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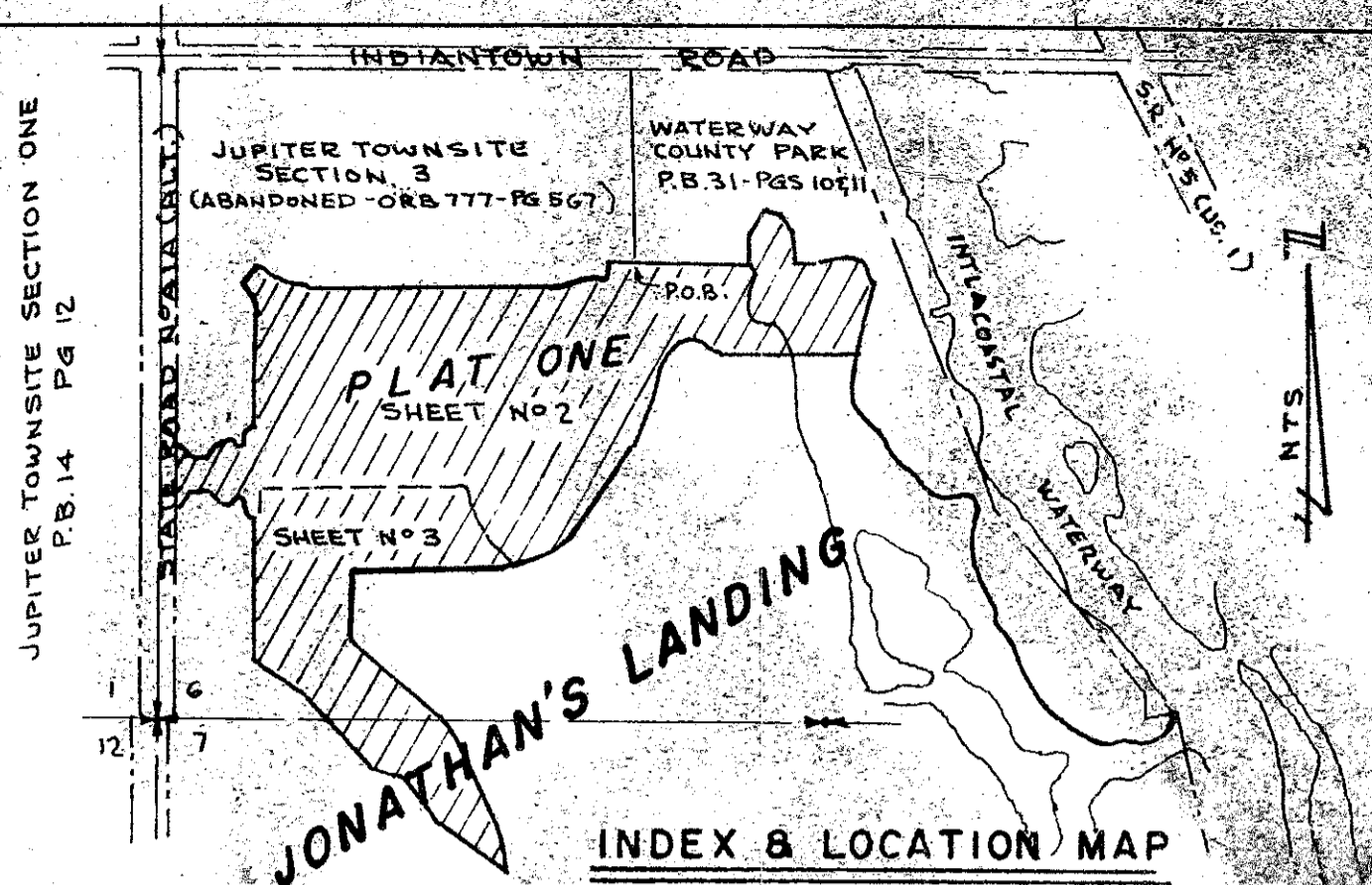
JONATHAN'S LANDING PLAT ONE

P.U.D.

IN PART OF SECTIONS 6 & 7, TWP 41 S., RGE. 43 E.
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
NOVEMBER 1977

Original Plat Jupiter Townsite Section 3 recorded in Plat Book 14
Page 13, Public Records of Palm Beach County, Florida and abandoned
by Resolution Official Record Book 777, Page 567



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on
this 15 day of February 1978
and duly recorded in Plat Book No. 14
on page 49, 30 & 31
JOHN B. DUNKLE, Clerk
By: [Signature]

DESCRIPTION

A Parcel of land lying in part of Sections 6 and 7, Township 41 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southwest Corner of WATERWAY COUNTY PARK, said corner being 800 feet south of the South Right of Way Line of State Road No. 706, as shown and recorded in Plat Book 31, Pages 10 and 11, Public Records of Palm Beach County, Florida; thence meandering the boundary of said Plat by the following courses: thence S. 88° 36' 33" E., a distance of 497.77 feet; thence N. 02° 35' 12" E., a distance of 127.50 feet; thence N. 37° 32' 32" E., a distance of 121.42 feet; thence S. 61° 17' 21" E., a distance of 42.17 feet to the Government Meander Line of 1922; thence S. 61° 17' 21" E., a distance of 38.58 feet; thence S. 09° 16' 03" E., a distance of 72.70 feet; thence S. 03° 19' 27" E., a distance of 98.67 feet; thence S. 89° 58' 10" E., a distance of 88.22 feet; thence N. 80° 45' 59" E., a distance of 80.77 feet; thence N. 80° 36' 12" E., a distance of 83.10 feet; thence S. 63° 53' 04" E., a distance of 72.25 feet; thence S. 25° 29' 25" E., a distance of 77.60 feet; thence S. 07° 01' 07" W., a distance of 86.92 feet; thence S. 13° 52' 41" W., a distance of 116.02 feet; thence S. 13° 55' 53" W., a distance of 103.32 feet; thence leaving said boundary of WATERWAY COUNTY PARK, run West, a distance of 585.75 feet to the beginning of a curve concave to the northeast having a radius of 100 feet and a central angle of 45° 35' 08"; thence westerly and northwesterly along the arc of said curve, a distance of 79.56 feet to a point of reverse curvature; thence northwesterly, westerly, southwesterly and southerly along the arc of a curve concave to the southeast having a radius of 100 feet and a central angle of 127° 32' 23", a distance of 222.60 feet to a point of reverse curvature; thence southerly and southwesterly along the arc of a curve concave to the northwest having a radius of 800 feet and a central of 29° 24' 25"; a distance of 410.60 feet; thence S. 37° 27' 10" W. along the tangent to said curve, a distance of 453.28 feet to the beginning of a curve concave to the northwest having a radius of 200 feet and a central angle of 42° 06' 30"; thence southwesterly and westerly along the arc of said curve, a distance of 146.99 feet; thence S. 79° 33' 40" W. along the tangent to said curve, a distance of 114.90 feet; thence S. 89° 32' 30" W., a distance of 670 feet; thence S. 01° 31' 37" W., a distance of 279.20 feet; thence S. 50° 20' 00" E., a distance of 404.88 feet to the beginning of a curve concave to the southwest having a radius of 500 feet and a central angle of 05° 58' 20"; thence southeasterly along the arc of said curve, a distance of 52.12 feet to a point on the North Line of said Section 7; thence continue along the southeasterly extension of the same curve, through an angle of 25° 02' 08", a distance of 218.47 feet to a point of reverse curvature; thence southeasterly along the arc of a curve concave to the northeast having a radius of 2000 feet and a central angle of 09° 51' 12", a distance of 343.95 feet to a point of reverse curvature; thence southeasterly and southerly along the arc of a curve concave to the southwest having a radius of 300 feet and a central angle of 35° 00' 39", a distance of 183.32 feet; thence N. 53° 25' 34" W., making an angle with the tangent to the last described curve, measured from south to northwest, of 120° 44' 32", a distance of 140.90 feet; thence N. 47° 28' 56" W., 134.19 feet; thence N. 51° 54' 19" W., 162.83 feet; thence N. 42° 28' 17" W., 168.81 feet; thence N. 64° 07' 19" W., 109.80 feet; thence N. 50° 26' 16" W., 139.71 feet; thence N. 41° 35' 20" W., 103.82 feet; thence N. 37° 28' 00" W., 82.30 feet to the South Line of Section 6; thence continue N. 37° 28' 00" W., 24.60 feet; thence N. 41° 48' 40" W., 114.12 feet; thence N. 48° 31' 10" W., 83.71 feet; thence N. 57° 32' 11" W., 56.18 feet; thence N. 45° 52' 16" W., 52.80 feet; thence N. 73° 44' 12" W., 32.59 feet; thence N. 01° 31' 37" E., parallel with and 469.91 feet east of, the West Line of Section 6, a distance of 35.00 feet; thence N. 46° 31' 37" E., 28.28 feet; thence N. 01° 31' 37" E., 35.00 feet; thence N. 43° 28' 23" W., 28.28 feet; thence N. 01° 31' 37" E., 494.61 feet to a point, said point being on the arc of a curve concave to the northeast having a radius of 72 feet and a central angle of 78° 35' 47" and whose tangent at this point bears N. 79° 01' 22" E.; thence westerly and northwesterly along the arc of said curve, a distance of 98.77 feet to a point of reverse curvature; thence northwesterly, westerly and southwesterly along the arc of a curve concave to the south having a radius of 10 feet and a central angle of 121° 04' 33", a distance of 21.13 feet; thence S. 61° 35' 32" W., making an angle with the tangent to the last described curve, of 25° 02' 56", a distance of 35.43 feet; thence N. 53° 27' 24" W., a distance of 60 feet; thence N. 26° 27' 24" W., a distance of 44.55 feet; thence N. 89° 27' 24" W., a distance of 110.89 feet; thence S. 46° 02' 06.5" W., a distance of 35.05 feet to a point on the East Right of Way Line of State Road No. A1A(Alt) as now laid out and in use; thence N. 01° 31' 37" E. along said East Right of Way Line, a distance of 150.02 feet; thence S. 43° 57' 53.5" E., a distance of 35.66 feet; thence S. 89° 27' 24" E., parallel with and 100 feet north of, a previously described course, a distance of 108.32 feet; thence N. 27° 32' 36" E., a distance of 44.55 feet; thence N. 54° 32' 36" E., a distance of 60 feet; thence S. 43° 16' 03" E., a distance of 36.79 feet to a point, said point being on the arc of a curve concave to the north having a radius of 20 feet and a central angle of 116° 51' 01" and whose tangent at this point bears N. 35° 27' 24" W.; thence southeasterly, easterly and northeasterly along the arc of said curve, a distance of 40.79 feet to a point of reverse curvature; thence northeasterly, easterly and southeasterly along the arc of a curve concave to the southeast having a radius of 62 feet and a central angle of 80° 56' 38", a distance of 87.59 feet; thence N. 01° 31' 37" E., parallel with and 469.91 feet east of, the West Line of Section 6, a distance of 494.86 feet to the beginning of a curve concave to the southwest having a radius of 250 feet and a central angle of 34° 33' 00"; thence northerly and northwesterly along the arc of said curve, a distance of 150.75 feet; thence N. 53° 16' 30" E. along a line, making an angle with the tangent to the last described curve, measured from northwest to northeast, of 86° 17' 53", a distance of 100 feet to a point on a curve concave to the northeast having a radius of 250 feet and a central angle of 48° 17' 00" and whose tangent at this point bears N. 40° 19' 33" W.; thence southeasterly and easterly along the arc of said curve, a distance of 210.68 feet; thence S. 88° 36' 33" E. along the tangent to said curve, a distance of 927.83 feet to the beginning of a curve concave to the northwest having a radius of 100 feet and a central angle of 53° 53' 27"; thence easterly and northeasterly along the arc of said curve, a distance of 94.06 feet; thence N. 37° 30' 00" E. along the tangent to said curve and being radial to the next described curve, a distance of 28.59 feet to a point on a curve concave to the northeast having a radius of 560 feet and a central angle of 07° 55' 57"; thence southeasterly along the arc of said curve, a distance of 77.53 feet to a point of compound curvature; thence southeasterly and easterly along the arc of a curve concave to the north having a radius of 100 feet and a central angle of 54° 02' 24", a distance of 94.32 feet; thence N. 20° 41' 54" E., making an angle with the tangent to the last described curve, measured from east to north, of 44° 49' 47", along a line radial to the next described curve, a distance of 100 feet to a point on a curve concave to the northeast having a radius of 425 feet and a central angle of 07° 29' 00"; thence southeasterly along the arc of said curve, a distance of 55.51 feet; thence S. 88° 36' 33" E., deflecting north from the tangent to the last described curve, a distance of 49.27 feet to the Southwest Corner of said WATERWAY COUNTY PARK and the POINT OF BEGINNING.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that JONATHAN'S LANDING, INC., a Delaware Corporation, the owner of the land as shown hereon as JONATHAN'S LANDING PLAT ONE, being in part of Sections 6 and 7, Township 41 South, Range 41 East, Palm Beach County, Florida, and being more particularly described to the left under "Description" have caused the same to be surveyed and platted, as shown hereon and do hereby dedicate as follows:
The tracts for private road purposes as shown are hereby dedicated to J.L. Property Owner's Association, Inc. Its Successors and Assigns for the purposes of ingress, egress, utilities and drainage, and are the perpetual maintenance obligation of said Association.
The cable easements as shown are hereby dedicated in perpetuity for the construction and maintenance of cable utilities exclusively for the benefit of J.L. Property Owner's Association, Inc. The drainage easements as shown are hereby dedicated to J.L. Property Owner's Association, Inc. for the construction and maintenance of drainage facilities.
Parcels designated FW and SW are freshwater and saltwater parcels respectively, and are hereby dedicated to J.L. Property Owner's Association, Inc. for transportation and drainage purposes and are the perpetual maintenance obligation of said Association.
IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its respective officers and its corporate seal to be affixed hereto and with the authority of its Board of Directors, this 27 day of January, 1978.

JONATHAN'S LANDING, INC., a Delaware Corporation

Attest: Kenneth F. Kelly By: Richard W. Plowman
Kenneth F. Kelly, Assistant Secretary Richard W. Plowman, President

NOTES

Bearings as shown are relative to Intracoastal Waterway Map as recorded in Plat Book 17, Page 3-B.
• denotes Permanent Reference Monument.
Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
There shall be no buildings or other structures placed on Utility Easements.
There shall be no buildings or any kind of construction or the planting of trees or shrubs on Drainage Easements.
S.W. denotes Salt Water Parcel.
F.W. denotes Fresh Water Parcel.
Where drain easements cross cable easements, drainage shall take precedent.

LAND USE

Open Space	17.2 Ac.
Parcel AA	4.3 Ac. Sales and Marina Area
Parcel B	12.0 Ac. 180 Dwelling Units
Parcel C	6.5 Ac. 100 Dwelling Units
Parcel I	14.6 Ac. 147 Dwelling Units
Right-of-Way	7.3 Ac.
Total	61.9 Ac. 427 Dwelling Units
Density =	6.9 Dwelling Units / Acre

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY, that on this day before me, an officer duly authorized to take acknowledgments, personally appeared RICHARD W. PLOWMAN and KENNETH F. KELLY, President and Assistant Secretary, respectively, of JONATHAN'S LANDING, INC., a Delaware Corporation, and they acknowledged before me that they executed the foregoing Dedication in the name of and on behalf of said Corporation thereto, that as such corporate officers they are duly authorized by said Corporation to do so, and that the foregoing instrument is the act and deed of said Corporation.
WITNESS my hand and official seal, this 27 day of January, 1978.

William G. Wallace, Jr.
Notary Public, State of Florida at large

My Commission expires: September 8, 1978

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, PAUL C. WOLFE; DO HEREBY CERTIFY, that I am an Attorney at Law and a member of the Florida Bar, licensed and practicing in Florida and that in my opinion (1) apparent record title to the lands described and shown hereon is vested in JONATHAN'S LANDING, INC., a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1978 have been paid, and (3) said land is not encumbered by the lien of any mortgage.

Paul C. Wolfe
Paul C. Wolfe
Attorney at Law - Date: JAN 31 1978

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 14 day of February, 1978.

By: Peggy B. Evidt
Peggy B. Evidt - Chairman

ATTEST: JOHN B. DUNKLE, Clerk

By: Maximie B. Jennings
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 14 day of February, 1978.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
This is to certify that the plat shown hereon is a true and correct representation of a survey, made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law and that the survey data complies with all requirements of Chapter 177 Part 1, Florida Statutes, as Amended, and Ordinance No. 33 of Palm Beach County, Florida.

William G. Wallace, Jr.
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR. 509 Okeechobee Boulevard Palm Beach, Florida

JONATHAN'S LANDING