

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

THE HILLS OF JUPITER, LTD., A FLORIDA LIMITED PARTNERSHIP, FRANCIS T. RYAN, GENERAL PARTNER, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS, OPEN AREAS, PARKS, AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF ROLLING HILLS ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED TO THE ROLLING HILLS HOMEOWNERS ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN ROLLING HILLS AND IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, OR APPROPRIATE REGULATORY AGENCY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, NOR ANY OTHER APPROPRIATE REGULATORY AGENCY SHALL BEAR RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH STREETS, OPEN AREAS, PARKS OR DRAINAGE EASEMENTS.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF ROLLING HILLS MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.

1. PARCELS A & B ARE OPEN AREAS RESERVED FOR FUTURE ACQUISITION AS RIGHT-OF-WAY, IF NEEDED.
2. PARCELS C & D ARE OPEN AREAS.
3. PARCELS E & F ARE RESERVED AS UTILITY PLANT SITES UNTIL SAID USE IS ABANDONED BY THE HILLS OF JUPITER LTD. OR ITS ASSIGNS; PARCEL F WOULD BE AVAILABLE AS A LOT WITH THE SAME RIGHTS AND RESTRICTIONS AS ALL OTHER LOTS IN THE PLAT; PARCEL E WOULD BE RESERVED AS OPEN AREA.
4. PARCELS G & H ARE RESERVED AS A DRAINAGE EASEMENT.
5. PARCEL I IS RESERVED FOR PARK PURPOSES AND AS A DRAINAGE EASEMENT.

PRESERVATION AREA; NO ALTERATIONS OR STRUCTURES SHALL BE PERMITTED EXCEPT FOR EROSION CONTROL AS APPROVED BY MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS AND/OR ACCESS.

ROLLING HILLS

A SUBDIVISION OF PART OF SEC. 18,
TWP. 40S., RGE. 43E. AND PARTS OF GOV'T.
LOTS 1 & 2, SEC. 13, TWP. 40S., RGE. 42E.

MARTIN COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

JANUARY 1976

77001 P2:14

Jan Brown

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLETES 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 7, PAGE 11, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 15th DAY OF March, A.D. 1977.

LOUISE V. ISAACS, CLERK
MARTIN COUNTY, FLORIDA

BY *Jan Brown*
Deputy Clerk

FILE NO.

26 70 78

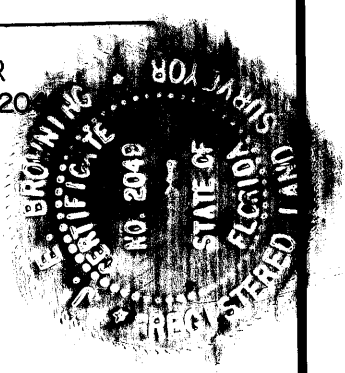
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA

S.S.

I, JAN E. BROWNING, DO HEREBY CERTIFY THAT THIS PLAT OF ROLLING HILLS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Jan E. Browning
JAN E. BROWNING
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 20



DESCRIPTION

THAT PORTION OF THE SOUTH 112 FEET OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 40 SOUTH, RANGE 42 EAST, LYING EAST OF STATE ROAD NO. 4 (U.S. NO. 1);

ALSO THAT PORTION OF THE NORTH 888 FEET OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 40 SOUTH, RANGE 42 EAST, LYING EAST OF STATE ROAD NO. 4 (U.S. NO. 1);

ALSO THE SOUTH 1,000 FEET OF THE NORTH 1,097 FEET OF THE FRACTIONAL SECTION 18, TOWNSHIP 40 SOUTH, RANGE 43 EAST, LYING WEST OF THE WATERS OF HOBE SOUND OR JUPITER NARROWS;

TOGETHER WITH RIPARIAN AND LITTORAL RIGHTS THEREUNTO APPERTAINING;

IN WITNESS WHEREOF, THE UNDERSIGNED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED BY FRANCIS T. RYAN, GENERAL PARTNER.

SIGNED AND SEALED THIS 2 DAY OF June 1976

BY *Francis T. Ryan*
Francis T. RYAN, GENERAL PARTNER
WITNESS *Dianna A. Stessel*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANCIS T. RYAN, GENERAL PARTNER, TO ME WELL KNOWN AND KNOWN TO BE THE GENERAL PARTNER DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT FRANCIS T. RYAN EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF JUNE 1976.

Barbara Kennedy
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
7-28-79

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

S.S.

I, MICHAEL J. RYAN AN ASSOCIATE OF RYAN & TAYLOR LAWYERS AND 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 NAMES OF THE CORPORATION AND TRUSTEE EXECUTING THE DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGEE: BANK OF PALM BEACH AND TRUST COMPANY, A FLORIDA CORPORATION
DATE OF MORTGAGE: FEBRUARY 13, 1974
RECORDING DATA: OFFICIAL RECORD BOOK 369, PAGE 1416

MORTGAGEE: BANK OF PALM BEACH AND TRUST COMPANY, A FLORIDA CORPORATION
DATE OF MORTGAGE: FEBRUARY 13, 1974
RECORDING DATA: OFFICIAL RECORD BOOK 369, PAGE 1403

MORTGAGEE: ROBERT A. EPPERSON, TRUSTEE A TRUSTEE
DATE OF MORTGAGE: FEBRUARY 13, 1974

RECORDING DATA: OFFICIAL RECORD BOOK 357, PAGE 856, OFFICIAL RECORD BOOK 369, PAGE 1410

DATED THIS 2nd DAY OF June, 1976

Michael J. Ryan
ATTORNEY AT LAW
618 N. FEDERAL HIGHWAY
NORTH PALM BEACH, FLORIDA

MORTGAGE HOLDERS

CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

S.S.

BANK OF PALM BEACH AND TRUST COMPANY DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF CERTAIN MORTGAGES ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE THEIR MORTGAGES TO SUCH DEDICATION.

SIGNED AND SEALED THIS 4TH DAY OF June 1976 ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND TRUST OFFICER AND ATTESTED TO BY ITS CASHIER.

BANK OF PALM BEACH AND TRUST COMPANY
BY: *Robert E. Southall*
ROBERT E. SOUTHALL
VICE PRESIDENT AND TRUST OFFICER

ATTEST:
E. E. Craun
E. E. CRAUN, CASHIER

MORTGAGE HOLDERS

CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

ROBERT A. EPPERSON, TRUSTEE DOES HEREBY CERTIFY THAT HE IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE HIS MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 3 DAY OF June 1976
Robert A. Epperson
ROBERT A. EPPERSON, TRUSTEE

WITNESS *Francis T. Ryan*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. EPPERSON, TO ME WELL KNOWN AND KNOWN TO BE THE TRUSTEE DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT ROBERT A. EPPERSON EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF June 1976

Francis T. Ryan
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
July 8 1976

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT E. SOUTHALL AND E. E. CRAUN TO ME WELL KNOWN TO BE THE VICE PRESIDENT/TRUST OFFICER AND CASHIER, RESPECTIVELY, OF BANK OF PALM BEACH AND TRUST COMPANY, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF June 1976

Virginia T. Palayo
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
Oct. 15, 1978

APPROVAL OF COUNTY

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

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

FEBRUARY 28, 1977 *Kenneth J. Janna*
COUNTY ENGINEER

FEBRUARY 28, 1977 *Terence P. McLarty*
COUNTY ATTORNEY

Feb. 28, 1977 *John S. Blackwood*
CHAIRMAN

February 28, 1977 *Sam H. Higgins*
CHAIRMAN

ATTEST:
Louise V. Isaacs
CLERK

THIS INSTRUMENT PREPARED BY:
RONALD JOHNSON
FOR:
LINDAHL, O'BRIEN, & BROWNING, INC.
ENGINEERS, PLANNERS AND SURVEYORS
426 W. INDIANTOWN ROAD
P.O. BOX 727
JUPITER, FLORIDA 33458

LINDAHL, O'BRIEN & BROWNING, INC.

ENGINEERS • PLANNERS • SURVEYORS

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