

A PLAT OF  
**CASSEEKEY ISLAND**  
 AT JONATHAN'S LANDING P.U.D.  
 BEING A REPLAT OF A PORTION OF PARCEL "Q",  
 PLAT NO. 4 JONATHAN'S LANDING P.U.D. RECORDED IN  
 P.B.41, PGS.183-185 LYING IN SEC.7, TWP.41 S., RGE.43 E.,  
 PALM BEACH COUNTY, FLORIDA

JANUARY, 1988

SHEET 1 of 3

**DESCRIPTION**

PARCEL "Q", AS SHOWN ON JONATHAN'S LANDING PLAT FOUR, AS RECORDED IN PLAT BOOK 41, PAGES 183 THROUGH 185, PALM BEACH COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID PARCEL "Q" WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE N 11°51'22" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 961.19 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF SAID INTRACOASTAL WATERWAY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE ALONG SAID MEAN HIGH WATER LINE THROUGH THE FOLLOWING NINE COURSES:  
 N 67°30'20" W, A DISTANCE OF 25.79 FEET;  
 THENCE N 28°07'50" W, A DISTANCE OF 40.31 FEET;  
 THENCE N 05°45'06" W, A DISTANCE OF 66.19 FEET;  
 THENCE N 00°36'00" E, A DISTANCE OF 37.29 FEET;  
 THENCE N 43°30'49" E, A DISTANCE OF 45.00 FEET;  
 THENCE N 85°02'43" E, A DISTANCE OF 46.75 FEET;  
 THENCE N 16°56'55" E, A DISTANCE OF 22.36 FEET;  
 THENCE N 00°03'29" W, A DISTANCE OF 81.54 FEET;  
 THENCE N 09°56'53" E, A DISTANCE OF 45.25 FEET TO A POINT ON THE ABOVE MENTIONED WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE S 10°59'53" E, A DISTANCE OF 68.34 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 11°51'22" W, A DISTANCE OF 271.44 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTAINING 27.314 ACRES.

**DEDICATION**

COUNTY OF PALM BEACH  
STATE OF FLORIDA

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 CASSEEKEY ISLAND AT JONATHAN'S LANDING P.U.D., BEING IN SECTION 7 TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; AND MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- ROADWAYS**
  - ACCESS TRACTS "M" THROUGH "Q", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CASSEEKEY ISLAND AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS/EGRESS, UTILITY AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
  - CASSEEKEY ISLAND ROAD, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CASSEEKEY ISLAND AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS/EGRESS, UTILITY AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- EASEMENTS**
  - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE AND WATCH SYSTEM, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
  - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CASSEEKEY ISLAND AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
  - TRACTS A THROUGH K, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO CASSEEKEY ISLAND AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.) SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE AND BUILDING OVERHANG PURPOSES.
  - TRACT ... AS SHOWN HEREON, IS HEREBY RESERVED FOR CONDOMINIUM PURPOSES BY JONATHAN'S LANDING INC., ITS SUCCESSORS OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
  - THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR LIFT STATION PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ... DAY OF ... 1988.

JONATHAN'S LANDING, INC., A DELAWARE CORPORATION  
 LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

ATTEST:  
 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

**ACKNOWLEDGEMENT**

COUNTY OF PALM BEACH S.S.  
 STATE OF FLORIDA  
 BEFORE ME, PERSONALLY APPEARED RICHARD W. PLOWMAN AND ROBERT M. WINTER AS ATTORNEYS-IN-FACT OF JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ... DAY OF ... 1988.

MY COMMISSION EXPIRES: ...  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATION**

COUNTY OF PALM BEACH  
STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS ... WAS PREPARED AND DELINEATED UNDER MY PERSONAL SUPERVISION AS A CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED BY DAILEY AND ASSOCIATES AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

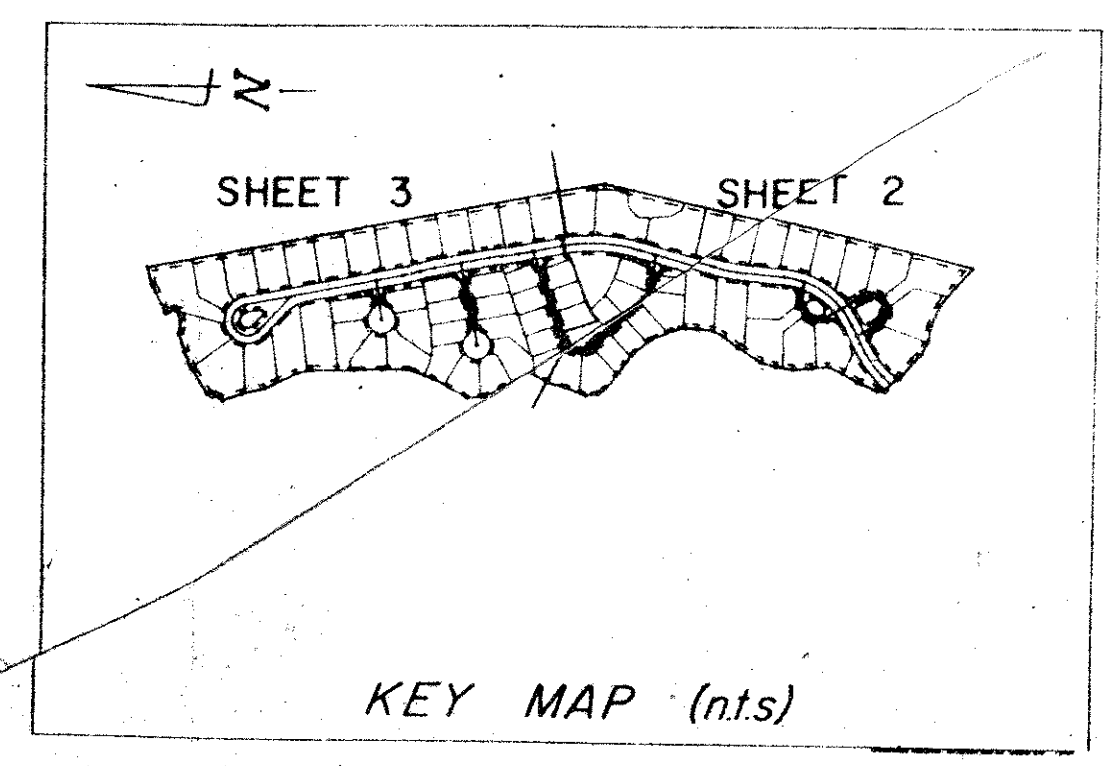
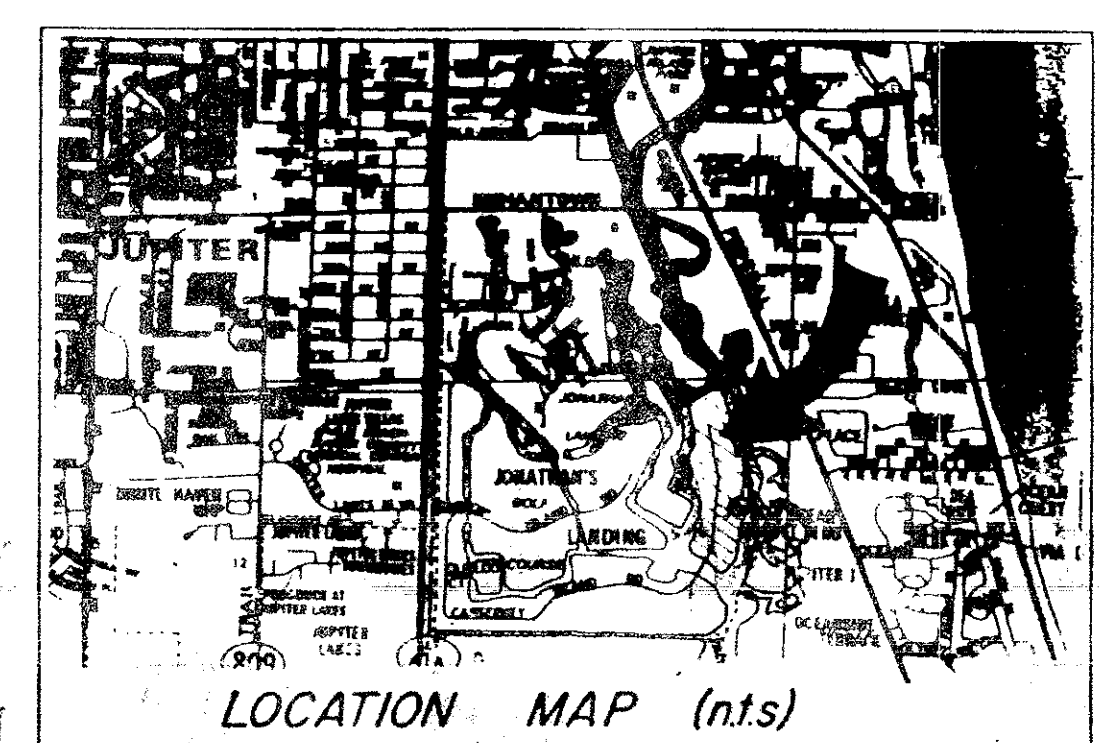
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
 VINCENT J. ROEL  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 4169

**SURVEYOR'S CERTIFICATION**

COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT ON ... 1987, THEY COMPLETED THE SURVEY OF LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES 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 CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DAILEY AND ASSOCIATES  
 JAMES M. O'BRIEN  
 REGISTERED LAND SURVEYORS NO. 1652  
 STATE OF FLORIDA



**TITLE CERTIFICATION**

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

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 SAID PROPERTY IS THE PROPERTY OF 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.

Paul C. Wolfe, 2/8/88  
 PAUL C. WOLFE  
 ATTORNEY AT LAW

**COUNTY APPROVAL**

COUNTY OF PALM BEACH  
STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ... DAY OF ... 1988

BY: CAROL ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ... DAY OF ... 1988

BY: H.P. KARLERT, P.E., COUNTY ENGINEER

TABULAR DATA

NUMBER OF LOTS =
TOTAL AREA = 27.314 ACRES
DWELLING UNITS PER ACRE = 2.60
TRACTS A-L = 1.711 ACRES

**CASSEEKEY ISLAND**  
 59/15

LINDAHL, BROWNING, FERRARI & HELLSTROM  
 Consulting Engineers, Planners & Surveyors  
 BLDG. 5000, SUITE 104 10 CENTRAL PARKWAY  
 210 JUPITER LAKES BLVD. SUITE 420  
 JUPITER, FL 33466 STUART, FL 33497

SUBMITTER'S  
 COPY  
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 RM 33458  
 11-9-88  
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SURVEYOR  
COUNTY ENGINEER