

A PLAT OF JUPITER HILLS VILLAGE

PHASE II

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

DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 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 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 I, AS RECORDED IN PLAT BOOK 7, PAGE 61, RECORDS OF MARTIN COUNTY, 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; 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°42'57" W; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°44'11", A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; PROCEED THENCE N 16°27'08" W, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS N 16°27'08" W; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°28'30", A DISTANCE OF 2.24 FEET; THENCE N 1°58'12" W, A DISTANCE OF 180.00 FEET; THENCE N 08°10'12" W, A DISTANCE OF 379.38 FEET; THENCE N 64°25'00" E, A DISTANCE OF 125.00 FEET; THENCE N 25°35'00" W, A DISTANCE OF 156.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 470.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°49'58", A DISTANCE OF 154.49 FEET; THENCE N 77°11'13" W, A DISTANCE OF 107.73 FEET; THENCE N 16°29'09" W, A DISTANCE OF 179.32 FEET; THENCE N 10°31'29" E, A DISTANCE OF 145.04 FEET; THENCE N 40°54'48" E, A DISTANCE OF 311.06 FEET; THENCE N 30°56'35" E, A DISTANCE OF 406.71 FEET; THENCE N 00°14'28" E, A DISTANCE OF 596.19 FEET; THENCE N 73°30'00" E, A DISTANCE OF 80.00 FEET; THENCE N 20°45'21" W, A DISTANCE OF 355.35 FEET; THENCE N 69°14'39" E, A DISTANCE OF 60.00 FEET; THENCE S 20°45'21" E, A DISTANCE OF 493.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°07'21", A DISTANCE OF 861.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 35°22'00" W, A DISTANCE OF 395.42 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 410.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°57'00", A DISTANCE OF 436.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 25°35'00" E, A DISTANCE OF 416.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°07'52", A DISTANCE OF 570.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 12.411 ACRES.

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

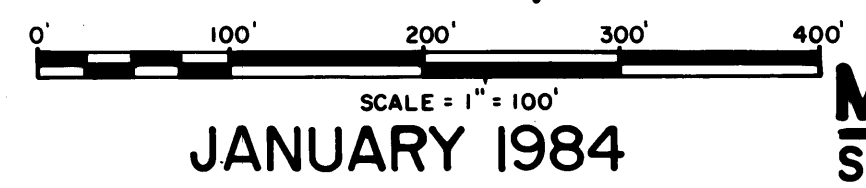
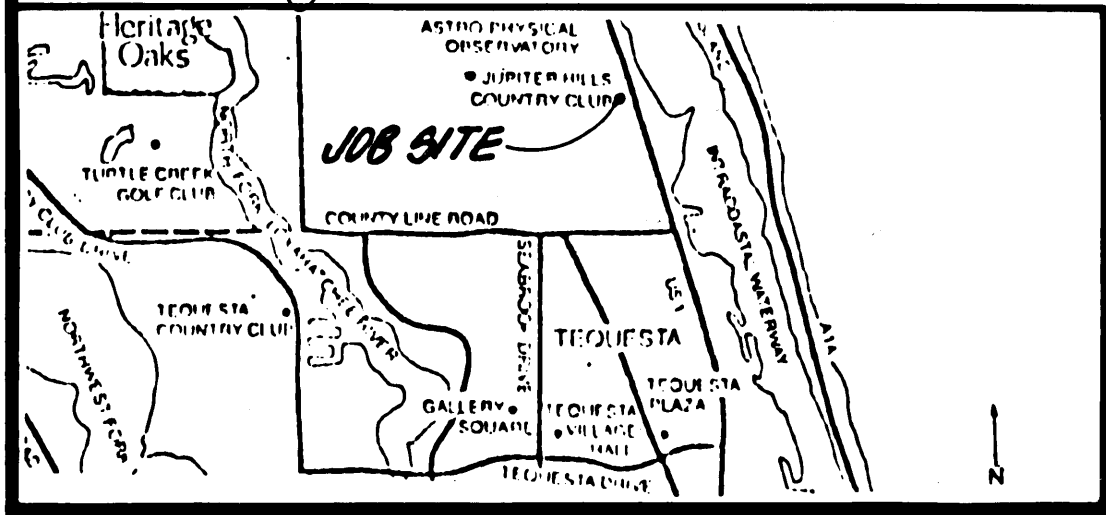
KNOW ALL MEN BY THESE PRESENTS THAT THOMAS C. MATEVIA TRUSTEE, OWNER OF THE LAND HEREON, BEING IN SECTIONS 13 AND 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS JUPITER HILLS VILLAGE PHASE II, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- SOUTHEAST VILLAGE CIRCLE SHOWN ON THIS PLAT OF JUPITER HILLS VILLAGE PHASE II IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE JUPITER HILLS VILLAGE HOMEOWNERS ASSOCIATION, INCORPORATED, FOR ROADWAY PURPOSES AND IS 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 STREET.

SIGNED AND SEALED THIS 14th DAY OF MARCH, 1984.

WITNESS: Martha J. Callahan BY: Thomas C. Matevia TRUSTEE

WITNESS: John R. Callahan



ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS C. MATEVIA, AS TRUSTEE, TO ME WELL KNOWN, WHO ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 1984.

Barbara J. Ireland
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: March 15, 1986

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 HERETO, 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 HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF March, A. D. 1984.

FIRST AMERICAN BANK OF PALM BEACH COUNTY, A CORPORATION OF THE STATE OF FLORIDA.

BY: John S. Deen

ATTEST: John H. Shick

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED Thomas G. Anderson AND John H. Gorek, 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 Exec. Vice President OF THE ABOVE NAMED FIRST AMERICAN BANK OF PALM BEACH COUNTY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH President AND Exec. 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 14th DAY OF March, A. D., 1984.

Sandra Lee Larson
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: April 9, 1985

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 HERETO, 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 HERETO SET MY HAND AND CORPORATE SEAL THIS 14th DAY OF MARCH, 1984.

JUPITER HILLS VILLAGE INC. BY: George Fazio PRESIDENT

Barbara Fazio
BARBARA FAZIO, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

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 14th DAY OF March, 1984.

Martha J. Callahan
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: October 31, 1987

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 HERETO, 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 HERETO SET MY HAND AND SEAL THIS 16th DAY OF March, 1984.

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

WITNESS: Pauline Messell WITNESS: Donna M. Temple

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 16th DAY OF March, 1984.

MY COMMISSION EXPIRES: August 31, 1987
Charles J. Weinstein
NOTARY PUBLIC
STATE OF Michigan AT LARGE

THIS INSTRUMENT PREPARED BY: C. CASTRONOVO
FOR: LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. ENGINEERS, PLANNERS AND SURVEYORS BUILDING 5000, SUITE 104 210 JUPITER LAKES BLVD. P.O. BOX 727 JUPITER, FLORIDA 33458

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN

I, GEORGE B. HOUGH, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF March 19, 1984, AT 1:20 P.M.:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE INDIVIDUAL EXECUTING THE DEDICATION HEREOF.
- 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 OF PALM BEACH COUNTY, A FLORIDA CORPORATION, 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 210 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- MORTGAGE FROM THOMAS C. MATEVIA, TRUSTEE TO LLOYD C. FELL, TRUSTEE, RECORDED IN OFFICIAL RECORD BOOK 578, PAGE 210 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 19th DAY OF March, 1984.

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

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN

I, DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF JUPITER HILLS VILLAGE PHASE II, 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

COUNTY APPROVAL

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

- | | |
|-----------------------------|--------------------------------------------------------------------------------------------|
| <u>May 9, 1984</u>
DATE | <u>H. S. Smith</u>
COUNTY ENGINEER |
| <u>May 21, 1984</u>
DATE | <u>Michael D. Shick</u>
COUNTY ATTORNEY |
| <u>9-18-84</u>
DATE | <u>Carol R. Searl</u>
CHAIRMAN-PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA |
| <u>May 21, 1984</u>
DATE | <u>Alex H. Hays</u>
CHAIRMAN-BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA |

ATTEST: Louise V. Isaacs
By Charlotte Bucky S.C.
Subdivision Parcel Control # 13 40 42 001 000 0000 0

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

