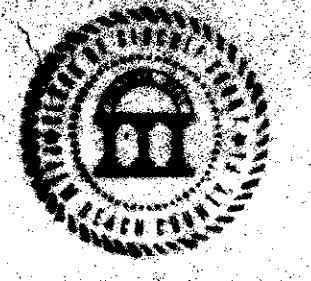


# BAY HEAD

AT JONATHAN'S LANDING, A PORTION OF A P.U.D.  
 BEING A REPLAT OF A PORTION OF PARCEL 'F' AS SHOWN ON  
 JONATHAN'S LANDING PLAT TWO AS RECORDED IN PLAT BOOK 35, PAGES 20 & 21  
 IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2  
 PETITION # 74-195  
 OCTOBER 1990

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on 9/29/91  
 at 11:00 AM of July  
 1991 and duly recorded in Plat Book No.  
 35 on pages 20-21  
 KERRY B. DUNKLE, Clerk, Clerk of Court  
 Barbara O. West, P.S.



### LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 'F' AS SHOWN ON JONATHAN'S LANDING PLAT TWO P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 20 & 21, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 'G.C. 4' AS SHOWN ON SHEET 2 OF THE ABOVE MENTIONED PLAT; THENCE, SOUTH 85° 00' 00" WEST ALONG A LINE RADIAL TO A CURVE TO BE DESCRIBED, A DISTANCE OF 50.00 FEET, TO THE INTERSECTION OF THE SOUTHWEST CORNER OF BAY STREET WITH THE EASTERLY LINE OF PARCEL 'G.C. 3', AS SHOWN ON SAID PLAT TWO, SAID INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 46° 20' 00"; THENCE, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 242.60 FEET; THENCE, SOUTH 41° 20' 00" WEST ALONG THE TANGENT TO SAID CURVE, BEING THE NORTHWESTERLY LINE OF SAID PARCEL 'F', A DISTANCE OF 342.57 FEET TO THE INTERSECTION THEREOF WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE RECREATION AREAS FOR THE ANCHORAGE CONDOMINIUMS AS DESCRIBED IN OFFICIAL RECORD BOOK 3842 PAGES 1085 & 1086 OF THE SAID PUBLIC RECORDS, THENCE, SOUTH 44° 42' 36" EAST, DEPARTING SAID NORTHWESTERLY LINE OF PARCEL 'F' AND RUNNING ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 35.38 FEET TO THE SOUTHWESTERLY CORNER OF SAID OFFICIAL RECORD BOOK 3842 PAGES 1085 & 1086. SAID CORNER ALSO BEING THE POINT OF BEGINNING.

THENCE, CONTINUE SOUTH 44° 42' 36" EAST ALONG THE SAID SOUTHERLY LINE OF THE RECREATION AREAS FOR THE ANCHORAGE CONDOMINIUMS, A DISTANCE OF 126.73 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHEASTERLY LINE OF SAID PARCEL 'F', SAID SOUTHEASTERLY LINE ALSO BEING THE NORTHWESTERLY LINE OF PARCEL 'S.W. 2' OF THE RECREATION AREAS FOR JONATHAN'S LANDING P.U.D. AS RECORDED IN PLAT BOOK 57 PAGE 171 THROUGH 179 OF SAID PUBLIC RECORDS; THENCE, DEPART SAID SOUTHERLY LINE OF OFFICIAL RECORD BOOK 3842 PAGES 1085 & 1086 AND RUNNING ALONG SAID SOUTHEASTERLY LINE OF PARCEL 'F' THROUGH THE FOLLOWING COURSES, SOUTH 40° 56' 46" WEST, A DISTANCE OF 41.51 FEET; THENCE, SOUTH 20° 29' 29" WEST, A DISTANCE OF 74.28 FEET; THENCE, SOUTH 31° 32' 20" WEST, A DISTANCE OF 187.53 FEET; THENCE, SOUTH 62° 40' 36" WEST, A DISTANCE OF 65.86 FEET; THENCE, SOUTH 52° 30' 27" WEST, A DISTANCE OF 63.45 FEET; THENCE, SOUTH 74° 15' 18" WEST, A DISTANCE OF 45.68 FEET; THENCE, NORTH 53° 30' 00" WEST, 18" WEST, A DISTANCE OF 140.19 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 30' 00" A DISTANCE OF 52.62 FEET TO A POINT OF TANGENCY; THENCE, NORTH 47° 00' 00" EAST, ALONG THE SAID NORTHWESTERLY LINE OF PARCEL 'F' A DISTANCE OF 130.00 FEET; THENCE NORTH 41° 20' 00" EAST ALONG SAID NORTHWESTERLY LINE OF PARCEL 'F', A DISTANCE OF 5.00 FEET TO THE SOUTHWESTERLY CORNER OF OFFICIAL RECORD BOOK 6702 PAGE 847; THENCE, DEPARTING SAID NORTHWESTERLY LINE OF PARCEL 'F' AND RUNNING, ALONG THE SOUTHERLY AND SOUTHEASTERLY LINE OF SAID OFFICIAL RECORD BOOK 6702 PAGE 847 THROUGH THE FOLLOWING COURSES; SOUTH 48° 40' 00" EAST, A DISTANCE OF 27.00 FEET; THENCE, NORTH 41° 20' 00" EAST, A DISTANCE OF 292.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 29' 35", A DISTANCE OF 7.98 TO A POINT OF TANGENCY; THENCE, NORTH 71° 49' 35" EAST, A DISTANCE OF 12.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 82,376 SQUARE FEET OR 1.891 ACRES OF LAND MORE OR LESS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS BAY HEAD AT JONATHAN'S LANDING, SITUATE IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, AND BEING A PORTION OF JONATHAN'S LANDING PLAT TWO, AS RECORDED IN PLAT BOOK 35, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED HEREON HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT 'A', AS SHOWN HEREON, FOR INGRESS, EGRESS AND UTILITY PURPOSES IS HEREBY RESERVED TO AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BAY HEAD AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS 'B' AND 'C', AS SHOWN HEREON, FOR OPEN SPACE AND OTHER PROPER PURPOSES ARE HEREBY RESERVED TO AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BAY HEAD AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR UTILITIES, CABLE TELEVISION, THE WATCH SYSTEM, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 3.00 FOOT RECIPROCAL MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING PROPERTY OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FOR THE PARCEL HEREIN DESCRIBED AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BAY HEAD AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### DEDICATION CONTINUED

6. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR ACCESS AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BAY HEAD AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, RESPECTIVELY, AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 4 DAY OF January, 1991.

JONATHAN'S LANDING, INC.  
 A DELAWARE CORPORATION  
 ATTEST: *[Signature]*  
 ROBERT V. WINTER  
 VICE PRESIDENT  
 BY: *[Signature]*  
 ROBERT V. KISKADDON  
 PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED ROBERT V. KISKADDON AND ROBERT H. WINTES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT 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 ME AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF January, 1991  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
*[Signature]*  
 NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 I, LARRY B. ALEXANDER, 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 TO JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 4/7/91  
 BY: *[Signature]*  
 LARRY B. ALEXANDER  
 ATTORNEY AT LAW

THIS PROPERTY SHALL NOT BE REPLATTED EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE ANCHORAGE AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT.

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF June 1991  
*[Signature]*  
 Karen T. Marcus  
 CHAIR

ATTEST: JOHN B. DUNKLE, CLERK  
 BY: *[Signature]*  
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF June 1991  
 BY: *[Signature]*  
 GEORGE T. WEBB, P.E.  
 ACTING COUNTY ENGINEER

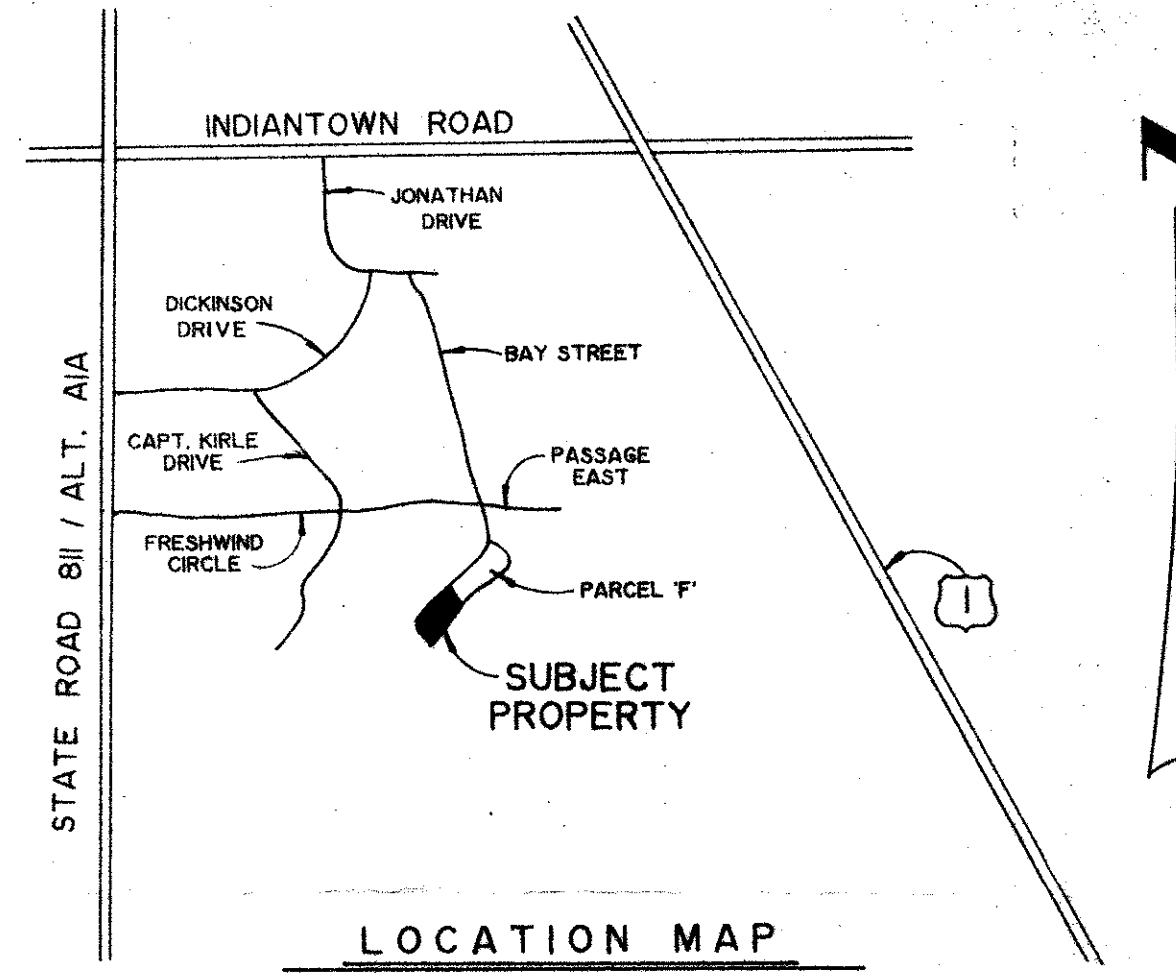
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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: 1-30-91  
*[Signature]*  
 JOHN H. ADLER III  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 4693

### SURVEYOR'S NOTES

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS; DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE RIGHTS USE GRANTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS FOR P.U.D.'S.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF PARCEL 'F'; BEING SOUTH 41° 20' 00" WEST, AS SHOWN ON JONATHAN'S LANDING PLAT TWO, RECORDED IN PLAT BOOK 35, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LEGEND

R.M.E.	DENOTES RECIPROCAL MAINTENANCE EASEMENT
R	DENOTES RADIUS
A	DENOTES ARC LENGTH
Δ	DENOTES CENTRAL ANGLE
P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT
O.R.B.	DENOTES OFFICIAL RECORD BOOK
P.B.	DENOTES PLAT BOOK
PGS.	DENOTES PAGES
P.U.D.	DENOTES PLANNED UNIT DEVELOPMENT

AREA TABULATION

DENSITY :	6 LOTS @ 3.17 UNITS PER ACRES
	OR 0.32 ACRES PER UNIT
RESIDENTIAL:	
LOT 1	11116 SQ. FT. = 0.255 ACRES
LOT 2	10718 SQ. FT. = 0.246 ACRES
LOT 3	11629 SQ. FT. = 0.267 ACRES
LOT 4	12303 SQ. FT. = 0.282 ACRES
LOT 5	11414 SQ. FT. = 0.262 ACRES
LOT 6	16881 SQ. FT. = 0.388 ACRES
TRACT 'A'	2184 SQ. FT. = 0.050 ACRES
TRACT 'B'	3551 SQ. FT. = 0.082 ACRES
TRACT 'C'	2580 SQ. FT. = 0.059 ACRES
TOTAL	82376 SQ. FT. = 1.891 ACRES



THIS PLAT WAS PREPARED BY ERIC GAGANUS IN THE OFFICES OF O'NEILL & O'NEILL AT 580 VILLAGE BLVD., WEST PALM BEACH, FLORIDA.

68/32

TAZ 415

BOOK 35 PAGE 20  
 FLOOD ZONING  
 FLOOD MAP #  
 ICING RM  
 ZIP CODE  
 33414-145  
 PUB MADE Jonathan's Landing