

PLAT OF CORAL CANYON ESTATES

LEGEND

| | |
|----------|--------------------------------------|
| F | FOUND |
| F.R.C. | 1/8" BDD AND PBM 2208 CAP |
| C.M. | CONCRETE MONUMENT |
| M.N.E.D. | MAGNETIC NAIL & DISK |
| R/W | RIGHT-OF-WAY |
| PB | PLAT BOOK |
| PCP | PERMANENT CONTROL POINT |
| PRM | PERMANENT REFERENCE MONUMENT (4"x4") |
| PG | PAGE |
| S | SET |
| C | CENTERLINE |
| D.U.E. | DRAINAGE UTILITY EASEMENT |
| FPL | FLORIDA POWER & LIGHT |
| LB | LOADING BOARD |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM |
| N.G.V.D. | NATIONAL GEODETIC VERTICAL DATUM |
| P.I. | POINT OF INTERSECTION |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| (#2204) | LAND SURVEYOR NUMBER |
| (#5879) | LICENSING BOARD NUMBER |

BEING A REPLAT OF LOT 2, CORAL CREST SUBDIVISION AND LOTS 1 AND 2, CORAL ISLE, RECORDED IN PLAT BOOK 14 AT PAGE 60 AND PLAT BOOK 15 AT PAGE 15, RESPECTIVELY, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CONTAINING 12.7462 ACRES, MORE OR LESS.

LYING IN THE GOMEZ GRANT
TOWN OF JUPITER ISLAND
MARTIN COUNTY, FLORIDA
SHEET 2 OF 2 SHEETS

CORAL CREST SUBDIVISION
Plat Book 14, Page 60

CORAL CREST SUBDIVISION
Plat Book 14, Page 60

SCALE: 1"=50'



GRAPHIC SCALE

MEAN HIGH WATER DATA

| | | | | | | |
|----|---|---|-------------|---|---|--------|
| 1 | - | 6 | 13° 35' 45" | E | - | 51.77' |
| 2 | - | 6 | 18° 35' 12" | E | - | 24.45' |
| 3 | - | 6 | 16° 37' 50" | E | - | 95.64' |
| 4 | - | 6 | 20° 38' 10" | E | - | 61.23' |
| 5 | - | 6 | 21° 45' 25" | E | - | 27.48' |
| 6 | - | 6 | 25° 35' 05" | E | - | 23.64' |
| 7 | - | 6 | 25° 08' 25" | E | - | 25.40' |
| 8 | - | 6 | 20° 00' 12" | E | - | 31.06' |
| 9 | - | 6 | 16° 47' 21" | E | - | 23.10' |
| 10 | - | 6 | 16° 36' 22" | E | - | 10.44' |
| 11 | - | 6 | 17° 46' 58" | E | - | 17.26' |
| 12 | - | 6 | 21° 32' 00" | E | - | 16.32' |
| 13 | - | 6 | 25° 33' 54" | E | - | 14.01' |
| 14 | - | 6 | 23° 17' 49" | E | - | 12.24' |
| 15 | - | 6 | 21° 03' 54" | E | - | 18.06' |
| 16 | - | 6 | 13° 50' 55" | E | - | 16.02' |
| 17 | - | 6 | 18° 02' 03" | E | - | 15.83' |
| 18 | - | 6 | 15° 11' 38" | E | - | 15.67' |
| 19 | - | 6 | 10° 57' 30" | E | - | 16.62' |
| 20 | - | 6 | 07° 22' 17" | E | - | 11.54' |
| 21 | - | 6 | 04° 12' 42" | E | - | 15.33' |
| 22 | - | 6 | 07° 06' 31" | E | - | 13.09' |
| 23 | - | 6 | 05° 12' 18" | W | - | 8.05' |
| 24 | - | 6 | 03° 13' 00" | W | - | 9.70' |
| 25 | - | 6 | 01° 33' 44" | E | - | 9.71' |
| 26 | - | 6 | 05° 10' 15" | W | - | 15.27' |
| 27 | - | 6 | 21° 41' 51" | W | - | 21.08' |
| 28 | - | 6 | 23° 41' 38" | W | - | 20.01' |
| 29 | - | 6 | 23° 12' 38" | W | - | 21.08' |
| 30 | - | 6 | 32° 11' 16" | W | - | 18.06' |
| 31 | - | 6 | 05° 30' 58" | E | - | 14.82' |
| 32 | - | 6 | 12° 18' 30" | E | - | 22.09' |
| 33 | - | 6 | 15° 23' 29" | E | - | 18.82' |
| 34 | - | 6 | 23° 44' 17" | E | - | 23.05' |
| 35 | - | 6 | 34° 23' 52" | E | - | 20.58' |
| 36 | - | 6 | 01° 27' 06" | E | - | 6.82' |
| 37 | - | 6 | 05° 05' 43" | E | - | 8.05' |
| 38 | - | 6 | 04° 35' 44" | E | - | 4.28' |
| 39 | - | 6 | 04° 47' 44" | E | - | 9.53' |
| 40 | - | 6 | 48° 36' 40" | E | - | 10.49' |
| 41 | - | 6 | 44° 47' 19" | E | - | 17.36' |
| 42 | - | 6 | 57° 37' 31" | E | - | 17.73' |
| 43 | - | 6 | 38° 02' 30" | E | - | 5.68' |
| 44 | - | 6 | 38° 02' 30" | E | - | 14.98' |
| 45 | - | 6 | 58° 04' 19" | E | - | 10.09' |
| 46 | - | 6 | 40° 06' 28" | E | - | 7.94' |
| 47 | - | 6 | 02° 42' 30" | E | - | 5.53' |
| 48 | - | 6 | 57° 58' 17" | E | - | 1.25' |

BUILDING SETBACKS & LOT REQ'S

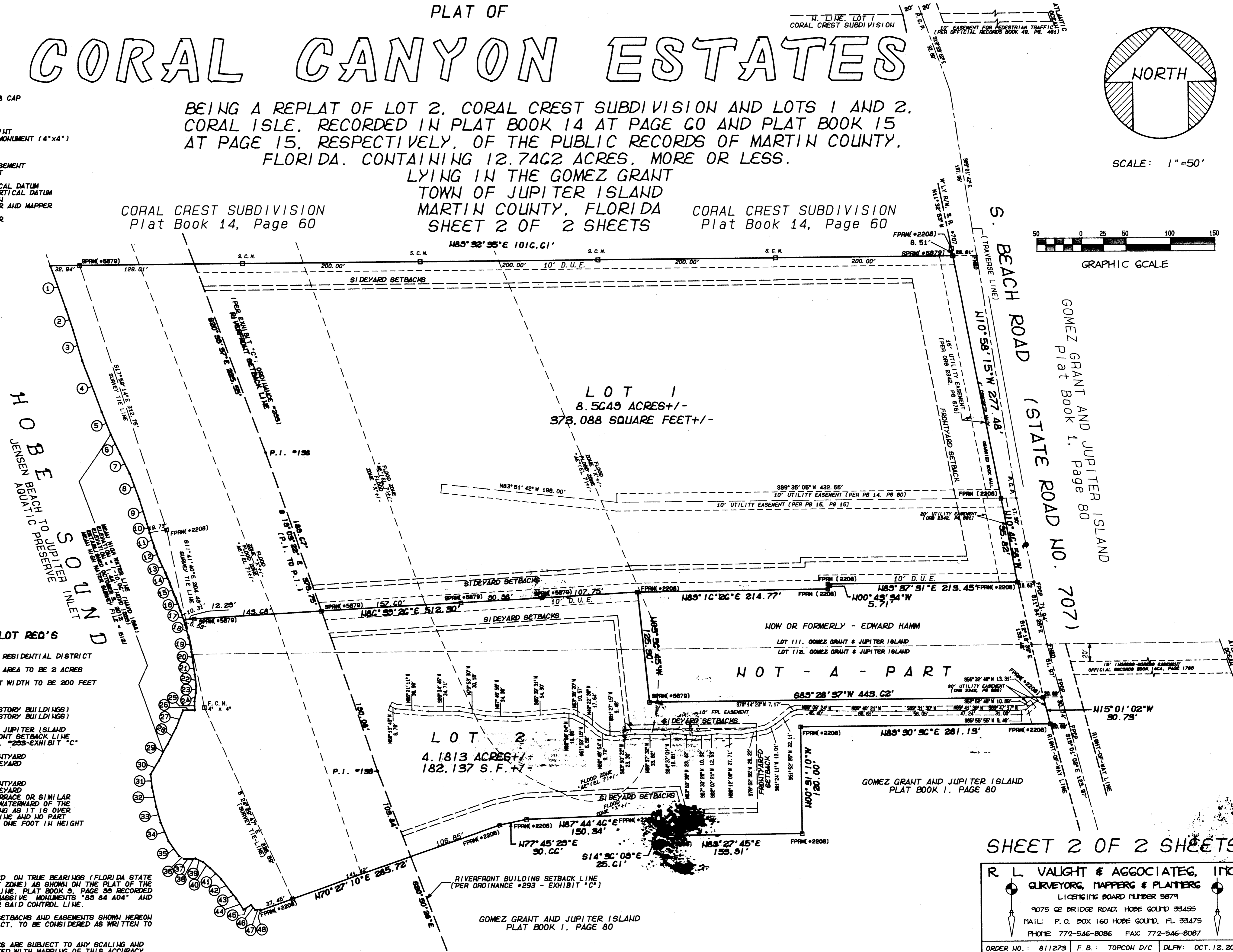
- A-80 DISTRICT - 2 ACRE ESTATE RESIDENTIAL DISTRICT
- MINIMUM LOT AREA - MINIMUM LOT AREA TO BE 2 ACRES
- MINIMUM LOT WIDTH - MINIMUM LOT WIDTH TO BE 200 FEET
- FRONTYARD SETBACK - 50'
- SIDEYARD SETBACKS - 25' (1 STORY BUILDINGS)
30' (2 STORY BUILDINGS)
- REAR YARD SETBACK - TOWN OF JUPITER ISLAND
RIVERFRONT SETBACK LINE
PER ORD. #293-EXHIBIT "C"
- TENNIS SETBACK - 50' FRONTYARD
25' SIDEYARD
- POOLS/TERRACES - 50' FRONTYARD
20' SIDEYARD
- AN UNCOVERED SWIMMING POOL, TERRACE OR SIMILAR
HARDSCAPE AREA MAY BE LOCATED WATERWARD OF THE
RIVERFRONT SETBACK LINE, AS LONG AS IT IS OVER
50' FROM THE MEAN HIGH WATER LINE AND NO PART
OF THE POOL OR TERRACE EXCEEDS ONE FOOT IN HEIGHT
ABOVE EXISTING GRADE.

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 95 RECORDED JULY 9, 1985. LYING BETWEEN MASSIVE MONUMENTS "85 84 404" AND "85 84 405" SET AS CONTROL FOR SAID CONTROL LINE.

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.

DELINEATION OF FLOOD ZONE LINES ARE SUBJECT TO ANY SCALING AND INTERPOLATION FACTORS ASSOCIATED WITH MAPPING OF THIS ACCURACY.



SHEET 2 OF 2 SHEETS

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ORDER NO.: 811279 F.B.: TOPCON D/C DLFW: OCT. 12, 2012

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