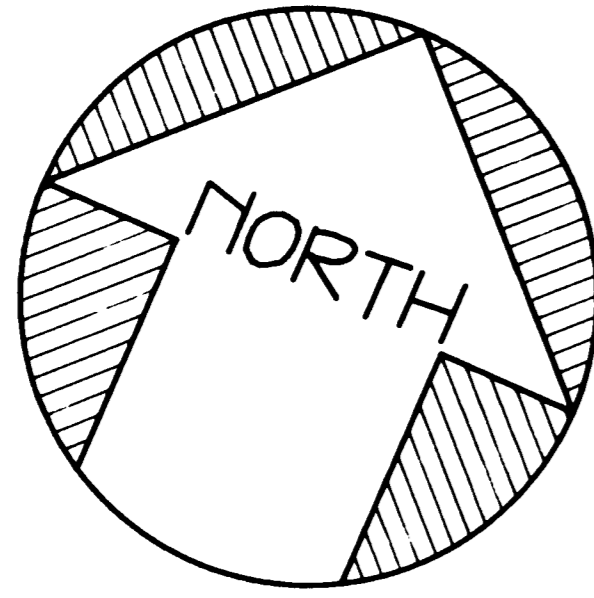


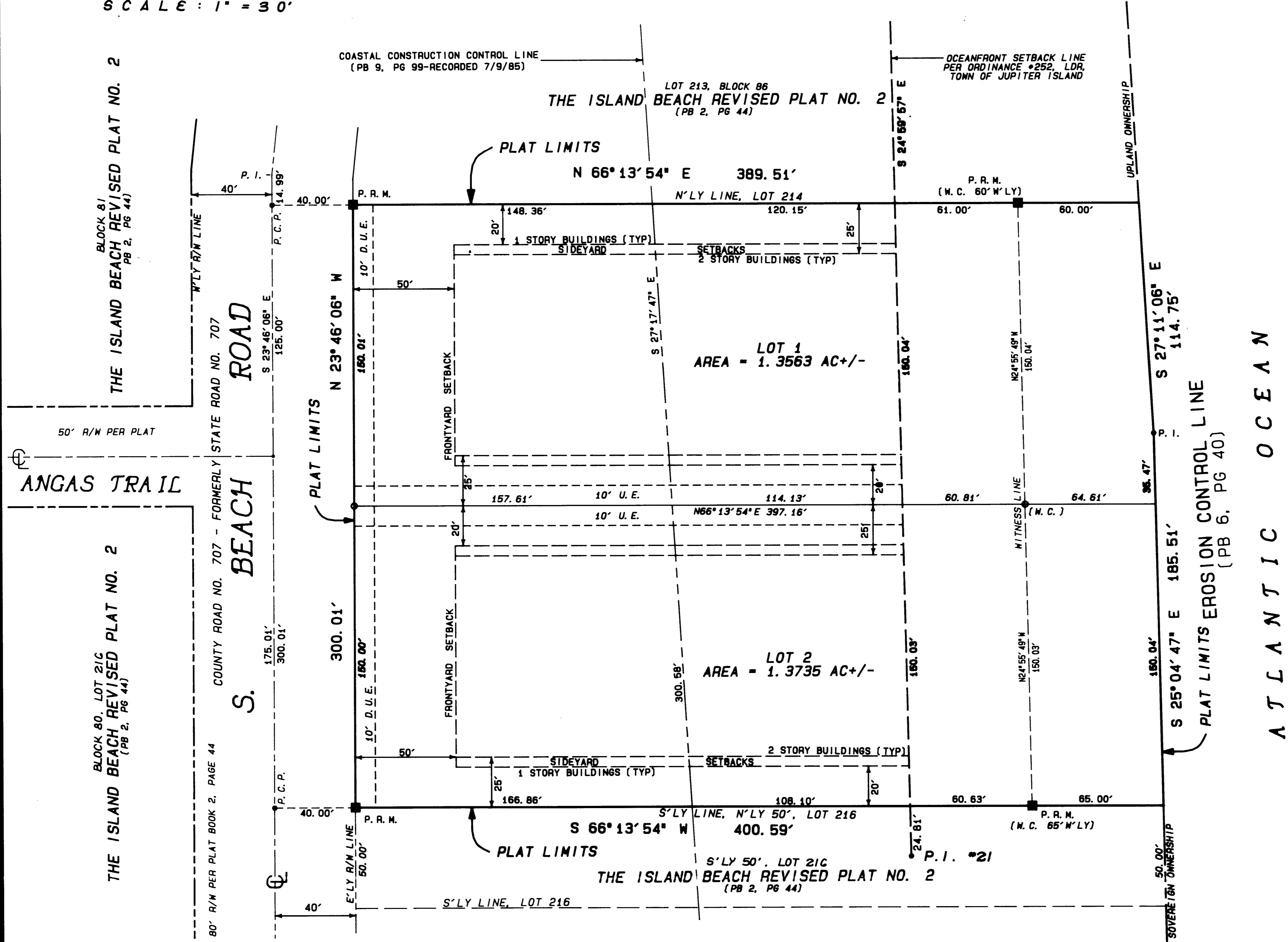
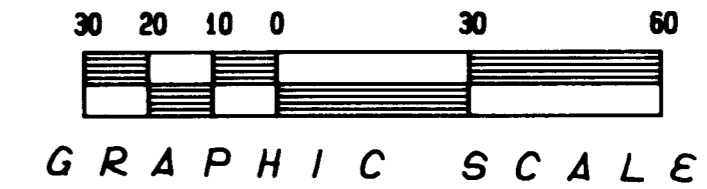
PLAT OF

C'EST MAGNIFIQUE

BEING A REPLAT OF LOT 214, BLOCK 86 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 2 OF 2 SHEETS



SCALE: 1" = 30'



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.

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-89".

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.

LEGEND

- C CENTERLINE
- D.U.E. DRAINAGE & UTILITY EASEMENT
- P.I. POINT OF INTERSECTION
- R/W RIGHT-OF-WAY
- P.C.P. PERMANENT CONTROL POINT (LB5879)
- P.P.M. PERMANENT REFERENCE MONUMENT (LB5879)
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- OC LOT CORNERS - 5/8" IRON ROD & LB5879 CAP
- LDR LAND DEVELOPMENT REGULATIONS
- W.C. WITNESS CORNER
- E'LY EASTERLY
- N'LY NORTHERLY
- S'LY SOUTHERLY
- W'LY WESTERLY
- U.E. UTILITY EASEMENT

SHEET 2 OF 2 SHEETS

R. L. VAUGHT & ASSOCIATES, INC.
 SURVEYORS, MAPPERS & PLANNERS
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