

DRAWING NUMBER 54/199

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

LANTERN BAY AT JONATHAN'S LANDING, P.U.D.

199

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:18 A.M. THIS 26 DAY OF November A.D. 1986 AND DULY RECORDED IN PLAT BOOK 54 ON PAGE 199 AND 200
JOHN H. DUNKLE, CLERK
CIRCUIT COURT
BY *Barbara Platt*

BEING ALL OF PARCEL "P" TOGETHER WITH A PORTION OF FW3
JONATHAN'S LANDING PLAT SEVEN, P.U.D. AS RECORDED IN PLAT BOOK 47, PAGES 51 AND 52
AND PORTIONS OF PARCEL "C-C" AND PARCEL "EE" OF JONATHAN'S LANDING PLAT FOUR P.U.D.
AS RECORDED IN THE PLAT OF BOOK 41 PAGES 183, 184 AND 185
PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA

SHEET ONE OF TWO

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JONATHAN'S LANDING, INC. A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, TOGETHER WITH J.L.L. PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS LANTERN BAY AT JONATHAN'S LANDING, P.U.D. LYING IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF PARCEL "P" AND A PORTION OF PARCEL "PW 3" AS SHOWN ON THE PLAT OF JONATHAN'S LANDING PLAT SEVEN, P.U.D. AS RECORDED IN PLAT BOOK 47, AT PAGES 51 AND 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PARCEL "C-C" AND PARCEL "EE" AS SHOWN ON THE PLAT OF JONATHAN'S LANDING PLAT FOUR, P.U.D. AS RECORDED IN PLAT BOOK 41, AT PAGES 183, 184 AND 185, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY NORTHEAST CORNER OF "FW 3" AS SHOWN ON SAID JONATHAN'S LANDING, PLAT SEVEN, P.U.D.; THENCE SOUTH 13°01'43" WEST ALONG THE EASTERLY LIMITS OF SAID JONATHAN'S LANDING PLAT SEVEN, P.U.D., A DISTANCE OF 331.40 FEET TO THE POINT OF BEGINNING OF LANTERN BAY AT JONATHAN'S LANDING, P.U.D.; THENCE SOUTH 01°45'06" WEST ALONG "FW 3" AS SHOWN ON SAID JONATHAN'S LANDING PLAT FOUR, P.U.D. A DISTANCE OF 157.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 72°31'48", AN ARC DISTANCE OF 63.29 FEET TO THE CENTERLINE OF A 25 FOOT EASEMENT AS SHOWN ON SAID JONATHAN'S LANDING PLAT FOUR, P.U.D.; THENCE SOUTH 02°12'46" EAST ALONG SAID CENTERLINE, A DISTANCE OF 64.79 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CASSEKEY ISLAND ROAD; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY, ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIAL BEARING OF SOUTH 2°12'46" EAST, A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 17°23'11", AN ARC DISTANCE OF 650.20 FEET TO A POINT OF REVERSE CURVATURE; THEN CONTINUE WESTERLY ALONG SAID RIGHT OF WAY, ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 720.00 FEET, THROUGH A CENTRAL ANGLE OF 17°26'11", AN ARC DISTANCE OF 225.19 FEET TO THE INTERSECTION WITH A LINE BEING PROTECTED SOUTHERLY FROM THE MOST WESTERLY BOUNDARY LINE OF SAID PARCEL "P", THROUGH NORTH 00°52'10" EAST ALONG SAID LINE, A DISTANCE OF 425.74 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 90°52'55", AN ARC DISTANCE OF 217.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°14'55" EAST, A DISTANCE OF 419.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 90°00'01", AN ARC DISTANCE OF 235.62 FEET TO THE POINT OF BEGINNING OF SAID LANTERN BAY AT JONATHAN'S LANDING, P.U.D.

CONTAINING 629,330 SQUARE FEET OR 14.55 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AND I HEREBY DEDICATE AS FOLLOWS:

ACCESS TRACT
TRACT "A" IS AN ACCESS TRACT AND IS HEREBY DEDICATED FOR ACCESS, UTILITIES AND BRATINGS TO THE LANTERN BAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS
"DRAINAGE EASEMENTS" AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE HEREBY DEDICATED TO THE LANTERN BAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

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

"UTILITY EASEMENTS" AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE T.V., AND THE WATCH SYSTEM.

RECREATION AREA
TRACT "B" IS HEREBY DEDICATED FOR RECREATION PURPOSES TO LANTERN BAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

OPEN SPACE
TRACTS "C", "D", "E", AND "F" AS SHOWN ARE FOR THE LANDSCAPING PURPOSES AND ARE HEREBY DEDICATED TO THE LANTERN BAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, JONATHAN'S LANDING, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA 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 30 DAY OF Oct. 1986

JONATHAN'S LANDING, INC., A CORPORATION OF THE STATE OF DELAWARE
BY *Richard W. Plouman*
RICHARD W. PLOUMAN, PRESIDENT

ATTEST:
Wm. A. Simon
WILLIAM A. SIMON, ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD W. PLOUMAN AND WILLIAM A. SIMON, 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, LICENSED TO DO BUSINESS IN FLORIDA, 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 30 DAY OF Oct. 1986.

MY COMMISSION EXPIRES: *Frederica Fiebel*
FREDERICA FIEBEL, NOTARY PUBLIC

IN WITNESS WHEREOF, J.L.L. PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF Oct. 1986.

J.L.L. PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION
BY *Richard W. Plouman*
RICHARD W. PLOUMAN, PRESIDENT

ATTEST:
Wm. A. Simon
WILLIAM A. SIMON, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD W. PLOUMAN AND WILLIAM A. SIMON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF J.L.L. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA 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 30 DAY OF Oct. 1986.

MY COMMISSION EXPIRES: *Frederica Fiebel*
FREDERICA FIEBEL, NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Nov. 1986

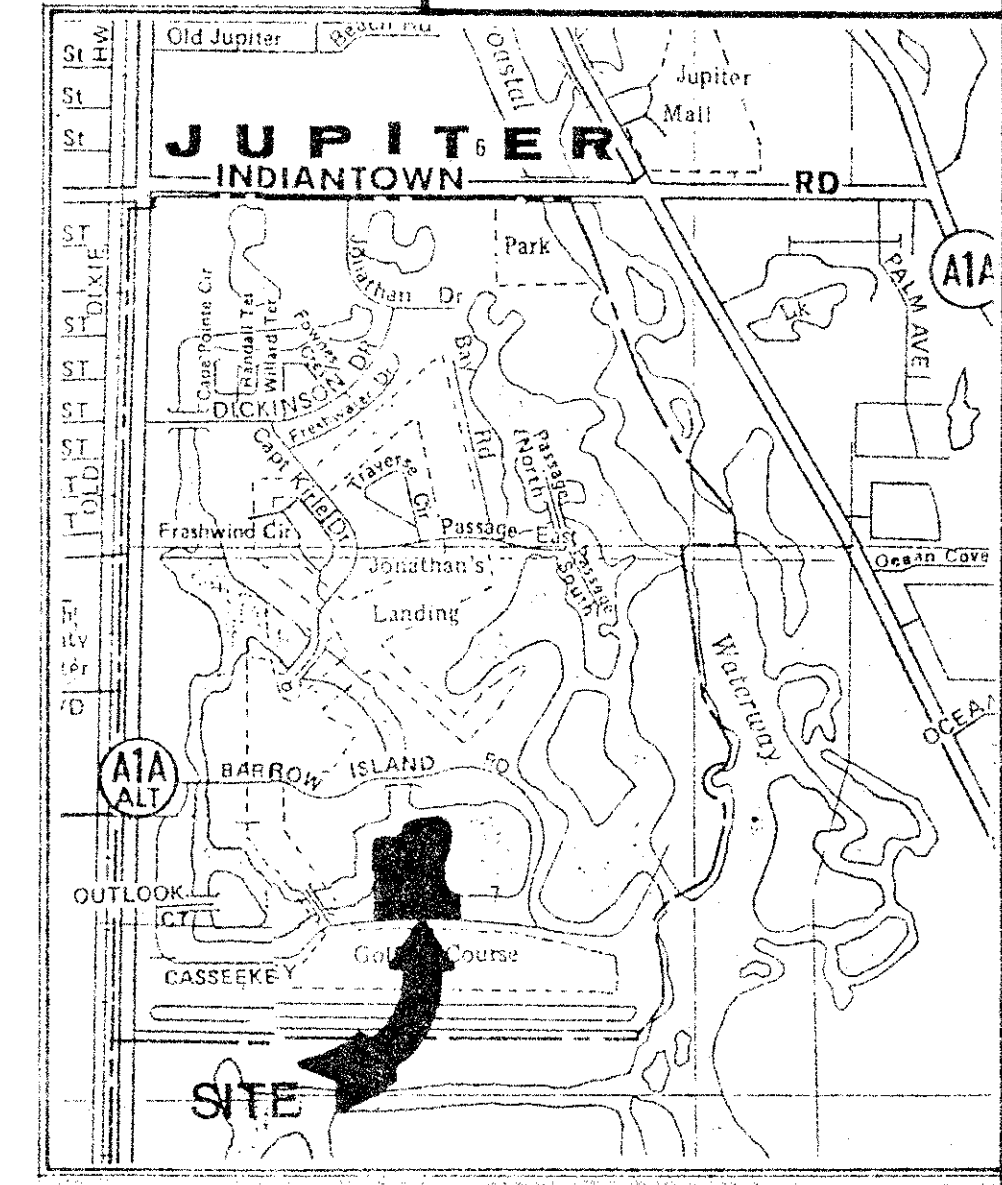
BY: *John B. Dunkle*
JOHN B. DUNKLE, CLERK

BY: *Kathryn S. Miller*
KATHRYN S. MILLER, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Nov. 1986

COUNTY ENGINEER



LOCATION

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PAUL C. WOLFE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, EXCEPT AS TO A PORTION OF P.U. 3 JONATHAN'S LANDING PLAT 7, P.U.D. AS RECORDED IN PLAT BOOK 47, PAGES 51 AND 52 AND PORTIONS OF PARCEL "C-C" AND PARCEL "EE" OF JONATHAN'S LANDING PLAT 4, P.U.D. AS RECORDED IN PLAT BOOK 41, PAGES 183, 184 AND 185, THE TITLE TO WHICH IS VESTED IN J.L.L. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

Paul C. Wolfe Oct. 30, 1986
PAUL C. WOLFE, ATTORNEY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTIVE AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.R.M.'S) PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH THE MINIMUM TECHNICAL STANDARD SET FORTH IN CHAPTER 21 00-6 F.A.C. BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 F.L.A.C. WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

JAY BONNER, PLS
REGISTERED SURVEYOR NO. 4088
STATE OF FLORIDA
DATE 11-3-86

LAND USE

RESIDENTIAL DWELLING UNITS DENSITY	40%
BUILDING COVERAGE	4.14 DWELLINGS/ACRE
STREETS AND DRIVEWAYS	1.10 ACRES
OPEN SPACE	1.44 ACRES
TOTAL AREA	5.184 ACRES

7/41/43
LANTERN BAY
54
199
11
33467
FOR NAME Jonathan's Landing

J.L.L. PROPERTY OWNERS ASSOCIATION, INC. NOTARY COUNTY COUNTY ENGINEER

0261-005
PLAT PREPARED IN THE OFFICE OF JAMES E. NEUHAUS, BY JAY BONNER, P.L.S.

JAMES E. NEUHAUS, Inc.
Consulting Engineers, Surveyors, Planners
Suite 201 4114 Northlake Boulevard Palm Beach Gardens, FL 33410 309/422 1300

JONATHAN'S LANDING, INC. CORPORATE NOTARY SURVEY