

OCTOBER, 1988

A PLAT OF JUPITER HILLS VILLAGE PHASE VII LYING IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 42 EAST, & SECTIONS 18 & 19 TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA

FILED FOR RECORD MARTIN CO., FLA. 20 JAN -5 PM 4:13 MARSHA STILLER CLERK OF CIRCUIT COURT BY S.C. SHEET 1 OF 2

Sheet 1 of 2 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 48, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 5th DAY OF OCTOBER, 1988. MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Deborah Lypton DEPUTY CLERK FILE NO. 747320 (CIRCUIT COURT MARTIN COUNTY)

DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST AND SECTION 13, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, PLAT OF JUPITER HILLS VILLAGE PHASE VI, AS RECORDED IN PLAT BOOK 11, PAGE 44, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF S.E. VILLAGE CIRCLE, AS SHOWN ON THE PLAT OF JUPITER HILLS VILLAGE PHASE VI, AS RECORDED IN PLAT BOOK 9, PAGE 68, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT OF JUPITER HILLS VILLAGE PHASE VI THROUGH THE FOLLOWING TWO COURSES: S 79°14'49" E, A DISTANCE OF 60.00 FEET; THENCE N 73°09'57" E, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THROUGH THE FOLLOWING COURSES: N 16°50'03" W, A DISTANCE OF 32.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11359.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°55'18", AN ARC DISTANCE OF 777.49 FEET TO THE POINT OF TANGENCY; THENCE N 20°45'21" W, A DISTANCE OF 721.29 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, S 69°14'39" W, A DISTANCE OF 17.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 176.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°41'10", AN ARC DISTANCE OF 72.76 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF S.E. VILLAGE CIRCLE, SAID POINT ALSO BEING A POINT OF FUTURE REFERENCE "A" AND LYING ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 276.00 FEET, FROM WHICH A RADIAL LINE BEARS S 75°04'22" E; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THROUGH THE FOLLOWING COURSES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°10'44", AN ARC DISTANCE OF 316.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°29'45", AN ARC DISTANCE OF 181.48 FEET TO THE POINT OF TANGENCY; THENCE S 20°45'21" E, A DISTANCE OF 576.49 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.

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING THE NOT INCLUDED PORTION, AS SHOWN ON THE PLAT OF JUPITER HILLS VILLAGE I, FORMERLY A CONDOMINIUM, AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFORESAID REFERENCE POINT "A", SAID POINT BEING ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 176.00 FEET FROM WHICH A RADIAL LINE BEARS N 02°55'46" E; PROCEED WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°38'25", AN ARC DISTANCE OF 60.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID S.E. VILLAGE CIRCLE, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 330.00 FEET FROM WHICH A RADIAL LINE BEARS S 75°28'08" E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 28°00'06", AN ARC DISTANCE OF 161.28 FEET TO THE POINT OF BEGINNING; THENCE N 75°13'03" W, A DISTANCE OF 47.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11.45 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°55'52", AN ARC DISTANCE OF 11.37 FEET TO THE POINT OF TANGENCY; THENCE S 48°51'05" W, A DISTANCE OF 37.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 113.17 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°43'54", AN ARC DISTANCE OF 33.05 FEET TO THE POINT OF TANGENCY; THENCE S 65°35'00" W, A DISTANCE OF 36.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 36.81 FEET; THENCE SOUTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 117°44'04", AN ARC DISTANCE OF 75.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'28", AN ARC DISTANCE OF 31.03 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 372.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°55'18", AN ARC DISTANCE OF 103.37 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 221.73 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'58", AN ARC DISTANCE OF 43.33 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°56'08", AN ARC DISTANCE OF 28.89 FEET TO THE POINT OF TANGENCY; THENCE S 13°10'40" W, A DISTANCE OF 11.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°32'18", AN ARC DISTANCE OF 30.87 FEET TO THE POINT OF TANGENCY; THENCE S 37°21'38" E, A DISTANCE OF 14.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 154.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'14", AN ARC DISTANCE OF 50.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S.E. VILLAGE CIRCLE, AS SHOWN ON SAID PLAT OF JUPITER HILLS VILLAGE PHASE I, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 280.00 FEET FROM WHICH A RADIAL LINE BEARS S 16°42'34" E; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID CURVE, EASTERLY THROUGH A CENTRAL ANGLE OF 09°24'34", AN ARC DISTANCE OF 45.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 470.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°13'21", AN ARC DISTANCE OF 206.90 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY OF S.E. VILLAGE CIRCLE, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 270.00 FEET FROM WHICH A RADIAL LINE BEARS S 69°14'39" W; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 31°29'45", AN ARC DISTANCE OF 148.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°46'52", AN ARC DISTANCE OF 223.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.384 ACRES

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF MARTIN S.S. COUNTY OF MARTIN STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS THAT THOMAS C. MATEVIA, TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 18 AND 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST AND IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS JUPITER HILLS VILLAGE PHASE VII, 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:

- 1. TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC. FOR A COMMON AREA, 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 AREA.
2. PARCEL C, AS SHOWN HEREON, IS HEREBY RESERVED TO THOMAS C. MATEVIA, TRUSTEE, FOR USE AN OFFICE FOR SALES, RESALES AND MANAGEMENT OF JUPITER HILLS VILLAGE. SAID PARCEL C SHALL BE THE MAINTENANCE RESPONSIBILITY OF THOMAS C. MATEVIA, TRUSTEE, AND THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCEL C.
3. THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.) SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE AND BUILDING OVERHANG PURPOSES, WITHOUT RECOURSE TO MARTIN COUNTY, FLORIDA.

SIGNED AND SEALED THIS 26th DAY OF October, 1988. WITNESS: Patrick W. Matyura BY: Thomas C. Matevia, Trustee WITNESS: Nancy G. Reid

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 26 DAY OF October, 1988.

MY COMMISSION EXPIRES: October 31, 1991 NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MORTGAGEE'S CONSENT

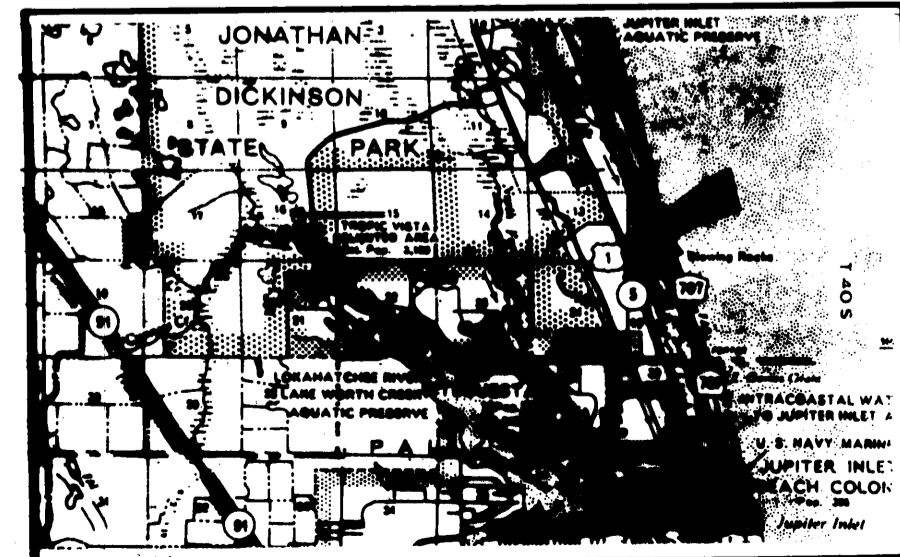
COUNTY OF PALM BEACH S.S. STATE OF FLORIDA THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREBY DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 578, PAGE 151, AS MODIFIED, 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 SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF October, 1988.

FIRST AMERICAN BANK AND TRUST, A FLORIDA CORPORATION BY: Roy W. Talamo PRESIDENT ATTEST: Kenneth McLaughlin SENIOR VICE-PRESIDENT WITNESS: Gladys Maloy WITNESS: Gladys Maloy

ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S. STATE OF FLORIDA BEFORE ME PERSONALLY APPEARED Roy W. Talamo, PRESIDENT OF FIRST AMERICAN BANK AND TRUST, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS PRESIDENT AND 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 OFFICERS 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 THE SAID CORPORATION'S AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF October, 1988.

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



LOCATION MAP n.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 October 10, 1988, AT 7:00 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 HEREON. 2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON 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 26th DAY OF October, 1988.

Alys Nagler Daniels ATTY 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 VII 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 S.S. STATE OF FLORIDA THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED, ON THE DATE OR DATES INDICATED. DATE: 12-8-88 COUNTY ENGINEER: Ronald E. Zellman DATE: Sept. 27, 1988 COUNTY ATTORNEY: Thomas Dreyer DATE: Sept. 27, 1988 CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA: James J. Suddie DATE: Sept. 27, 1988 CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA: Keith A. Jones ATTEST: Marsha Stiller CLERK BY: Deborah Lypton (D.C.)

PARCEL CONTROL NO. 13-40-42-013-000-0000.0

LINDAHL, BROWNING, FERRARI & HELLSTROM Consulting Engineers, Planners & Surveyors BLDG. 5000, SUITE 104 10 CENTRAL PARKWAY SUITE 420 JUPITER LAKES BLVD. JUPITER, FL 33468 STUART, FL 33497 JUP. HILLS PH. 6 (1 ST. SHEET) - 542 (20, 24) FT. 06006 1602 04-Mar-88 08:24 / 88-155