

A PLAT OF JUPITER HILLS VILLAGE PHASE VI

MARCH 1988

SHEET 1 OF 2

LYING IN SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST, AND ALSO LYING IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

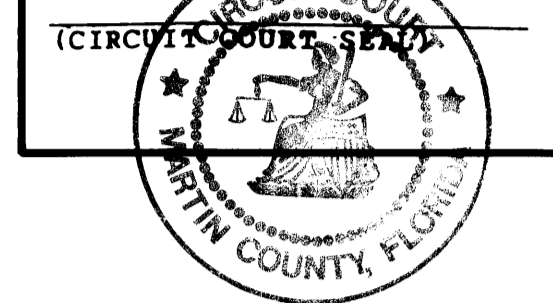
1988 AUG - 8 PM 2:45
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY
D.C.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 144, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 8 DAY OF AUG, 1988.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY Deborah Langston DEPUTY CLERK

FILE NO. 724869



DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST AND IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF JUPITER HILLS VILLAGE PHASE II, AS RECORDED IN PLAT BOOK 9, PAGE 68, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF SOUTHEAST VILLAGE CIRCLE AS SHOWN ON SAID PLAT; PROCEED ALONG SAID EASTERLY RIGHT-OF-WAY THROUGH THE FOLLOWING COURSES:
S 20°45'21" E, A DISTANCE OF 490.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°30'32", AN ARC DISTANCE OF 483.94 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°36'49", AN ARC DISTANCE OF 378.04 FEET TO THE POINT OF TANGENCY; THENCE S 35°22'00" W, A DISTANCE OF 395.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 410.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°17'13", AN ARC DISTANCE OF 381.31 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, N 72°04'47" E, ALONG A RADIAL LINE, A DISTANCE OF 140.00 FEET;
THENCE S 84°07'00" E, A DISTANCE OF 349.08 FEET;
THENCE S 53°45'07" E, A DISTANCE OF 300.00 FEET;
THENCE N 38°02'47" E, A DISTANCE OF 150.00 FEET;
THENCE N 73°09'57" E, A DISTANCE OF 100.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, A 200 FOOT RIGHT-OF-WAY; THENCE N 16°50'03" W ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 1119.84 FEET;
THENCE S 73°09'57" W, A DISTANCE OF 100.00 FEET;
THENCE N 79°14'49" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.0 ACRES.

CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS C. MATEVIA, TRUSTEE, OWNER OF THE LAND SHOWN HERON, BEING IN SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST AND IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SHOWN HERON AS JUPITER HILLS VILLAGE PHASE VI, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HERON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HERON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE WATER MANAGEMENT TRACT AND MAINTENANCE EASEMENT, AS SHOWN HERON, ARE HEREBY DEDICATED TO THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC., FOR DRAINAGE AND MAINTENANCE 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 SAID TRACT AND EASEMENT.
- 2. SOUTHEAST INTRACOASTAL TERRACE, AS SHOWN HERON, IS HEREBY DEDICATED TO THE JUPITER HILLS HOME OWNERS 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 SAID SOUTHEAST INTRACOASTAL TERRACE.
- 3. DRAINAGE EASEMENTS, AS SHOWN HERON, ARE HEREBY DEDICATED TO THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC., FOR 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 SAID EASEMENTS.
- 4. UTILITY EASEMENTS, AS SHOWN HERON, ARE HEREBY DEDICATED TO THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC., FOR UTILITY PURPOSES AND MAY BE USED 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 THE JUPITER HILLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- 5. TRACTS A AND B, AS SHOWN HERON, ARE HEREBY DEDICATED TO THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC. FOR COMMON AREAS, 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 COMMON AREAS.

SIGNED AND SEALED THIS 17th DAY OF May, 1988.
WITNESS: Melissa L. McCoy BY: Thomas C. Matevia TRUSTEE
WITNESS: Patrick W. Maturo

ACKNOWLEDGEMENT

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS C. MATEVIA, AS TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF May, 1988, 1988.

My COMMISSION EXPIRES: Oct. 31, 1991
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MORTGAGEE'S CONSENT

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERON, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 578, PAGE 151, AS MODIFIED, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF May, 1988.

FIRST AMERICAN BANK AND TRUST, A FLORIDA CORPORATION

BY: Mark B. Beatty SENIOR VICE-PRESIDENT
WITNESS: Carolyn Beatty WITNESS: Gladys Maloy

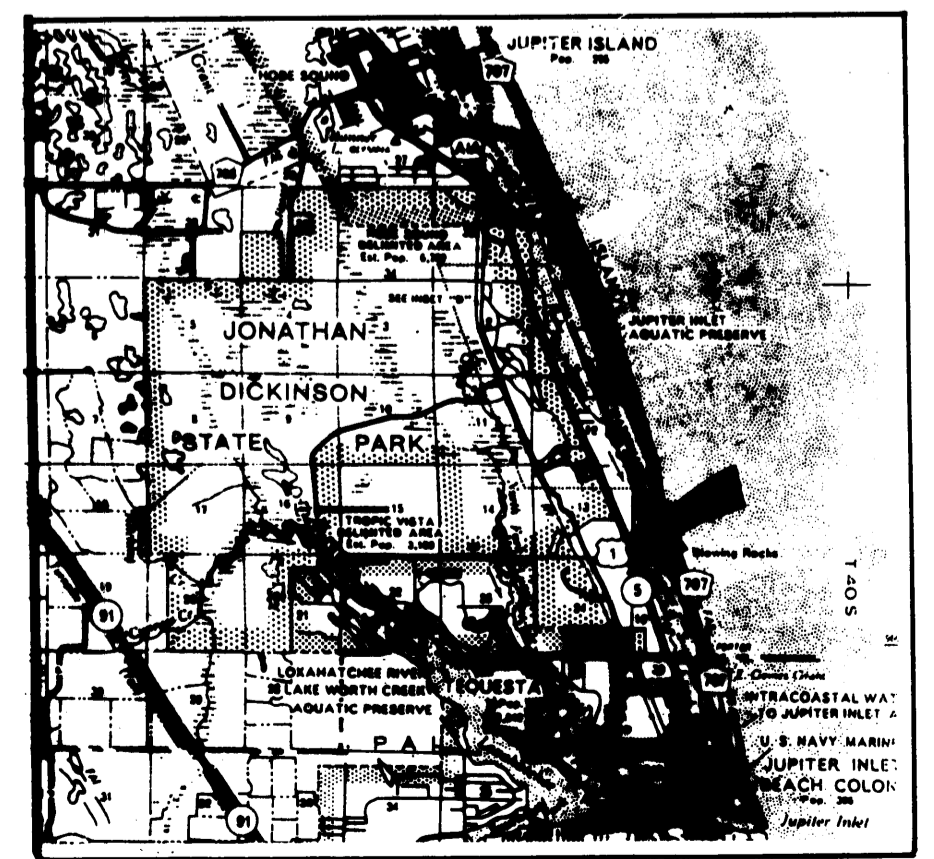
ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED Mark B. Beatty TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS SENIOR VICE-PRESIDENT OF THE ABOVE NAMED FIRST AMERICAN BANK AND TRUST, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 17th DAY OF May, 1988, 1988.

My COMMISSION EXPIRES: Oct. 31, 1991
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE



LOCATION MAP n.l.s.

TITLE CERTIFICATION

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

I, ALYS NAGLER DANIELS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF APRIL 27, 1988, AT 5:00 P.M.

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE INDIVIDUAL EXECUTING THE DEDICATION HERON.
- 2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HERON ARE AS FOLLOWS:
A. 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, AS MODIFIED.

DATED THIS 19th DAY OF May, 1988.

ALYS NAGLER DANIELS
ATTORNEY AT LAW
701 U.S. HIGHWAY ONE, SUITE 402
NORTH PALM BEACH, FLORIDA 33408

SURVEYOR'S CERTIFICATION

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF JUPITER HILLS VILLAGE PHASE VI, 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
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3956

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA

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

- 5-10-88 DATE Donald E. Hallman COUNTY ENGINEER
- May 10, 1988 DATE Karen S. Zeman COUNTY ATTORNEY
- May 10, 1988 DATE James S. Scott CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
- May 10, 1988 DATE Chairman - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller CLERK
By: Deborah Langston (D.C.)

PARCEL CONTROL NO. 24-40-42-012-000-0000.0

