

A PLAT OF JUPITER HILLS VILLAGE

PHASE I
PORTIONS OF SECTIONS 13 AND 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA
JUNE 1978

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 2 PAGE 61, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 8 DAY OF September A.D. 1978.
LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA
BY: Charlotte Burkley DC
FILE NO. 315 854

THIS INSTRUMENT PREPARED BY:
GARY M.F. RAYMAN
LINDAHL, BROWNING & FERRARI, INC.
ENGINEERS, PLANNERS AND SURVEYORS
426 W. INDIANTOWN ROAD
P.O. BOX 727
JUPITER, FLORIDA 33458

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER HILLS VILLAGE, INCORPORATED, A FLORIDA CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTIONS 13 AND 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS JUPITER HILLS VILLAGE, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DO HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF JUPITER HILLS VILLAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE JUPITER HILLS VILLAGE HOMEOWNERS ASSOCIATION, INCORPORATED.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF JUPITER HILLS VILLAGE MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
3. THE DRAINAGE EASEMENTS AND DRAINAGE STRUCTURES SHOWN ON THIS PLAT OF JUPITER HILLS VILLAGE ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
4. PARCELS "A" AND "B" SHOWN ON THIS PLAT OF JUPITER HILLS VILLAGE ARE HEREBY DEDICATED FOR GOLF COURSE ACCESS TO THE JUPITER HILLS VILLAGE HOMEOWNERS ASSOCIATION, INCORPORATED.

SIGNED AND SEALED THIS 13th DAY OF July 1978 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

JUPITER HILLS VILLAGE, INCORPORATED

By: George Fazio
GEORGE FAZIO
ITS PRESIDENT

ATTEST:
Barbara Fazio
BARBARA FAZIO
ITS SECRETARY

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 TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF JUPITER HILLS VILLAGE, INCORPORATED, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF July, 1978.

J. Edwin Patton
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
February 13, 1982

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN 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 HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 439, PAGE 1585 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 EXECUTIVE VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF July, A.D. 1978.

FIRST MARINE NATIONAL BANK AND TRUST COMPANY OF JUPITER/TEQUESTA

BY: Carleton S. Lucius
CARLETON S. LUCIUS, PRESIDENT

ATTEST: Douglas K. Manskie
DOUGLAS K. MANSKIE, EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME PERSONALLY APPEARED CARLETON S. LUCIUS AND DOUGLAS K. MANSKIE, 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 EXECUTIVE VICE-PRESIDENT OF THE ABOVE NAMED FIRST MARINE NATIONAL BANK AND TRUST COMPANY OF JUPITER/TEQUESTA, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND EXECUTIVE 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 13 DAY OF July A.D., 1978.

Nelan Mathews
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES: 8/13/78

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, JAMES RICHARD HARRIS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREOF.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN ARE SHOWN HEREON, AND THAT ALL MORTGAGES ARE SHOWN TRUE AND CORRECT.

DATED THIS 13th DAY OF July 1978.

James Richard Harris
JAMES RICHARD HARRIS
ATTORNEY AT LAW
450 ROYAL PALM WAY
PALM BEACH, FLORIDA 33480

DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTIONS 13 AND 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST PROCEED NORTHERLY ALONG THE EAST LINE OF SAID SECTION 24, ON AN ASSUMED BEARING OF N 00°57'13" E, A DISTANCE OF 50.00 TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE N 89°16'36" W ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY LINE ROAD A DISTANCE OF 244.93 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD; THENCE N 22°15'51" W, ALONG THE EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD A DISTANCE OF 2673.72 FEET; THENCE N 67°44'09" E, A DISTANCE OF 572.96 FEET TO THE POINT OF BEGINNING; THENCE N 22°13'20" W, A DISTANCE OF 1544.99 FEET; THENCE N 21°58'23" W, A DISTANCE OF 192.00 FEET; THENCE N 58°00'00" E A DISTANCE OF 263.15 FEET; THENCE N 39°09'37" E, A DISTANCE OF 428.46 FEET; THENCE N 06°26'19" W, A DISTANCE OF 163.12 FEET; THENCE N 34°18'51" E, A DISTANCE OF 260.39 FEET; THENCE N 10°44'20" E, A DISTANCE OF 128.72 FEET; THENCE N 16°44'43" E A DISTANCE OF 311.58 FEET; THENCE S 69°30'00" E, A DISTANCE OF 160.00 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 280.00 FEET, THE CENTER OF SAID CURVE BEARS S 58°14'28" E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 248.95 FEET THROUGH A CENTRAL ANGLE OF 50°56'28" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 470.00 FEET, THE CENTER OF SAID CURVE BEARS N 07°18'00" W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.90 FEET THROUGH A CENTRAL ANGLE OF 25°13'21" TO THE INTERSECTION WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 270.00 FEET, THE CENTER OF SAID CURVE BEARS S 69°14'39" W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.42 FEET THROUGH A CENTRAL ANGLE OF 31°29'45" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 330.00 FEET, THE CENTER OF SAID CURVE BEARS N 37°44'54" E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 384.64 FEET THROUGH A CENTRAL ANGLE OF 66°46'59" TO THE INTERSECTION WITH A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 176.00 FEET, THE CENTER OF SAID CURVE BEARS N 22°34'14" E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.33 FEET THROUGH A CENTRAL ANGLE OF 19°38'25" TO THE INTERSECTION WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 270.00 FEET, THE CENTER OF SAID CURVE BEARS S 75°04'22" E; SAID INTERSECTION POINT BEING 87.70 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY RIGHT-OF-WAY OF U. S. HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 316.57 FEET THROUGH A CENTRAL ANGLE OF 67°10'44" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 330.00 FEET, THE CENTER OF SAID CURVE BEARS S 37°44'54" W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 181.40 FEET THROUGH A CENTRAL ANGLE OF 31°29'45" TO A POINT OF TANGENCY; THENCE S 20°45'21" E, ALONG A TANGENT LINE A DISTANCE OF 86.14 FEET; THENCE S 69°14'39" W A DISTANCE OF 60.00 FEET; THENCE N 20°45'21" W A DISTANCE OF 25.00 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 530.00 FEET, THE CENTER OF SAID CURVE BEARS N 31°10'29" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.85 FEET THROUGH A CENTRAL ANGLE OF 20°50'52" TO A POINT; THENCE S 11°35'34" W, A DISTANCE OF 218.55 FEET; THENCE S 15°45'08" W, A DISTANCE OF 456.50 FEET; THENCE S 24°35'36" W, A DISTANCE OF 491.97 FEET; THENCE S 33°30'00" W, A DISTANCE OF 422.30 FEET; THENCE S 37°16'31" W, A DISTANCE OF 128.99 FEET; THENCE S 49°00'00" E, A DISTANCE OF 97.92 FEET; THENCE S 27°17'55" E, A DISTANCE OF 584.31 FEET; THENCE S 17°21'11" E, A DISTANCE OF 478.15 FEET; THENCE S 27°02'44" E, A DISTANCE OF 180.00 FEET; THENCE N 80°30'00" E, A DISTANCE OF 91.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 270.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.76 FEET THROUGH A CENTRAL ANGLE OF 06°57'08"; THENCE S 16°27'08" E, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 330.00 FEET, THE CENTER OF SAID CURVE BEARS N 16°27'08" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 01°44'11"; THENCE S 09°30'00" E, A DISTANCE OF 11.37 FEET; THENCE S 80°30'00" W, A DISTANCE OF 60.00 FEET; THENCE N 09°30'00" W, A DISTANCE OF 10.00 FEET; THENCE S 80°30'00" W, A DISTANCE OF 26.71 FEET; THENCE S 00°21'03" W, A DISTANCE OF 150.00 FEET; THENCE N 88°28'09" W, A DISTANCE OF 170.00 FEET; THENCE N 78°04'03" W, A DISTANCE OF 230.60 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON 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 (P.R.M.S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH MARTIN COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Jan E. Browning
JAN E. BROWNING
REGISTERED LAND SURVEYOR NO. 2049
STATE OF FLORIDA

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

September 7, 1978 James B. Win
COUNTY ENGINEER

September 6, 1978 John T. Cummins
COUNTY ATTORNEY

September 6, 1978 William G. Stinson
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

September 7, 1978 John C. ...
CHAIRMAN
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

ATTEST:
Louise V. Isaacs
CLERK
By Charlotte Burkley DC

LINDAHL, BROWNING & FERRARI, INC.
Consulting Engineers, Planners & Surveyors
426 INDIANTOWN ROAD - 951 COLORADO AVENUE
JUPITER, FLORIDA 33458 - STUART, FLORIDA 33494