

RECREATION AREAS AT JONATHAN'S LANDING P.U.D.

IN PART OF SECTIONS 6 AND 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

IN NINE SHEETS SHEET NO. 2

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
NOVEMBER 1986

172

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at _____ M. this _____ day of _____ 1987, and duly recorded in Plat Book No. _____ on Pages _____ thru _____.
JOHN B. DUNKLE
Clerk Circuit Court
By: _____ D.C.

DEDICATION CONT.

thence South 80°23'31" East, a distance of 36.72 feet; thence South 47°25'01" East, a distance of 57.28 feet; thence South 75°34'11" East, a distance of 80.89 feet; thence South 56°19'16" East, a distance of 25.70 feet; thence South 47°17'21" East, a distance of 24.44 feet; thence South 25°42'37" East, a distance of 13.62 feet to the North Line of Section 7; thence continue South 25°42'37" East, a distance of 30.66 feet; thence by the following courses and distances:

thence South 18°35'27" East, a distance of 45.00 feet; thence South 14°32'32" East, a distance of 61.20 feet; thence South 21°03'23" East, a distance of 47.02 feet; thence South 34°46'50" East, a distance of 31.17 feet; thence South 61°14'42" East, a distance of 95.00 feet; thence South 87°30'20" East, a distance of 84.00 feet; thence North 69°44'29" East, a distance of 30.34 feet; thence North 50°30'42" East, a distance of 29.03 feet; thence North 78°16'11" East, a distance of 10.00 feet; thence South 09°37'08" West, a distance of 60.60 feet; thence South 65°53'17" West, a distance of 57.31 feet; thence South 30°16'38" West, a distance of 41.37 feet; thence South 10°21'00" West, a distance of 66.42 feet; thence South 10°31'06" East, a distance of 47.35 feet; thence South 16°43'42" East, a distance of 126.28 feet; thence South 03°12'04" West, a distance of 21.06 feet; thence South 73°16'28" West, a distance of 60.00 feet; thence North 51°56'30" West, a distance of 26.92 feet; thence South 64°10'00" West, a distance of 27.92 feet; thence North 25°50'00" West, a distance of 307.04 feet to the beginning of a curve concave to the Southwest having a radius of 200.00 feet and a central angle of 28°50'00"; thence northwesterly along the arc of said curve, a distance of 100.65 feet to a point of reverse curvature; thence northwesterly along the arc of a curve concave to the Northeast having a radius of 500.00 feet and a central angle of 27°25'00", a distance of 239.26 feet; thence North 27°15'00" West, a distance of 77.04 feet to the South Line of Section 6; thence continue North 27°15'00" West, a distance of 17.96 feet; thence WEST, a distance of 175.00 feet to the beginning of a concentric curve concave to the South having a radius of 775 feet and a central angle of 07°40'54"; thence westerly along the arc of said curve, being parallel with and 50.00 feet south of, a previously described curve, a distance of 103.90 feet to the Northeast Corner of PARCEL GC-4 as shown on Sheet No. 2 of said JONATHAN'S LANDING PLAT TWO - PUD; thence North 22°09'15" West across PASSAGE EAST, a distance of 51.54 feet to the Southeast Corner of said Lot 1 and the POINT OF BEGINNING. Containing 6.57 Acres more or less.

Less the following Parcel: BARROW ISLAND AT JONATHAN'S LANDING P.U.D., as recorded in Plat Book 56, Pages 53 and 54 of said Public Records and being more particularly described as follows:

Commencing at the Northeast corner of Parcel "W", 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 South 64°56'00" East along the Southwesterly line of Plat 9 of Jonathan's Landing Entrance to Parcel "X" P.U.D. according to the Plat thereof as recorded in Plat Book 56, Page 52, Public Records, Palm Beach County, Florida, a distance of 105.73 feet to the POINT OF BEGINNING; thence continuing South 34°56'00" East, along said plat line, a distance of 37.27 feet; thence North 25°04'00" East along the East line of said Plat, a distance of 50.00 feet; thence South 64°56'00" East, a distance of 78.62 feet to the beginning of a curve concave to the Northwest having a radius of 30.00 feet and central angle of 50°04'00"; thence Southeasterly, Easterly and Northeastly along the arc of said curve, a distance of 26.21 feet; thence North 65°00'00" East along the tangent to the last described curve, a distance of 177.99 feet; thence by the following courses:

thence North 23°54'00" East, a distance of 120.00 feet; thence North 53°47'36" East, a distance of 172.74 feet; thence South 29°43'02" West, a distance of 95.22 feet; thence South 17°01'14" West, a distance of 74.62 feet; thence South 18°55'48" East, a distance of 49.51 feet; thence South 47°13'51" East, a distance of 129.22 feet; thence South 71°14'37" East, a distance of 57.49 feet; thence South 65°06'52" East, a distance of 245.85 feet; thence South 48°00'26" East, a distance of 23.94 feet; thence South 17°13'32" East, a distance of 27.96 feet; thence South 01°50'50" West, a distance of 27.15 feet; thence South 19°14'50" West, a distance of 17.24 feet; thence South 30°20'44" West, a distance of 118.95 feet; thence South 23°42'33" West, a distance of 94.41 feet; thence South 35°02'22" West, a distance of 48.35 feet; thence South 37°48'17" West, a distance of 77.00 feet; thence North 63°50'39" West, a distance of 177.86 feet; thence North 49°57'53" West, a distance of 59.76 feet; thence North 59°06'40" West, a distance of 30.05 feet; thence North 69°50'36" West, a distance of 34.91 feet; thence North 81°04'54" West, a distance of 44.10 feet; thence North 86°08'32" West, a distance of 60.23 feet; thence North 60°18'56" West, a distance of 53.77 feet; thence North 53°30'26" West, a distance of 117.76 feet; thence North 58°46'54" West, a distance of 121.40 feet; thence North 53°41'32" West, a distance of 50.83 feet; thence North 41°16'33" West, a distance of 65.30 feet; thence North 21°55'42" West, a distance of 31.94 feet; thence North 22°37'32" East, a distance of 48.53 feet; thence North 34°02'46" East, a distance of 41.86 feet to the POINT OF BEGINNING.

Containing 7.06 Acres more or less.

Less the following Parcel: PLAT 9 OF JONATHAN'S LANDING - ENTRANCE TO PARCEL "X" P.U.D. as recorded in Plat Book 56, Page 52 of said Public Records, and being more particularly described as follows:

Beginning at the Southeast Corner of Parcel GC-6 as shown in JONATHAN'S LANDING PLAT EIGHT - P.U.D., as recorded in Plat Book 48, Pages 88 through 91 inclusive; thence North 64°56'00" West, a distance of 140.00 feet; thence North 25°04'00" East, a distance of 50.00 feet; thence North 64°56'00" West, a distance of 142.99 feet; thence North 28°29'31" East, a distance of 50.09 feet to the Southeast Corner of said Parcel GC-6 and the POINT OF BEGINNING.

Containing 0.16 Acres More or Less

Total acreage, less Recorded Plats - 61.79 Acres.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Parcels GC-10 and GC-5 as shown are hereby dedicated for open space and recreation.
2. Parcel SW-2 as shown is for open space and recreation and is hereby dedicated to the J.L. Property Owners Association, Inc. and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its name and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this _____ day of August, 1987.

Attest: Robert M. Winter By: Richard W. Plowman
Robert M. Winter, as Attorney-in-Fact, pursuant to that certain Power of Attorney, Recorded in Official Record Book 5124, Page 1973, Public Records of Palm Beach County, Florida.
Richard W. Plowman, as Attorney-in-Fact, pursuant to that certain Power of Attorney, Recorded in Official Record Book 5124, Page 1973, Public Records of Palm Beach County, Florida.

LAND USE

TOTAL AREA ----- 75.58 ACRES
LESS PLAT FIVE ----- 6.57 ACRES
LESS BARROW ISLAND PLAT ----- 7.06 ACRES
LESS ENTRANCE TO PARCEL "X" ----- 0.16 ACRES

REMAINING TOTAL - 61.79 ACRES

NOTES

• denotes Permanent Reference Monument.
o denotes Permanent Control Point.
Δ denotes Iron Rod and Cap.
Bearings shown are relative to Intracoastal Waterway Map as recorded in Plat Book 17, Page 3-B and used throughout JONATHAN'S LANDING.

Building Setback lines shall be as required by Palm Beach County Zoning Regulation.

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 or Utility Easements.

Where Drainage Easements cross Cable Easements, Drainage Easements shall take precedence.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This Plat is hereby approved for record this _____ day of SEPTEMBER, 1987.

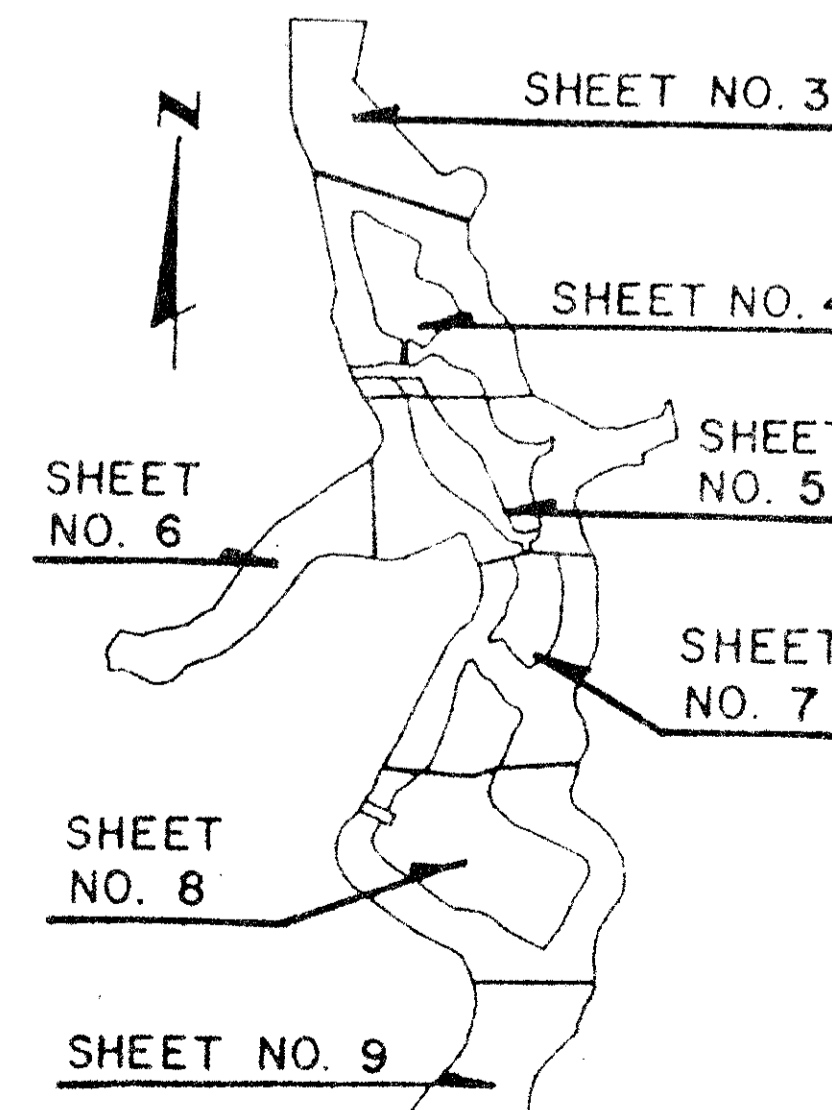
By: Carol A. Roberts
Carol A. Roberts, Chair

Attest: John B. Dunkle, Clerk
By: Deputy Clerk

By: _____
COUNTY ENGINEER

This Plat is hereby approved for record this _____ day of SEPTEMBER, 1987.

By: H.F. Kahler
H.F. Kahler, County Engineer



KEY MAP
N.T.S.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Richard W. Plowman and Robert W. Winter, as Attorneys-in-Fact of JONATHAN'S LANDING, INC., a Delaware Corporation, and they acknowledged to and before me that they executed such instrument 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 Attorneys-in-Fact.
WITNESS my hand and official seal this _____ day of August, 1987.

My commission expires: August 19, 1988
Notary Public State of Florida at large

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; that the current taxes have been paid; and that I find that the property is free of encumbrances.

Date: 8-4-87
Paul C. Wolfe
Paul C. Wolfe
Attorney at Law

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on August 5th, 1987, they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set as required by law and that permanent control points will be set under the guarantee posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements and that the survey data complies with all the requirements of Part I, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

DAILEY AND ASSOCIATES
James M. O'Brien
James M. O'Brien, Professional Land Surveyor
Florida Registration No. 1652 Date: 8/5/87

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 8/5/87, 1987, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY AND ASSOCIATES.

THIS INSTRUMENT PREPARED BY LARRY J. STOUT
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida
GEE & JENSON - Engineers, Architects, Planners, Inc.
Larry J. Stout
Larry J. Stout, Professional Land Surveyor
Florida Registration No. 4040 Date: 8/5/87

SUBDIVISION *
BOOK
FLOOD ZONE
ZIP CODE
PAGE
FLOOD MAP *
EDWING RM
ZIP CODE
PUD
NO. PLATS

COMPUTED _____
DRAWN _____
CHECKED _____
APPROVED _____
REVISION _____

REC. AREAS, JONATHAN'S LANDING 57/17

Plat 79-230

0261-003