

PLAT OF  
**LA DOLCE VITA**

BEING A REPLAT OF PORTIONS OF LOTS 143 AND 144; GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1 AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. CONTAINING 3.3516 ACRES, MORE OR LESS  
TOWN OF JUPITER ISLAND  
MARTIN COUNTY, FLORIDA  
SHEET 1 OF 2

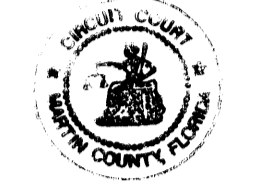
CLERK'S RECORDING  
CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14 PAGE 40, MARTIN COUNTY PUBLIC RECORDS, THIS 13 DAY OF November 1997.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY: Sammy L. Copus  
DEPUTY CLERK

FILE NO.: 1264194



**LEGAL DESCRIPTION**

PORTIONS OF LOTS 143 AND 144; GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 84.15 FEET OF LOT 143 AND THE NORTH 161.70 FEET OF LOT 144, JUPITER ISLAND, ACCORDING TO THE SAID PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED MAY 27, 1910; SAID PLAT RECORDED IN PALM BEACH COUNTY, BEING A COPY OF PLAT FILED OCTOBER 6, 1893, RECORDED IN PLAT BOOK "A", PAGE 17, DADE COUNTY, FLORIDA RECORDS; LESS HOWEVER THE FOLLOWING DESCRIBED PARCELS:

THE SOUTH 44.70 FEET OF THE NORTH 161.70 FEET OF LOT 144, PLAT OF JUPITER ISLAND AND GOMEZ GRANT, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN, COUNTY, FLORIDA;

THE PORTION OF THE SOUTH 100.00 FEET OF THE NORTH 117.00 FEET OF LOT 144, PLAT OF JUPITER ISLAND AND GOMEZ GRANT, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA LYING EAST OF STATE ROAD NO. 707 RIGHT-OF-WAY.

**CERTIFICATE OF OWNERSHIP**

STATE OF FLORIDA  
COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS THAT RONALD T. LARIZZA, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AS THE PLAT OF LA DOLCE VITA AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS SIXTEENTH (16<sup>TH</sup>) DAY OF OCTOBER, 1997.

John E. Dunning  
WITNESS  
Steve Stevens  
WITNESS

Ronald T. Larizza  
RONALD T. LARIZZA

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RONALD T. LARIZZA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED n/a AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF October, 1997.

MY COMMISSION EXPIRES: February 15, 2001

Minerva Dady  
NOTARY PUBLIC

NOTARY'S  
SEAL



**NOTICE:**

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, MOYLE, FLANIGAN, KATZ, KOLINS, RAYMOND & SHEEHAN, P. A., MEMBERS OF THE FLORIDA BAR HEREBY CERTIFY THAT:

1. THAT RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN HEREON, IS IN THE NAME OF THE INDIVIDUALS WHO EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.92, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 16th DAY OF OCTOBER, 1997.

Peter L. Breton  
PETER L. BRETON  
MOYLE, FLANIGAN, KATZ, KOLINS, RAYMOND & SHEEHAN, P. A.  
625 NORTH FLAGLER DRIVE, 9TH FLOOR  
WEST PALM BEACH, FLORIDA 33401-4025

**CERTIFICATE OF SURVEYOR**

STATE OF FLORIDA  
COUNTY OF MARTIN

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY, THAT THIS PLAT OF "LA DOLCE VITA", IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS AND THE PERMANENT CONTROL POINTS HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PARTS 1 & 2, FLORIDA STATUTES AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED:  
OCTOBER 7, 1997

Robert L. Vaught  
ROBERT L. VAUGHT, SR.  
PROFESSIONAL SURVEYOR AND MAPPER #2208  
STATE OF FLORIDA

**GENERAL NOTES**

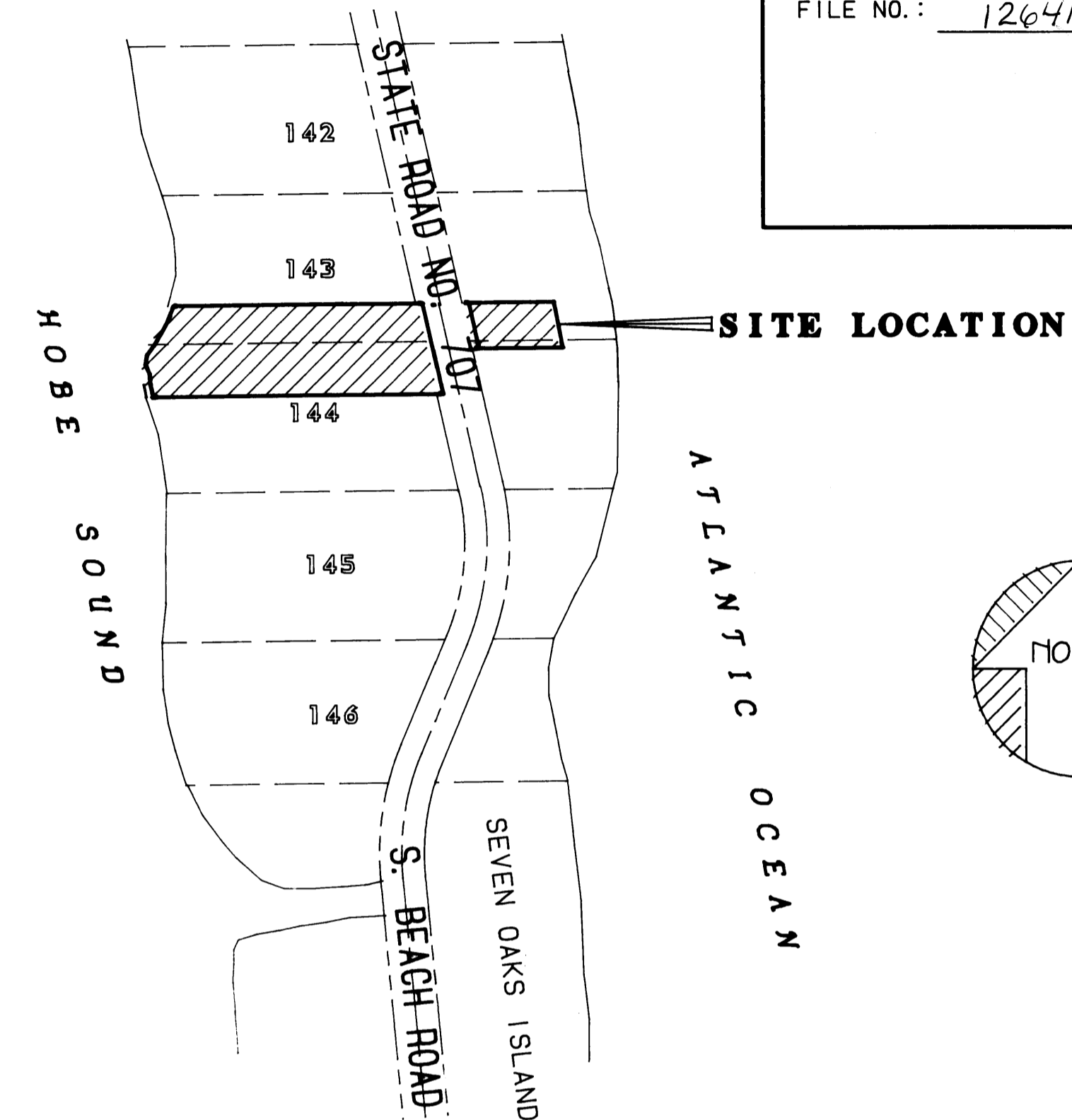
- ☑ P. R. M. DENOTES PERMANENT REFERENCE MONUMENT
- P. C. P. DENOTES PERMANENT CONTROL POINT

BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AND WERE TAKEN FROM THE PLAT OF THE COASTAL CONSTRUCTION CONTROL LINE, BETWEEN DEPARTMENT OF NATURAL RESOURCES MONUMENTS "R-115" AND "R-116".

MEAN HIGH WATER (ELEVATION 1.41', NGVD 1929) IS BASED ON EXTENDING PUBLISHED TIDAL ELEVATION FROM TIDE STATION 872-2471, "CONCH BAR", PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

BUILDABLE AREA OF SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C".

THE SETBACKS SHOWN HEREON ARE PURSUANT TO THE TOWN OF JUPITER ISLAND ZONING CODE AND ARE NOT INTENDED TO REPRESENT PRIVATE RESTRICTIONS IMPOSED BY THE OWNER.



**LOCATION SKETCH**

SCALE: 1" = 300'

**APPROVALS  
TOWN OF JUPITER ISLAND**

STATE OF FLORIDA  
COUNTY OF MARTIN

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

11-12-97  
DATE

James R. Spurgeon  
TOWN MANAGER

11-12-97  
DATE

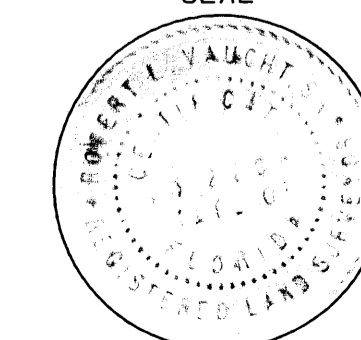
John C. Ruffolo  
TOWN ATTORNEY

11-12-97  
DATE

James R. Spurgeon  
MAYOR

Antonia M. Walker  
ATTEST: TOWN CLERK

SURVEYOR'S  
SEAL



SUBDIVISION PARCEL CONTROL NUMBER:

**R. L. VAUGHT & ASSOCIATES, INC.**  
SURVEYORS, MAPPERS & PLANNERS  
LICENSING BOARD NUMBER 5879  
9075 S. E. BRIDGE ROAD; HOBE SOUND, FL.  
PHONE: (561) 546-8086  
ORDER NO.: 804743 FIELD BOOK: PB109, PG 39 NOV 20, 1996