

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 80 MARTIN COUNTY PUBLIC RECORDS, THIS 13 DAY OF November, 1997.

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

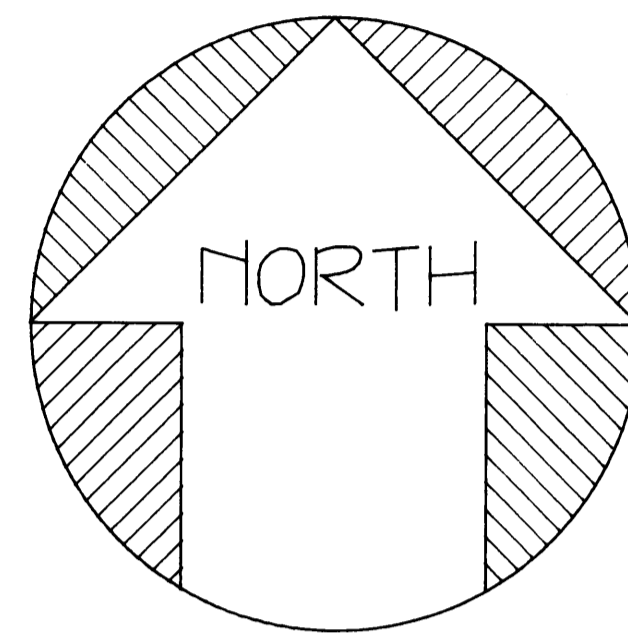
BY: _____
DEPUTY CLERK

FILE NO.: 1264194

PLAT OF

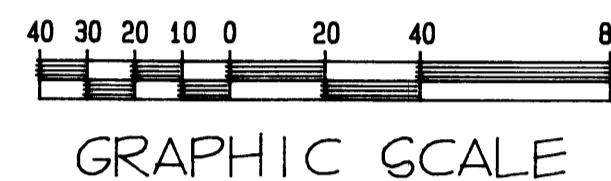
LA DOLCE VITA

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



SCALE: 1" = 40'

SHEET 2 OF 2



"GOMEZ GRANT AND JUPITER ISLAND"
Plat Book 1, Page 80

N. LINE, S 84.15', LOT 143
and PLAT LIMITS

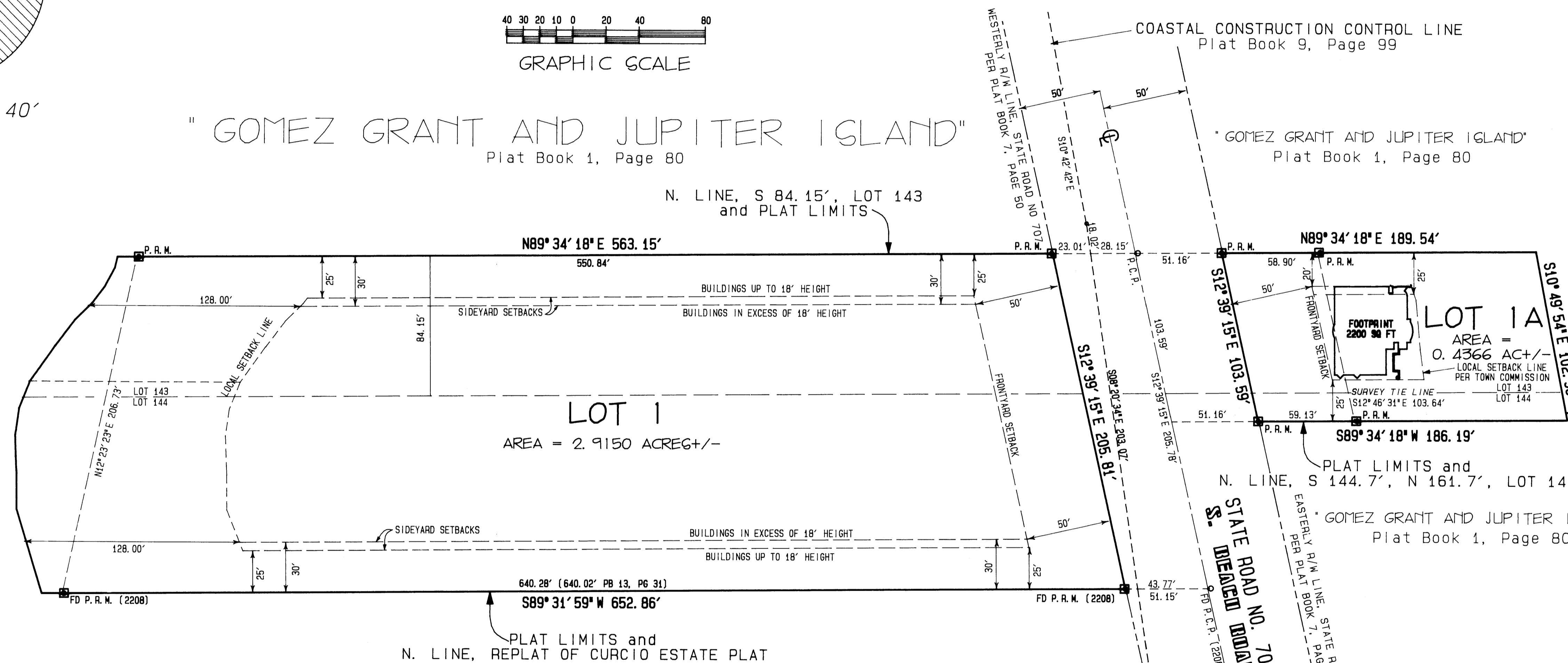
COASTAL CONSTRUCTION CONTROL LINE
Plat Book 9, Page 99

"GOMEZ GRANT AND JUPITER ISLAND"
Plat Book 1, Page 80

ATLANTIC OCEAN

EROSION CONTROL LINE
Plat Book 6, Page 40
and PLAT LIMITS

HOBE SOUND



LOT 1
AREA = 2.9150 ACREG +/-

LOT 1A
AREA = 0.4366 AC +/-

"REPLAT OF CURCIO ESTATE PLAT"
Plat Book 13, Page 31

STATE ROAD NO. 707
S. WIDEWATER ROAD

N. LINE, S 144.7', N 161.7', LOT 144
"GOMEZ GRANT AND JUPITER ISLAND"
Plat Book 1, Page 80

NOTICE:

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

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.

RESTRICTIONS APPLICABLE TO LOT 1A (AS PER VARIANCE GRANTED BY TOWN COMMISSION ON DECEMBER 9, 1996.)

1. THE BUILDING IS TO BE A ONE-STORY BUILDING.
2. A 25' SETBACK WILL BE MAINTAINED ON THE SOUTH SIDE OF THE PROPERTY.
3. THE GARAGE AND BARBECUE AREA, IF BUILT, WILL BE ON THE NORTH SIDE OF THE HOUSE.
4. THE HEIGHT OF THE ONE-STORY BUILDING IS TO BE WITHIN THE GUIDELINES OF THE TOWN ZONING CODE.
5. THE FOOTPRINT OF THE HOUSE MAY NOT EXCEED 2,200 SQUARE FEET AND 1,800 SQUARE FEET UNDER AIR CONDITIONING.
6. THE FOLLOWING SETBACKS WILL BE MAINTAINED CLEAR OF STRUCTURES: 50' FRONT YARD, 25' SOUTH SIDE YARD, 20' NORTH SIDE YARD AND THE WATERFRONT SETBACK IS LOCATED IN LINE WITH THE EXISTING (MUELFELD) RESIDENCE ON THE SOUTH SIDE OF LOT 1A.

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