

# JONATHAN'S LANDING PLAT TWO

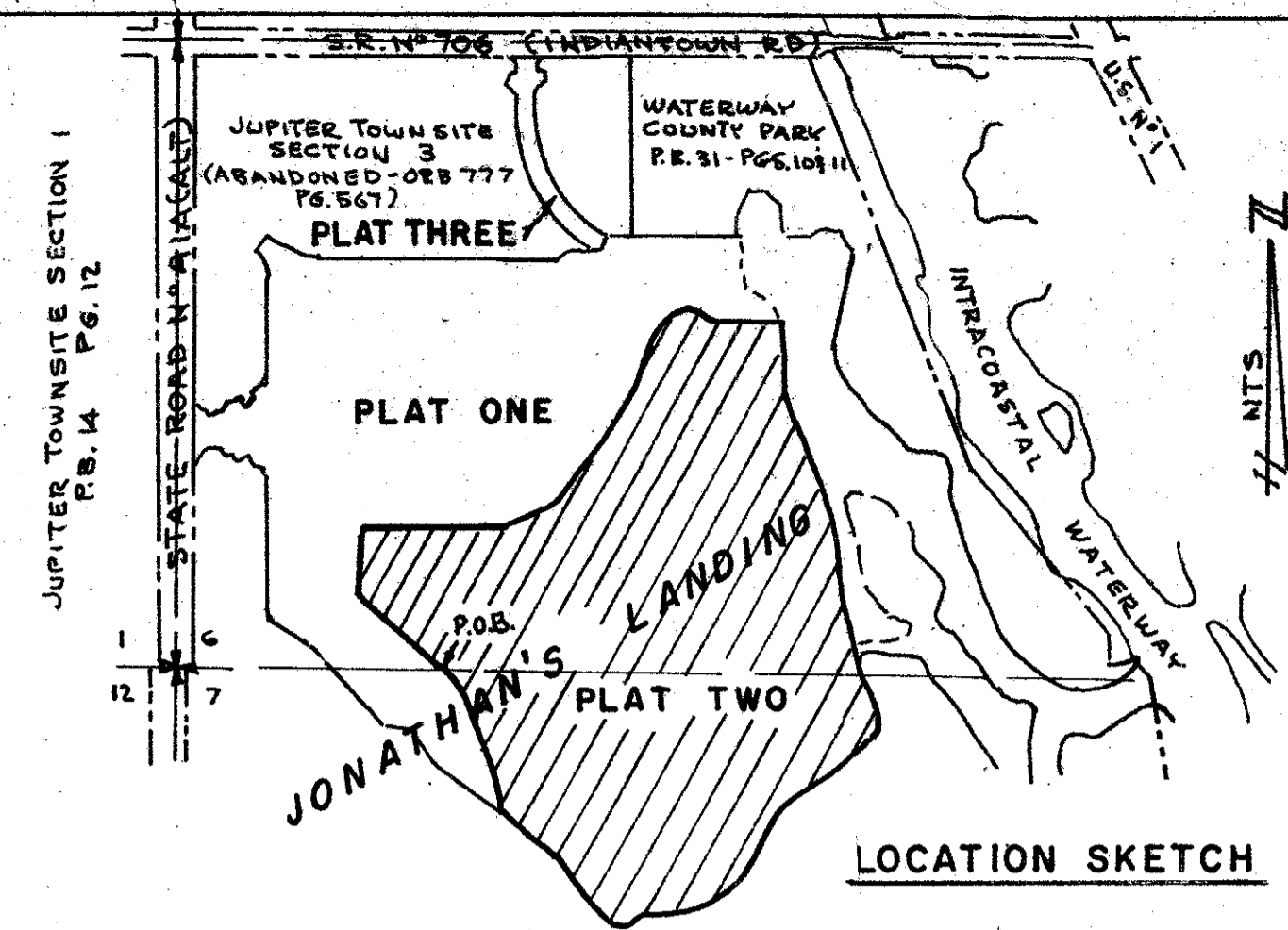
P.U.D.

IN PART OF SECTIONS 6 & 7, TWP. 41 S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
MARCH 1978

SEE BACK



20

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 10:00 AM  
this 24 day of June 1978  
and duly recorded in Plat Book Nos. 20+31  
JOHN B. DUNKLE, Clerk Circuit Court  
By: *[Signature]*, D.C.

## DESCRIPTION

Being 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:

Commencing at the Southwest Corner of said Section 6; thence S.89°21'42"E. along the South Line of said Section 6, a distance of 1234.26 feet to the East Line of JONATHAN'S LANDING PLAT ONE as recorded in Plat Book 34, Pages 29,30 and 31, Public Records of Palm Beach County, Florida, shown on Sheet No. 3, said intersection being the POINT OF BEGINNING of JONATHAN'S LANDING PLAT TWO and is on the arc of a curve concave to the southwest having a radius of 500 feet and a central angle of 05°58'20" and whose tangent at this point bears S.44°21'40"E.; thence northwesterly along the arc of said curve and said East Line of said JONATHAN'S LANDING PLAT ONE, a distance of 52.12 feet; thence N.50°20'00"W. along the tangent to said curve, a distance of 404.88 feet; thence N.01°31'37"E., a distance of 279.20 feet; thence N.89°32'30"E., a distance of 670 feet to a point on the Southwesterly Right of Way Line of Captain Kirle Drive; thence N.79°33'40"E., a distance of 114.90 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 easterly and northeasterly along the arc of said curve, a distance of 146.99 feet; thence N.37°27'10"E. 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 800 feet and a central angle of 29°24'25"; thence northwesterly and northerly along the arc of said curve, a distance of 410.60 feet to a point of reverse curvature; thence northerly, north-easterly, easterly and southeasterly 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 southeasterly and easterly along the arc of a curve concave to the northeast having a radius of 100 feet and a central angle of 45°35'08", a distance of 79.56 feet; thence EAST along the tangent to said curve, a distance of 269.37 feet to the Southeast Corner of Parcel AA of said JONATHAN'S LANDING PLAT ONE; thence by the following courses: S.01°01'03"W., 43.47 feet; S.03°21'06"E., 308.24 feet; S.13°59'46"E., 74.63 feet; S.28°18'05"E., 179.52 feet; S.12°53'04"E., 506.77 feet; S.10°17'48"W., 118.25 feet; S.24°51'25"E., 74.54 feet; S.12°27'39"W., 59.40 feet; S.22°09'15"E., 134.23 feet; thence S.35°11'14"E., a distance of 15.54 feet to a point on the North Line of said Section 7, said point lying N.89°14'49"E., a distance of 2.47 feet from the Meander Corner shown on WATERWAY COUNTY PARK as recorded in Plat Book 31, Pages 10 and 11, of said Public Records; said Meander Corner being S.89°14'49"W., a distance of 708.63 feet (Survey) 608.63 feet (Plat) from the West Boundary of WATERWAY COUNTY PARK; thence continue S.35°11'14"E., 53.70 feet; S.11°43'01"E., 21.59 feet; S.43°07'35"E., 36.40 feet; S.33°09'56"E., 58.29 feet; S.28°31'09"E., 41.51 feet; S.09°32'12"E., 55.32 feet; S.21°55'04"W., 48.04 feet; S.40°34'46"W., 55.99 feet; S.54°54'39"W., 67.81 feet; S.58°49'50"W., 80.75 feet; S.51°52'14"W., 66.01 feet; S.54°56'45"W., 255.24 feet; S.40°56'46"W., 172.41 feet; S.20°29'29"W., 74.28 feet; S.31°32'20"W., 187.53 feet; S.62°40'36"W., 65.86 feet; S.52°30'27"W., 63.45 feet; S.74°15'18"W., 59.63 feet; S.81°51'38"W., 54.74 feet; S.74°30'51"W., 50.14 feet; S.62°16'01"W., 28.65 feet; N.77°47'30"W., 95.65 feet; S.35°31'45"W., 93.14 feet; N.88°40'41"W., 57.00 feet; N.35°15'00"W., 8.80 feet; N.22°19'22"W., 28.76 feet; N.36°42'46"W., 33.87 feet; N.54°20'13"W., 16.09 feet; N.39°05'48"W., 35.60 feet; N.53°28'39"W., 74.27 feet; N.41°56'06"W., 37.36 feet; N.40°48'50"W., 84.98 feet; N.34°48'51"W., 146.77 feet; N.58°19'37"W., 212.25 feet to the southerly point of Parcel I of said JONATHAN'S LANDING PLAT ONE, said point being on the arc of a curve concave to the southwest having a radius of 300 feet and a central angle of 35°00'39" and whose tangent at this point bears S.05°49'54"W.; thence northerly and northwesterly along the arc of said curve and being the East Line of said Parcel I, a distance of 183.32 feet to a point of reverse curvature; thence northwesterly 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 northwesterly along the arc of a curve concave to the southwest having a radius of 500 feet and a central angle of 25°02'08", a distance of 218.47 feet to the North Line of said Section 7 and the POINT OF BEGINNING.

## LAND USE

PARCEL D	-----	10.176 Acres	--- 51 Units
PARCEL F	-----	5.576 Acres	--- 88 Units
PARCEL G	-----	5.979 Acres	--- 198 Units
PARCEL H	-----	7.225 Acres	--- 210 Units
PARCEL BB	-----	5.176 Acres	--- O.S.R.
PARCEL G.C. 1	---	12.985 Acres	
PARCEL G.C. 2	---	10.294 Acres	
PARCEL G.C. 3	---	11.701 Acres	
PARCEL G.C. 4	---	0.670 Acres	
STREET R/W		4.315 Acres	

TOTAL ----- 74.097 Acres --- 547 Units  
Density = 7.382 D.U./A  
Open Space & Recreation = 100% PARCEL BB  
and 75% G.C. Parcels = 31.914 Acres

## NOTES

Bearings as shown are relative to Intracoastal Waterway Map as recorded in Plat Book 17, Page 3-B.

• d notes 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.

Where drainage easements cross cable easements, drainage easements shall take precedent.

## APPROVAL

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 27<sup>th</sup> day of JUNE, 1978.

*[Signature]*  
Peggy B. Evatt - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: *[Signature]*  
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 27<sup>th</sup> day of JUNE, 1978.

*[Signature]*  
H.F. [unclear]

## 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 TWO, being in part of Sections 6 and 7, Township 41 South, Range 43 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.

IN WITNESS WHEREOF, the said Corporation has caused the presents to be signed by its respective officers and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 26<sup>th</sup> day of April, 1978.

JONATHAN'S LANDING, INC., a Delaware Corporation

Attest: *[Signature]* By: *[Signature]*  
Kenneth F. Kelly, Assistant Secretary Richard W. Plowman, President

## 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 26<sup>th</sup> day of April, 1978.

*[Signature]*  
Notary Public - State of Florida at large

My Commission expires: September 16, 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 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.

*[Signature]*  
Paul C. Wolfe, Attorney at Law - Date: 4-27-78

## 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. 73-4 of Palm Beach County, Florida.

*[Signature]*  
Boundary Only  
William G. Wallace, Jr.  
Professional Land Surveyor  
Florida Registration No. 2283

JONATHAN'S LANDING #2

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida

6+7/43/41

35/20