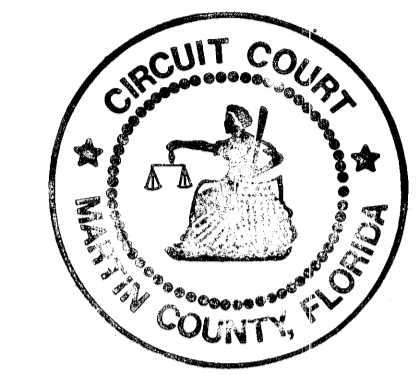


A PLAT OF JUPITER NARROWS PHASE B GOMEZ GRANT, MARTIN COUNTY, FLORIDA

MARCH, 1985

FILED FOR RECORD
MARTIN COUNTY, FLA.
85 MAY 22 #3: 07
LOUISE V. ISAACS
CLERK OF 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 95, Martin County, Florida, Public Records, this 22 day of May, 1985.
Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida
By: Charlotte Burky
Deputy Clerk
File No. 956 290
(Circuit Court Seal)

DESCRIPTION

PORTIONS OF LOTS 12 & 13, 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:
FROM THE 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 290.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED N 24°00'00" W, A DISTANCE OF 150.00 FEET; THENCE S 66°00'00" W, A DISTANCE OF 290.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID FIRST AVENUE; THENCE N 24°00'00" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 687.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE HALF OF SAID LOT 13, SAID POINT ALSO BEING THE SOUTH LINE OF THE REPLAT OF BLOCK 7, THE SOUNDINGS AS RECORDED IN PLAT BOOK 5, PAGE 102, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 66°00'00" E, ALONG SAID SOUTH LINE AND SAID NORTH LINE OF THE SOUTH ONE HALF OF LOT 13, A DISTANCE OF 1982.49 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE S 19°07'13" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1139.93 FEET; THENCE S 71°45'32" W, A DISTANCE OF 839.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 424.69 FEET, THE CENTER OF WHICH BEARS S 73°53'38" W, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'08", A DISTANCE OF 12.25 FEET; THENCE S 88°29'47" W, A DISTANCE OF 116.39 FEET; THENCE S 83°33'26" W, A DISTANCE OF 164.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1065.94 FEET; THENCE WESTERLY 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; THENCE S 78°03'26" W, A DISTANCE OF 391.06 FEET; THENCE S 66°00'00" W, A DISTANCE OF 16.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.
SAID PARCEL CONTAINING 42.914 ACRES.

CERTIFICATION OF OWNERSHIP AND DEDICATION STATE OF FLORIDA COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER NARROWS II, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING PORTIONS OF LOTS 12 AND 13 GOMEZ GRANT, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS JUPITER NARROWS, PHASE B, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

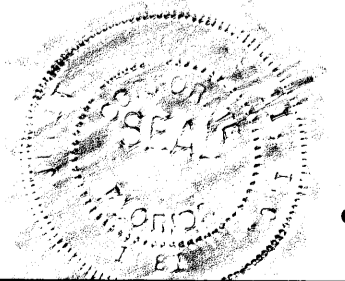
- S.E. ANGELFISH TERRACE, S.E. AMBERJACK COURT, S.E. BREEZE WAY, AND S.E. JUPITER NARROWS DRIVE, AS SHOWN ON THIS PLAT OF JUPITER NARROWS PHASE B ARE HEREBY DEDICATED TO JUPITER NARROWS PROPERTY OWNER'S ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID STREETS.
- THE ROAD RIGHT-OF-WAYS SHOWN ON THIS PLAT OF JUPITER NARROWS PHASE B, 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 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.
- 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".
- 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 RESPECTIVELY, 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.

- THE 10 FOOT ADDITIONAL RIGHT-OF-WAY FOR GOMEZ AVENUE AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN COUNTY FLORIDA, FOR THE GENERAL USE OF THE PUBLIC.
- THE SHORELINE PROTECTION ZONE, TOGETHER WITH PARCEL "A" AN ACCESS EASEMENT FOR ACCESS TO THE SHORELINE PROTECTION ZONE AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER NARROWS PROPERTY OWNER'S ASSOCIATION, INC. MANGROVE WETLANDS AND THE SHORELINE PROTECTION ZONE ARE NOT TO BE ALTERED WITHOUT PERMISSION FROM MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID SHORELINE PROTECTION ZONE AND PARCEL "A".
- WATER MANAGEMENT TRACT "C". THE WATER MANAGEMENT TRACT "C", 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. WATER MANAGEMENT TRACT "C" IS NOT TO BE ALTERED WITHOUT PERMISSION FROM MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACT "C".
- BUFFER ZONE AS SHOWN HEREON IS HEREBY DEDICATED TO THE 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 BUFFER ZONE.
- LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE 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 ACCESS 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.

SIGNED AND SEALED THIS 28th DAY OF MARCH, 1985
WITNESS: Carol M. Cox JUPITER NARROWS II, INC.
WITNESS: Charles H. Hite BY Ralph Digiovanni
RALPH DIGIOVANNI
VICE-PRESIDENT

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RALPH DIGIOVANNI, AS VICE PRESIDENT OF JUPITER NARROWS II, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN, WHO ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT ON BEHALF OF THE CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF March, 1985.
Joan L. Barber
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: Oct. 3, 1987



THIS INSTRUMENT WAS PREPARED BY:
RANDY CLAY
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
210 JUPITER LAKES BOULEVARD
P.O. BOX 727
JUPITER, FLORIDA 33458



MORTGAGE HOLDER'S CONSENT STATE OF PENNSYLVANIA COUNTY OF PHILADELPHIA

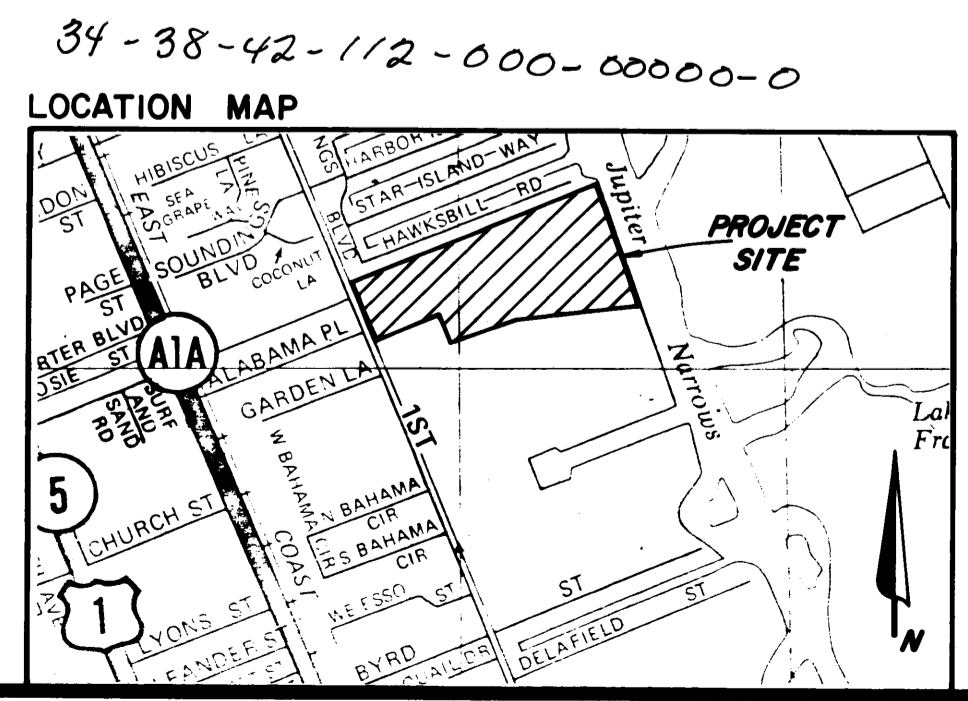
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 597, 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF March, A.D. 1985.

FIRST PENNSYLVANIA BANK, N.A., A NATIONAL BANKING ASSOCIATION
BY: Joseph M. Santomuro
Joseph M. Santomuro, VICE PRESIDENT
ATTEST: John M. Kroll
John M. Kroll, Asst. Secretary

ACKNOWLEDGEMENT STATE OF PENNSYLVANIA COUNTY OF PHILADELPHIA

BEFORE ME PERSONALLY APPEARED Joseph M. Santomuro AND John M. Kroll, 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 26th DAY OF March, A.D., 1985.

Marie E. Lawrence
NOTARY PUBLIC
STATE OF PENNSYLVANIA AT LARGE
MARIE E. LAWRENCE
MY COMMISSION EXPIRES: May 9 1988



TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF MARTIN

I, JUNE WHITE, HEREBY CERTIFY THAT AS OF March 23, 1985, AT 8:00 A.M.:
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, DATED March 9, 1984 RECORDED IN OFFICIAL RECORD BOOK 597, PAGE 220, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
DATED THIS 29th DAY OF March, 1985.

SURVEYOR'S CERTIFICATE STATE OF FLORIDA

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF JUPITER NARROWS, PHASE B, 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.

S. Dale Monroe
S. 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.
5/4/85 DATE Hatten B. England COUNTY ENGINEER
5-21-85 DATE Richard M. Paul COUNTY ATTORNEY
DATE James H. Hagan CHAIRMAN-PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
5/21/85 DATE James H. Hagan CHAIRMAN-BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs
CLERK
By Charlotte Burky DC

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