

A Part of Jonathan's Landing P.U.D.

# The Narrows at Jonathan's Landing

(a planned unit development)

Being a replat of Parcel "U," Jonathan's Landing, Plat Eight, P.U.D., as recorded in Plat Book 48, Pages 88 through 91 inclusive, and lying in Section 7 Township 41 South, Range 43 East, Palm Beach County, Florida  
JUNE, 1984

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:41 AM THIS 16 DAY OF August, AD, 1984 AND DULY RECORDED IN PLAT BOOK 48 ON PAGES 5 AND 6.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *Dorothy Wheeler* DC

DRAWING NUMBER  
49/5

## Dedication

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS, THAT JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS THE NARROWS AT JONATHAN'S LANDING, P.U.D., BEING A REPLAT OF PARCEL "U," JONATHAN'S LANDING, PLAT EIGHT, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 88 THROUGH 91 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "U," AS SHOWN ON JONATHAN'S LANDING, PLAT EIGHT, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 88 THROUGH 91, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 01°45'06" EAST, ALONG THE WEST BOUNDARY LINE OF SAID PARCEL "U," A DISTANCE OF 218.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID WEST BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 17°00'00" WEST, CONTINUING ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 294.00 FEET; THENCE, NORTH 07°45'00" WEST, CONTINUING ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 160.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE, NORTHERLY AND NORTHEASTERLY, ALONG SAID CURVE, AND CONTINUING ALONG SAID WEST BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 37°01'26", A DISTANCE OF 64.62 FEET TO THE END OF SAID CURVE AND TO THE NORTHWESTERLY CORNER OF SAID PARCEL "U"; THENCE, NORTH 87°58'37" EAST, NON-TANGENT TO THE AFORESAID CURVE AND ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL "U," A DISTANCE OF 14.59 FEET; THENCE, NORTH 85°39'26" EAST, CONTINUING ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 72.06 FEET; THENCE, NORTH 77°56'58" EAST, CONTINUING ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 102.44 FEET; THENCE, NORTH 75°08'25" EAST, CONTINUING ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 1.46 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL "U" AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 31°17'01" WEST; THENCE, SOUTHEASTERLY, ALONG SAID CURVE, AND ALONG THE EAST BOUNDARY LINE OF SAID PARCEL "U," THROUGH A CENTRAL ANGLE OF 38°24'30", A DISTANCE OF 33.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET; THENCE, SOUTHEASTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID EAST BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 20°00'46", A DISTANCE OF 279.47 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3000.00 FEET; THENCE, SOUTHEASTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID EAST BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 08°19'15", A DISTANCE OF 435.68 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID EAST BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 32°00'00", A DISTANCE OF 139.63 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 00°00'00" EAST, CONTINUING ALONG SAID EAST BOUNDARY LINE, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "U" AND THE NORTHERLY RIGHT-OF-WAY LINE OF BARROW ISLAND ROAD AS SHOWN ON SAID PLAT OF JONATHAN'S LANDING, PLAT EIGHT, P.U.D.; THENCE, SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "U" AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 163.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 23°20'00", A DISTANCE OF 199.55 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 66°40'00" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 195.79 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 6.984 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED TO THE NARROWS AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITIES, LANDSCAPING, SIGNAGE AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, HEIRS, AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

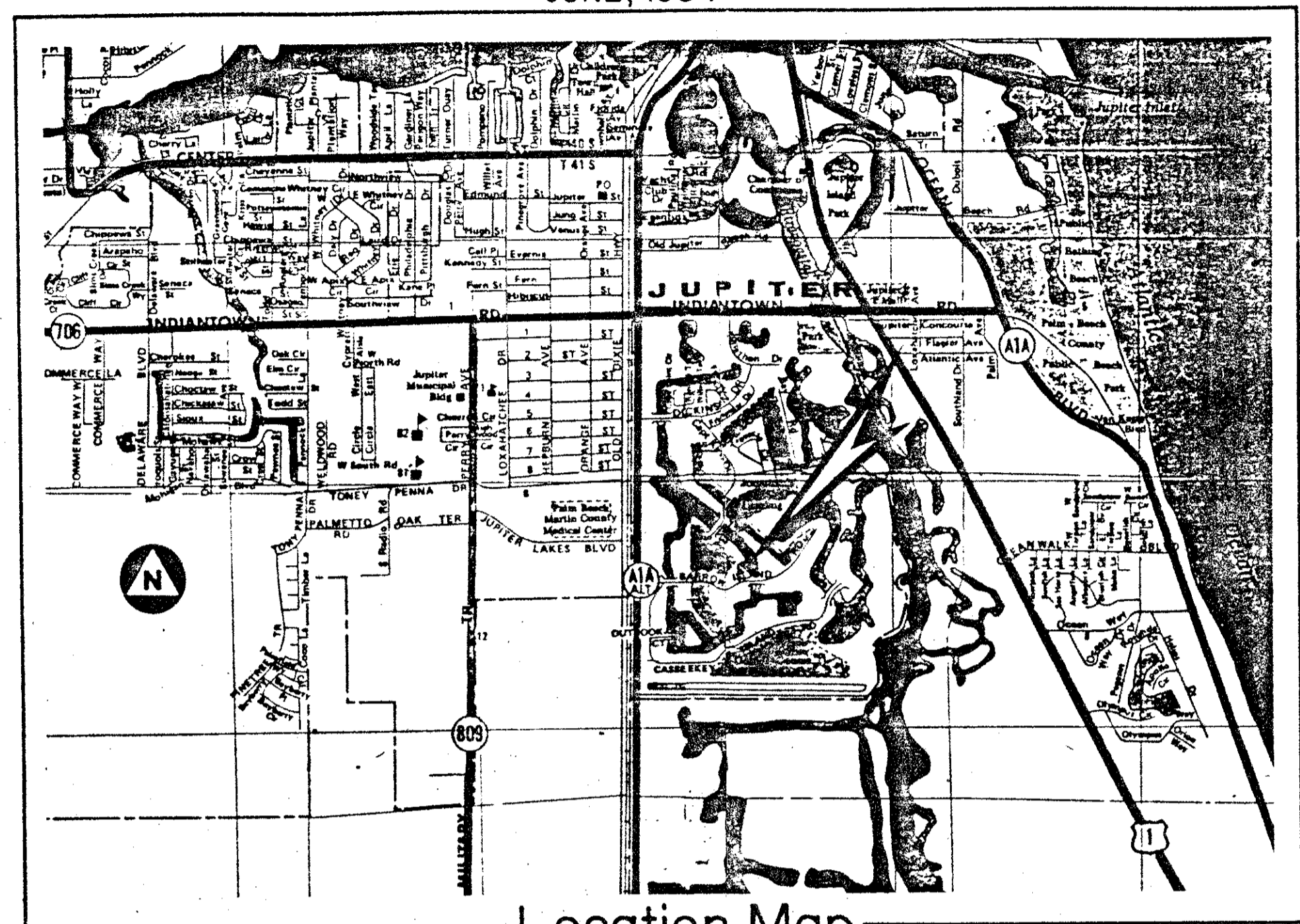
TRACT "B", AS SHOWN HEREON IS HEREBY DEDICATED TO THE NARROWS AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, HEIRS, AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "C", AS SHOWN HEREON IS HEREBY DEDICATED TO THE NARROWS AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, HEIRS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE 1.5 FOOT GUTTER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF GUTTERS/DRAINS.



Location Map  
- NOT TO SCALE -

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21<sup>ST</sup> DAY OF JUNE, 1984.

JONATHAN'S LANDING, INC.  
A DELAWARE CORPORATION

ATTEST: *William A. Forman* BY: *Richard W. Plowman*  
WILLIAM A. FORMAN ASSISTANT SECRETARY RICHARD W. PLOWMAN PRESIDENT

## Acknowledgment

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED RICHARD W. PLOWMAN AND WILLIAM A. FORMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>ST</sup> DAY OF JUNE, 1984.

NOTARY PUBLIC: *Fraderica Fiebel*  
MY COMMISSION EXPIRES: *SEPT. 20, 1984*

## Title Certification

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, PAUL C. WOLFE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JONATHAN'S LANDING, INC., A DELAWARE CORPORATION; THAT CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

*Paul C. Wolfe*  
PAUL C. WOLFE, ATTORNEY AT LAW

DATE: *JULY 17, 1984*

## Surveyor's Certificate

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 AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: *6-21-84*

*William R. Van Campen*  
WM. R. VAN CAMPEN  
REGISTERED LAND SURVEYOR NO. 2424  
STATE OF FLORIDA

## Approvals

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF August, 1984.

BY: *Ken Spillias*  
KEN SPILLIAS  
CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Paul H. Compton*  
DEPUTY CLERK

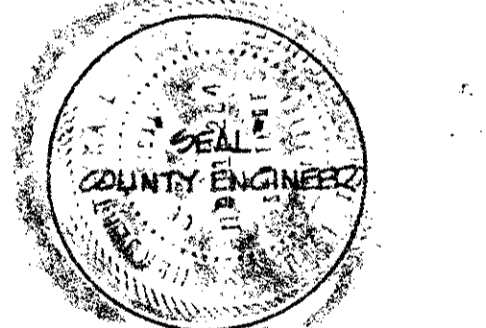
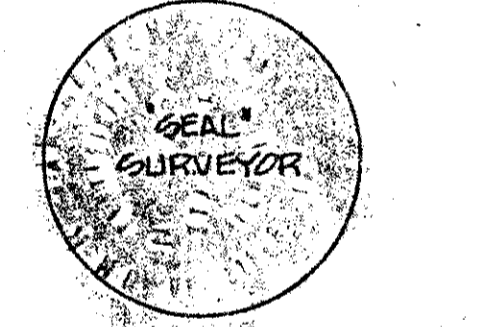
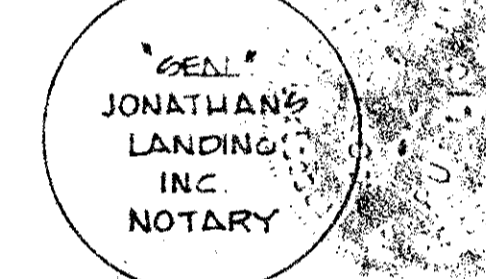
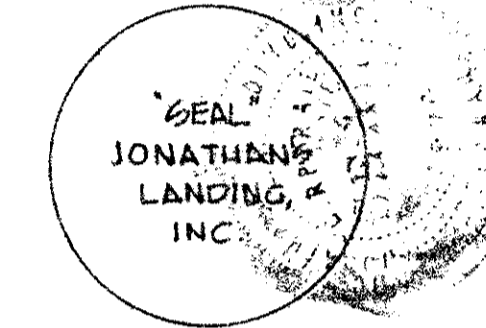
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF August, 1984.

BY: *H. F. Kahlert*  
H. F. KAHLERT, COUNTY ENGINEER

## Notes

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THOSE SHOWN ON THE PLAT OF JONATHAN'S LANDING PLAT EIGHT, P.U.D., AS RECORDED IN PLAT BOOK 48 PAGES 88 THRU 91, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY EARL L. OSGARD, JR. IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409. TELEPHONE: (305) 689-2111



DRAWING NUMBER

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DRAWING NUMBER

49/5

0261-310

**BENCH MARK**  
land surveying and mapping, inc.  
A part of Jonathan's Landing P.U.D.  
The Narrows at Jonathan's Landing  
(a planned unit development)  
Record Plat  
DATE: APRIL 1984  
SCALE: N/A SIZE: L SHEET: 1 OF 2