

A REPLAT OF PRESTWICK VILLAS

AS RECORDED IN PLAT BOOK 9, PAGE 75, ALSO BEING PORTIONS OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AND SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA

SEPTEMBER, 1984

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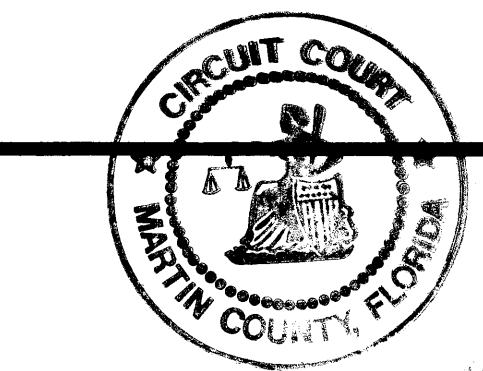
TITLE CERTIFICATION

I, GEORGE B. HOUGH, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF December 31, 1984, AT 5:00 P.M.:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE INDIVIDUAL EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - MORTGAGE FROM THOMAS C. MATEVIA, TRUSTEE, TO FIRST AMERICAN BANK AND TRUST, A FLORIDA CORPORATION, DATED AUGUST 12, 1983, RECORDED IN OFFICIAL RECORD BOOK 578, PAGE 151, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - MORTGAGE FROM THOMAS C. MATEVIA, TRUSTEE, TO JUPITER HILLS VILLAGE INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORD BOOK 578, PAGE 233 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND SUBSEQUENTLY ASSIGNED TO GEORGE FAZIO AND BARBARA FAZIO, HIS WIFE, DECEMBER 30, 1983, AND RECORDED IN OFFICIAL RECORD BOOK 591, PAGE 995 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - MORTGAGE FROM THOMAS C. MATEVIA, TRUSTEE, TO LLOYD C. FELL, TRUSTEE, DATED AUGUST 12, 1983, RECORDED IN OFFICIAL RECORD BOOK 578, PAGE 210 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 31st DAY OF December, 1984.

George B. Hough
GEORGE B. HOUGH
ATTORNEY AT LAW
701 U.S. HIGHWAY ONE
NORTH PALM BEACH, FLORIDA 33408



DESCRIPTION

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 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE N 89°16'36" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, A DISTANCE OF 244.93 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE N 22°15'51" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A DISTANCE OF 2,673.72 FEET; THENCE N 67°44'09" E, A DISTANCE OF 572.96 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF JUPITER HILLS VILLAGE PHASE 1, AS RECORDED IN PLAT BOOK 7, PAGE 61, RECORDS OF MARTIN COUNTY, FLORIDA, S 78°04'03" E, A DISTANCE OF 230.60 FEET; THENCE S 88°28'09" E, A DISTANCE OF 170.00 FEET; THENCE N 00°21'03" E, A DISTANCE OF 150.00 FEET; THENCE N 80°30'00" E, A DISTANCE OF 26.71 FEET; THENCE S 09°30'00" E, A DISTANCE OF 10.00 FEET; THENCE N 80°30'00" E, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 09°30'00" W, A DISTANCE OF 11.37 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 330.00 FEET AND WHOSE CENTER BEARS N 14°42'59" W; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 100°52'01", A DISTANCE OF 580.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 25°35'00" W, A DISTANCE OF 237.48 FEET; THENCE N 64°25'00" E, A DISTANCE OF 114.47 FEET; THENCE S 68°30'00" E, A DISTANCE OF 259.00 FEET; THENCE S 51°00'00" E, A DISTANCE OF 310.00 FEET; THENCE S 29°50'00" E, A DISTANCE OF 571.00 FEET; THENCE S 60°00'00" W, A DISTANCE OF 225.00 FEET; THENCE N 88°00'00" W, A DISTANCE OF 447.00 FEET; THENCE S 65°55'00" W, A DISTANCE OF 267.00 FEET; THENCE N 61°10'00" W, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH-WEST, HAVING A RADIUS OF 205.00 FEET, AND WHOSE CENTER BEARS N 61°10'00" W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°20'00", A DISTANCE OF 137.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 09°30'00" W, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

CONTAINING 12.280 ACRES.

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS C. MATEVIA TRUSTEE AND PRESTWICK VILLAS HOMEOWNER'S ASSOCIATION INC., OWNERS 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 A REPLAT OF PRESTWICK VILLAS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS 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:

- THE LIMITED ACCESS EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO PRESTWICK VILLAS HOMEOWNER'S ASSOCIATION INC., THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LIMITED ACCESS EASEMENTS.
- ALL PROPERTY SHOWN HEREON, WITH THE EXCEPTION OF THE LOTS, AND ANY AREAS OTHERWISE DEDICATED ARE HEREBY DEDICATED TO PRESTWICK VILLAS HOMEOWNER'S 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 PRESTWICK VILLAS HOMEOWNER'S ASSOCIATION INC.
- ALL AREAS SHOWN HEREON WHICH ARE DEDICATED TO PRESTWICK VILLAS HOMEOWNER'S 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 PRESTWICK VILLAS HOMEOWNER'S ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS.
- THE DRAINAGE EASEMENTS "A" AND "B" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER HILLS HOMEOWNERS ASSOCIATION INC., 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 DRAINAGE EASEMENTS.
- THE 50.00 FOOT ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO PRESTWICK VILLAS HOMEOWNERS 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 SUCH EASEMENTS.

SIGNED AND SEALED THIS 13th DAY OF NOVEMBER, 1984.

WITNESS: Joseph A. Debra BY: Thomas C. Matevia
THOMAS C. MATEVIA
TRUSTEE AND PRESIDENT,
PRESTWICK VILLAS HOMEOWNERS
ASSOCIATION, INC.

WITNESS: Lucille B. Stimpson

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS C. MATEVIA, AS TRUSTEE AND PRESIDENT OF PRESTWICK VILLAS HOMEOWNERS ASSOCIATION INC., TO ME WELL KNOWN AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF November, 1984.

Martha J. Callahan
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
Oct. 31, 1987

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

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, 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF November, A.D. 1984.

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

BY: E. Betty McCalister, V.P.

ATTEST: Barbara A. Vincent, A.V.P.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED E. Betty McCalister AND Barbara A. Vincent, 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. 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 Vice President AND Asst. 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 13th DAY OF November, A.D., 1984.

Shirley Malone
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
Sept 23, 1988

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 591, PAGE 995, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE DO HERE-UNTO SET OUR HAND AND SEAL THIS 13th DAY OF November, 1984.

George Fazio Barbara A. Fazio
WITNESS GEORGE FAZIO BARBARA FAZIO

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF November, 1984.

MY COMMISSION EXPIRES:
October 31, 1987

Martha J. Callahan
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MORTGAGE HOLDER'S CONSENT

STATE OF Michigan
COUNTY OF Wayne

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 210, 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 11th DAY OF March, 1985.

LLOYD C. FELL, TRUSTEE
BY: Lloyd C. Fell, Trustee

WITNESS: Frederick C. Mal WITNESS: Laura A. Collins

ACKNOWLEDGEMENT

STATE OF Michigan
COUNTY OF WAYNE

BEFORE ME PERSONALLY APPEARED LLOYD C. FELL TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF MARCH, 1985.

MY COMMISSION EXPIRES:
March 12, 1988

Donna B. Sample
NOTARY PUBLIC
STATE OF Michigan AT LARGE

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, DALE MONROE, DO HEREBY CERTIFY THAT THIS REPLAT OF PRESTWICK VILLAS, 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.

Dale Monroe
DALE MONROE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3956

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

approved 11/6/84
DATE: 11/6/84
approved 11/6/84
DATE: 5-21-85
approved 11/6/84
DATE: 5/21/85
approved 11/6/84
DATE: 5/21/85

H. Burton Davis
COUNTY ENGINEER

Richard M. O'Neil
COUNTY ATTORNEY

James J. ...
CHAIRMAN-PLANNING AND ZONING
COMMISSION OF MARTIN COUNTY, FLORIDA

James A. Higgins
CHAIRMAN-BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs
CLERK,
By Charlotte Burkey, R.S.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
JUPITER, FLORIDA STUART, FLORIDA FORT PIERCE, FLORIDA

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