,  
LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED NOVEMBER 12,  
2004, AND RECORDED IN OFFICIAL RECORDS BOOK 1955, PAGE 2826, PUBLIC  
RECORDS OF MARTIN COUNTY, FLORIDA, AND DO HEREBY CONSENT TO THE  
DEDICATIONS HEREON AND DO SURRENDER THEIR MORTGAGE, LIEN OR  
ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED 6<sup>th</sup> DAY OF October, 2005, ON BEHALF OF SAID CORPORATION  
BY ITS PRESIDENT.

WITNESS: Robert G. Camarillo  
PRINT NAME: Robert G. Camarillo  
WITNESS: Jodi Parent  
PRINT NAME: Jodi Parent  
ENTERPRISE NATIONAL BANK OF  
PALM BEACH, A NATIONAL BANKING  
ASSOCIATION  
BY: Robert G. Camarillo  
NAME: ROBERT G. CAMARILLO  
TITLE: VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Martin  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Robert G. Camarillo  
TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF ENTERPRISE NATIONAL BANK OF PALM  
BEACH, A NATIONAL BANKING ASSOCIATION, AND HE ACKNOWLEDGED THAT HE EXECUTED  
SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT IT IS THE  
FREE ACT AND DEED OF SAID CORPORATION. HE IS [X] PERSONALLY KNOWN TO ME OR [ ]  
HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
DATED THIS 6<sup>th</sup> DAY OF October, 2005.



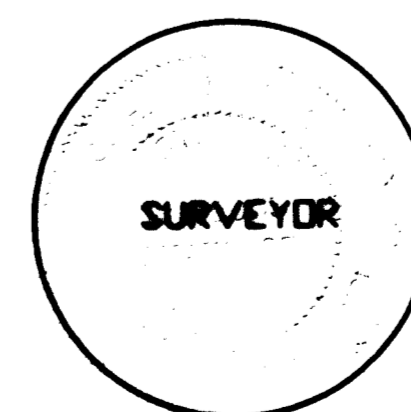
Paula McNeil  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO. 22387268  
MY COMMISSION EXPIRES: Jan. 30, 2009

## TITLE CERTIFICATION

1. ROBERT S. RAYNES, JR., A MEMBER OF THE FLORIDA BAR, HEREBY  
CERTIFY THAT AS OF JUNE 23, 2005, AT 11:00 P.M.:
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN  
THE NAME OF THE PERSONS, CORPORATIONS, AND/OR OTHER ENTITIES  
EXECUTING THE CERTIFICATE OF THE OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING  
THE LAND DESCRIBED HEREON ARE AS FOLLOWS: MORTGAGE AND SECURITY  
AGREEMENT, THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC., A FLORIDA  
NOT-FOR-PROFIT CORPORATION, MORTGAGOR, ENTERPRISE NATIONAL BANK OF  
PALM BEACH, A NATIONAL BANKING ASSOCIATION, MORTGAGEE, DATED NOVEMBER 12,  
2004, RECORDED NOVEMBER 16, 2004.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.12,  
F.S., HAVE BEEN PAID.

DATED THIS 10<sup>th</sup> DAY OF October, 2005.

Robert S. Raynes, Jr.  
ROBERT S. RAYNES, JR.  
FLORIDA BAR NO. 0124672  
GUNSTER, YOAKLEY & STEWART, P.A.  
800 S.E. MONTEREY COMMONS BLVD.  
SUITE 200 STUART, FLORIDA 34996



## COUNTY APPROVAL

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

DATE: 11-21-05  
DATE: 11-23-05  
DATE: 12/1/05  
DATE: 12-2-05  
BCC: 7-19-05  
COUNTY SURVEYOR AND MAPPER  
COUNTY ENGINEER  
COUNTY ATTORNEY  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
ATTEST:  
MARSHA EWING  
CLERK OF COURT  
By Charlotte Binkley PC

## CERTIFICATE OF SURVEYOR AND MAPPER

I, CLINTON H. KNOBLOCH, HEREBY CERTIFY THAT THIS PLAT OF "PARCEL C"  
OF JUPITER HILLS VILLAGE, P.U.D., PHASE VII, IS A TRUE AND CORRECT  
REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY AND PLAT  
WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH  
SURVEY AND PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF;  
THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED  
BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE  
REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE  
ORDINANCES OF MARTIN COUNTY, FLORIDA.

Clinton H. Knobloch  
CLINTON H. KNOBLOCH  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 3853  
LBFH INC. L.B. #888

## SURVEYOR'S NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF  
CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES  
PLACED ON UTILITY EASEMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS  
SHALL TAKE PRECEDENCE.
4. ALL LOT LINES ARE "NOT" RADIAL UNLESS OTHERWISE STATED.

## LEGEND:

- O.R.B. = OFFICIAL RECORDS BOOK  
C = CENTERLINE  
■ = P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. LB 959  
(UNLESS OTHERWISE NOTED)  
□ = P.R.M. (PERMANENT REFERENCE MONUMENT)  
SET STAMPED "P.R.M. LB #959"  
Δ = CURVE DELTA ANGLE  
R = RADIUS  
L = ARC LENGTH  
LB = LICENSED BUSINESS  
⊙ = SET 5/8" IRON ROD & CAP STAMPED "L.B. #959"  
N = NORTHING COORDINATE VALUE  
E = EASTING COORDINATE VALUE

**lb** CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS  
"Serving The Greater Palm Beach Area"  
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