

PLAT OF

# C'EST MAGNIFIQUE

BEING A REPLAT OF LOT 214, BLOCK 8C AND LOT 215 AND THE NORTHERLY 50' OF LOT 21C, BLOCK 87; THE ISLAND BEACH REVISED PLAT NO. 2 RECORDED IN PLAT BOOK 2 AT PAGE 44, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CONTAINING 2.7298 ACRES, MORE OR LESS, LYING IN THE GOMEZ GRANT TOWN OF JUPITER ISLAND MARTIN COUNTY, FLORIDA SHEET 1 OF 2 SHEETS

**CLERK'S RECORDING CERTIFICATE**  
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK L7 PAGE 15 MARTIN COUNTY PUBLIC RECORDS. THIS 19<sup>th</sup> DAY OF January 2012.  
MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA  
BY: Carol Oc DEPUTY CLERK  
FILE NO.: 2312166

SUBDIVISION PARCEL CONTROL NUMBER:  
**35-38-42-050-000-0000.0**

### LEGAL DESCRIPTION

LOT 214, BLOCK 8C AND LOT 215 AND THE NORTH 50 FEET OF LOT 21C, BLOCK 87, THE ISLAND BEACH REVISED PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 44, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DEMPSEY FAMILY INVESTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "C'EST MAGNIFIQUE" AND DEDICATES AS FOLLOWS:

THE DRAINAGE AND UTILITY EASEMENTS, SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES (INCLUDING THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION SERVICE PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY ANY PUBLIC UTILITY AND FOR DRAINAGE PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE TOWN OF JUPITER ISLAND, THE TOWN OF JUPITER ISLAND HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY DRAINAGE AND UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 7<sup>th</sup> DAY OF APRIL 2011.  
DEMPSEY FAMILY INVESTMENTS LIMITED PARTNERSHIP  
A DELAWARE LIMITED PARTNERSHIP

BY: [Signature]  
JOSEPH J. DEMPSEY, JR.  
GENERAL PARTNER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH J. DEMPSEY, JR. TO ME WELL KNOWN TO BE THE GENERAL PARTNER OF DEMPSEY FAMILY INVESTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP, AS THE GENERAL PARTNER OF THE SAID LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME ( ) OR HAS PRODUCED A DRIVERS' LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES:  
Nov 13, 2014  
[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO.: EE039331

### ACKNOWLEDGEMENT

I, ROBERT S. KRAMER, ESQ., MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY AS OF 7<sup>th</sup> DAY OF April, 2011 AT 4:30 P.M.

- 1) RECORD TITLE TO THE LANDS LEGALLY DESCRIBED ON SHEET ONE OF THIS PLAT, IS IN THE NAME OF THE ENTITY EXECUTING 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 197.152, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 7<sup>th</sup> DAY OF April 2011.  
[Signature]  
ROBERT S. KRAMER, ESQ.  
KRAMER, SOPKO & LEVENSTEIN, P.A.  
2900 SE MONTEREY ROAD, SUITE 100  
STUART, FLORIDA 34996  
FLORIDA BAR NUMBER C02884

### NOTICE

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS SHOWN HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT INCLUDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

REVIEWED FOR CONFORMITY  
TO CHAPTER 177, PART 1,  
FLORIDA STATUTES

[Signature]  
THOMAS P. KIERULMI  
PROFESSIONAL SURVEYOR AND MAPPER NO. C190  
STATE OF FLORIDA  
DATED THIS 9<sup>th</sup> DAY OF May 2011.

### GENERAL NOTES

BEARINGS SHOWN HEREON ARE BASED ON TRUE BEARINGS (FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) AS SHOWN ON THE PLAT OF THE COASTAL CONSTRUCTION CONTROL LINE, PLAT BOOK 9, PAGE 99, RECORDED JULY 9, 1985, LYING BETWEEN DEPARTMENT OF NATURAL RESOURCE RANGE MONUMENTS "R-88" AND "R-85".

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES "X" AND "VE" (11.0). DIMENSIONS OF RIGHTS-OF-WAY, SETBACKS AND EASEMENTS SHOWN HEREON TO THE NEAREST FOOT, ARE IN FACT, TO BE CONSIDERED AS WRITTEN TO THE HUNDREDTHS OF A FOOT.

### APPROVALS TOWN OF JUPITER ISLAND

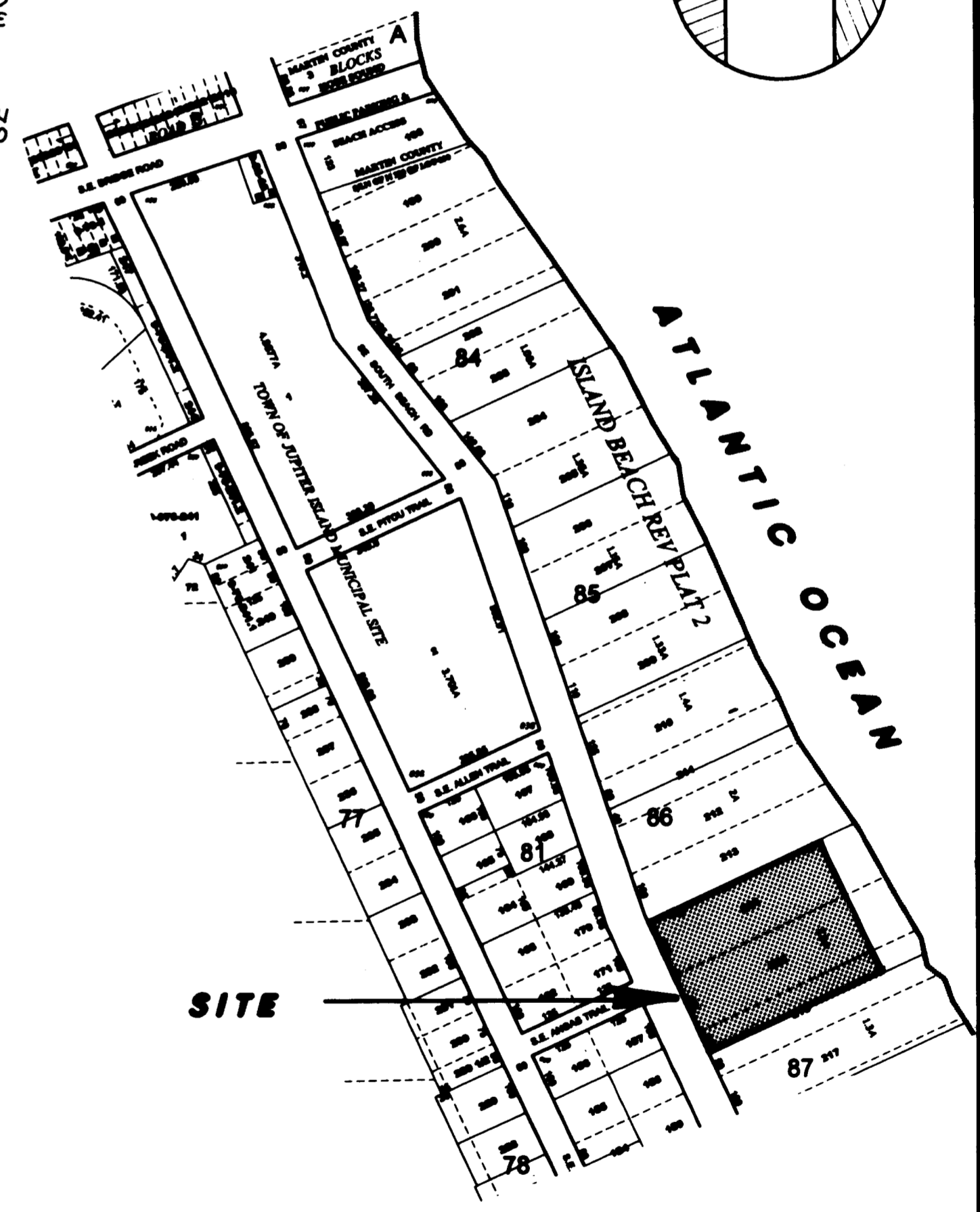
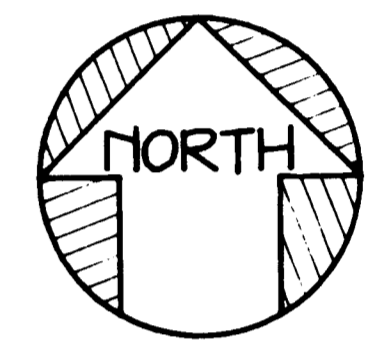
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER ISLAND AND IN ACCORDANCE WITH SECTION 177.07(12), FLORIDA STATUTES, ON THE DATE OR DATES INDICATED.

- 5/4/11 DATE BY: [Signature] HAZEL CHARLSTON, MAYOR
- 5/4/11 DATE BY: [Signature] GENE A. RAUTH, TOWN MANAGER
- 5/3/2011 DATE BY: [Signature] WAYNE BERGMAN, DIRECTOR OF PLANNING, ZONING AND BUILDING
- 5-5-11 DATE BY: [Signature] TOWN ATTORNEY
- ATTEN: [Signature] GREN CARLISLE, TOWN CLERK

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT L. VAUGHT, SR., DO HEREBY CERTIFY THAT THIS PLAT OF "C'EST MAGNIFIQUE" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS HAVE BEEN SET AS REQUIRED BY LAW AND FURTHER, THE PLAT AND SURVEY DATA COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND ORDINANCES OF THE TOWN OF JUPITER ISLAND, FLORIDA.

DATED THIS 29<sup>th</sup> DAY OF May 2011.  
[Signature]  
ROBERT L. VAUGHT, SR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208  
STATE OF FLORIDA  
9075 SE BRIDGE ROAD  
HOBE SOUND, FLORIDA 33455-5314  
THIS PLAT WAS PREPARED BY THE SIGNING SURVEYOR AND MAPPER



VICINITY MAP  
NOT TO SCALE

SHEET 1 OF 2 SHEETS

**R. L. VAUGHT & ASSOCIATES, INC.**  
SURVEYORS, MAPPERS & PLANNERS  
LICENSING BOARD NUMBER 5679  
9075 SE BRIDGE ROAD, HOPE SOUND, FL 33455  
MAIL: P.O. BOX 160 HOPE SOUND, FL 33475  
PHONE: 772-546-8086 FAX: 772-546-8087  
ORDER NO.: 805C28 F.B.: PB190/30 7 MAY 2010  
REVISED DEC 7, 2010