

A PLAT OF JUPITER NARROWS PHASE A GOMEZ GRANT MARTIN COUNTY, FLORIDA

SEPTEMBER, 1984

PORTIONS OF LOTS 11 & 12, GOMEZ GRANT LYING WEST OF THE INDIAN RIVER, RECORDED IN PLAT BOOK A, PAGE 17, DADE COUNTY, FLORIDA, ALSO RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY, FLORIDA (NOW MARTIN COUNTY, FLORIDA), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE SOUTH LINE OF LOT 11 AND THE EASTERLY RIGHT-OF-WAY LINE OF FIRST AVENUE, BEAR N 24°00'00" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 843.29 FEET; THENCE N 66°00'00" E, A DISTANCE OF 306.60 FEET; THENCE N 78°03'26" E, A DISTANCE OF 391.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1065.94 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°30'00", A DISTANCE OF 102.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 83°33'26" E, A DISTANCE OF 164.35 FEET; THENCE N 88°28'47" E, A DISTANCE OF 116.39 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 424.69 FEET, THE CENTER OF WHICH BEARS S 72°14'31" W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'08", A DISTANCE OF 12.25 FEET; THENCE N 71°45'32" E, A DISTANCE OF 839.11 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL RIGHT-OF-WAY; THENCE S 19°07'13" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 258.51 FEET; THENCE S 25°26'56" E, A DISTANCE OF 287.55 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 11; THENCE S 66°00'00" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1870.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 29.921 ACRES.

CERTIFICATION OF OWNERSHIP DEDICATION COUNTY OF MARTIN STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER NARROWS II, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING PORTIONS OF LOTS 11 AND 12 GOMEZ GRANT, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS JUPITER NARROWS, PHASE A, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. S.E. JUPITER NARROWS DRIVE, S.E. JUPITER NARROWS CIRCLE, S.E. SEABREEZE CIRCLE, S.E. SEASPRAY CIRCLE AND S.E. SUNFISH CIRCLE AS SHOWN ON THIS PLAT OF JUPITER NARROWS PHASE A IS HEREBY DEDICATED TO JUPITER NARROWS PROPERTY OWNER'S ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS.
2. THE ROAD RIGHT-OF-WAYS SHOWN ON THIS PLAT OF JUPITER NARROWS PHASE A, 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 AND AS APPROVED BY JUPITER NARROWS PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID ROAD RIGHT-OF-WAYS.
3. WATER MANAGEMENT TRACT "A". THE WATER MANAGEMENT TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER NARROWS PROPERTY OWNER'S ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT "A"
4. MAINTENANCE, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER NARROWS PROPERTY OWNER'S ASSOCIATION, INC., FOR MAINTENANCE, UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS

5. STORMWATER CONVEYANCE EASEMENT. THE STORMWATER CONVEYANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA FOR STORMWATER CONVEYANCE PURPOSES.
6. THE 33 FOOT AND 10 FOOT ROAD RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN COUNTY FLORIDA, FOR THE GENERAL USE OF THE PUBLIC.
7. THE SHORELINE PROTECTION ZONE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER NARROWS PROPERTY OWNER'S ASSOCIATION, INC. THE SHORELINE PROTECTION ZONE IS NOT TO BE ALTERED WITHOUT PERMISSION FROM MARTIN COUNTY, FLORIDA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID SHORELINE PROTECTION ZONE.
8. WATER MANAGEMENT TRACT "C". THE WATER MANAGEMENT TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER NARROWS HOMEOWNER'S ASSOCIATION, INC., FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT "C".
9. BUFFER ZONE AS SHOWN HEREON IS HEREBY DEDICATED TO THE JUPITER NARROWS HOMEOWNER'S ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID BUFFER ZONE.
10. LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE JUPITER NARROWS HOMEOWNER'S ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID ACCESS EASEMENT.

SIGNED AND SEALED THIS 21 DAY OF OCTOBER, 1984

WITNESS: [Signature] JUPITER NARROWS II INC.

WITNESS: [Signature] BY [Signature] RALPH DIGIOVANNI VICE PRESIDENT

ACKNOWLEDGEMENT COUNTY OF MARTIN STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RALPH DIGIOVANNI, AS VICE PRESIDENT, TO ME WELL KNOWN, WHO ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF OCTOBER, 1984.

Carolyn J. Barty
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
Aug. 5, 1988

MORTGAGE HOLDER'S CONSENT COUNTY OF PHILADELPHIA STATE OF PENNSYLVANIA

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 597, PAGE 220, 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 Vice President AND ATTESTED BY ITS Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF October, A.D. 1984.

FIRST PENNSYLVANIA BANK, N.A., A NATIONAL BANKING ASSOCIATION

BY: [Signature] VICE PRESIDENT

ATTEST: [Signature] ASSISTANT SECRETARY

ACKNOWLEDGEMENT COUNTY OF PHILADELPHIA STATE OF PENNSYLVANIA

BEFORE ME PERSONALLY APPEARED Joseph M. Santomuro AND Lynwood J. Pettie, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS VICE PRESIDENT AND ASST. SECRETARY OF THE ABOVE NAMED FIRST PENNSYLVANIA BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASST. SECRETARY 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.

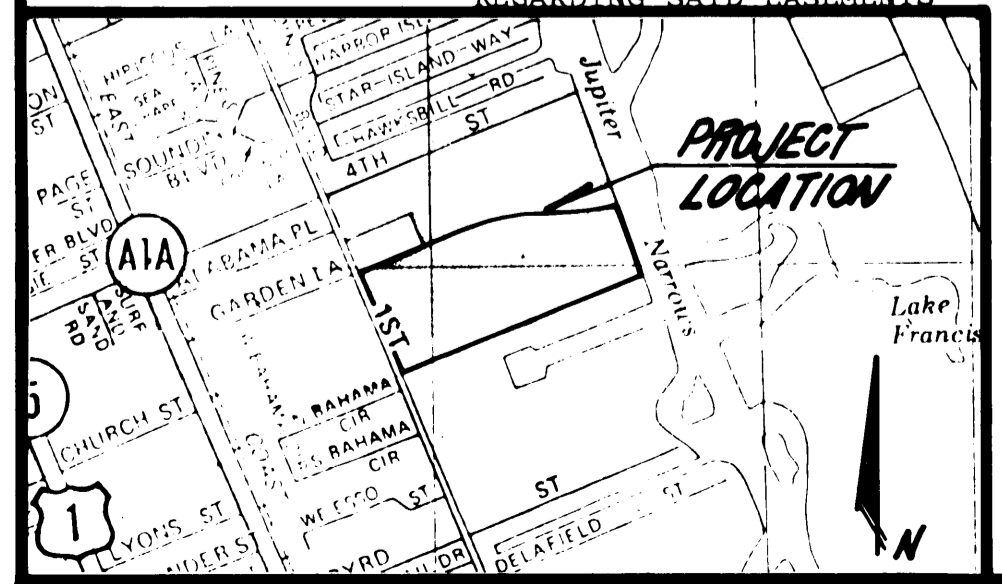
WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF October, A.D., 1984.

[Signature]
NOTARY PUBLIC
STATE OF PENNSYLVANIA AT LARGE

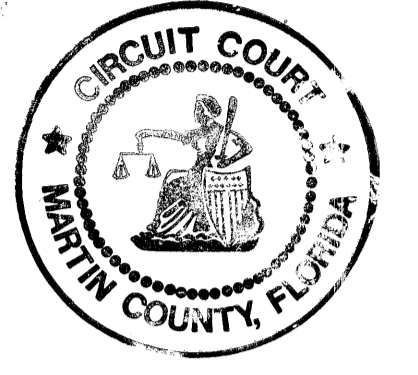
MY COMMISSION EXPIRES:
April 16, 1988

CORPORATE SEAL
FIRST PENNSYLVANIA BANK N.A.

THIS INSTRUMENT WAS PREPARED BY:
Randy Clay
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
210 JUPITER LAKES BOULEVARD
P.O. Box 727
JUPITER, FLORIDA 33458



NOV 21 AM 11:21
CLERK OF CIRCUIT COURT
BY: _____



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 9, Page 81, Martin County, Florida, Public Records, this 21st day of Nov., 1984.

Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida

By: Charlotte Burley
Deputy Clerk

File No.
536049

(Circuit Court Seal)

TITLE CERTIFICATION STATE OF FLORIDA

I, JUNE WHITE, HEREBY CERTIFY THAT AS OF 23rd of October 1984, AT 8:00:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - A. MORTGAGE FROM JUPITER NARROWS II, INC., A FLORIDA CORPORATION, TO FIRST PENNSYLVANIA BANK, N.A., A NATIONAL BANKING ASSOCIATION, RECORDED IN OFFICIAL RECORD BOOK 597, PAGE 220, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 23rd DAY OF October, 1984.

[Signature]
JUNE WHITE, BRANCH MANAGER
COMMONWEALTH LAND TITLE, INS. CO.
8895 NORTH MILITARY TRAIL, SUITE 104D
PALM BEACH GARDENS, FLORIDA 33410

SURVEYOR'S CERTIFICATION STATE OF FLORIDA

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF JUPITER NARROWS, PHASE A, 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

[Signature]
S. DALE MONROE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3956

APPROVALS COUNTY OF MARTIN STATE OF FLORIDA

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

- Oct. 30, 1984 DATE [Signature] COUNTY ENGINEER
- November 19, 1984 DATE [Signature] COUNTY ATTORNEY
- November 20, 1984 DATE [Signature] CHAIRMAN-PLANNING AND ZONING OF MARTIN COUNTY, FLORIDA
- [Signature] CHAIRMAN-BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs
CLERK BY Charlotte Burley

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors JUPITER, FLORIDA	STUART, FLORIDA	1	3
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