

# LOTS 1 THROUGH 4

A REPLAT OF  
 PLAT OF  
 BRIDGEGATE SOUTH AT JONATHAN'S LANDING, A PART OF  
 A P.U.D., AS RECORDED IN PLAT BOOK 68, PAGES 121-122  
 LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
 PALM BEACH COUNTY, FLORIDA

MARCH 1992

SHEET 1 OF 1

163

**LEGAL DESCRIPTION**

LOTS 1 THROUGH 4, INCLUSIVE, AS RECORDED IN THE PLAT OF BRIDGEGATE SOUTH AT JONATHAN'S LANDING, PLAT BOOK 68, PAGES 121-122, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.704 ACRES, MORE OR LESS.

**DEDICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

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 A REPLAT OF LOTS 1 THROUGH 4, PLAT OF BRIDGEGATE SOUTH AT JONATHAN'S LANDING, AS RECORDED IN PLAT BOOK 68, PAGES 121-122, BEING IN SECTION 6, 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:

1. RECIPROCAL MAINTENANCE EASEMENTS  
 THE 3.00 FOOT RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.) SHOWN HEREON, ARE HEREBY RESERVED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE AND BUILDING OVERHANG 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 28th DAY OF September, 1992.

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

BY: Craig L. Combs  
 CRAIG L. COMBS  
 PRESIDENT

ATTEST: William W. Wier  
 WILLIAM W. WIER  
 VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF Florida  
 COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF September, 1992 BY CRAIG L. COMBS AS PRESIDENT AND BY WILLIAM W. WIER AS VICE PRESIDENT OF JONATHAN'S LANDING, INC., A DELAWARE CORPORATION ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID TAKE AN OATH.

MY COMMISSION EXPIRES:

NOTARY PUBLIC: Lucy Ann Keller  
 PRINT NAME: Lucy Ann Keller  
 Notary Public  
 AA636873

**NOTES:**

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. THERE SHALL BE NO LANDSCAPING, TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING THE SAME.
3. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENT.
4. UNDERLYING RECIPROCAL MAINTENANCE EASEMENTS HAVE BEEN ABANDONED PER OFFICIAL RECORD BOOK 7283, PAGE 216.

**TABULAR DATA**

TOTAL ACREAGE = 0.704 AC  
 NO. OF LOTS = 4 ZERO LOT LINE  
 DWELLING UNITS PER ACRE = 5.7  
 ZONING PETITION NO. 74-195

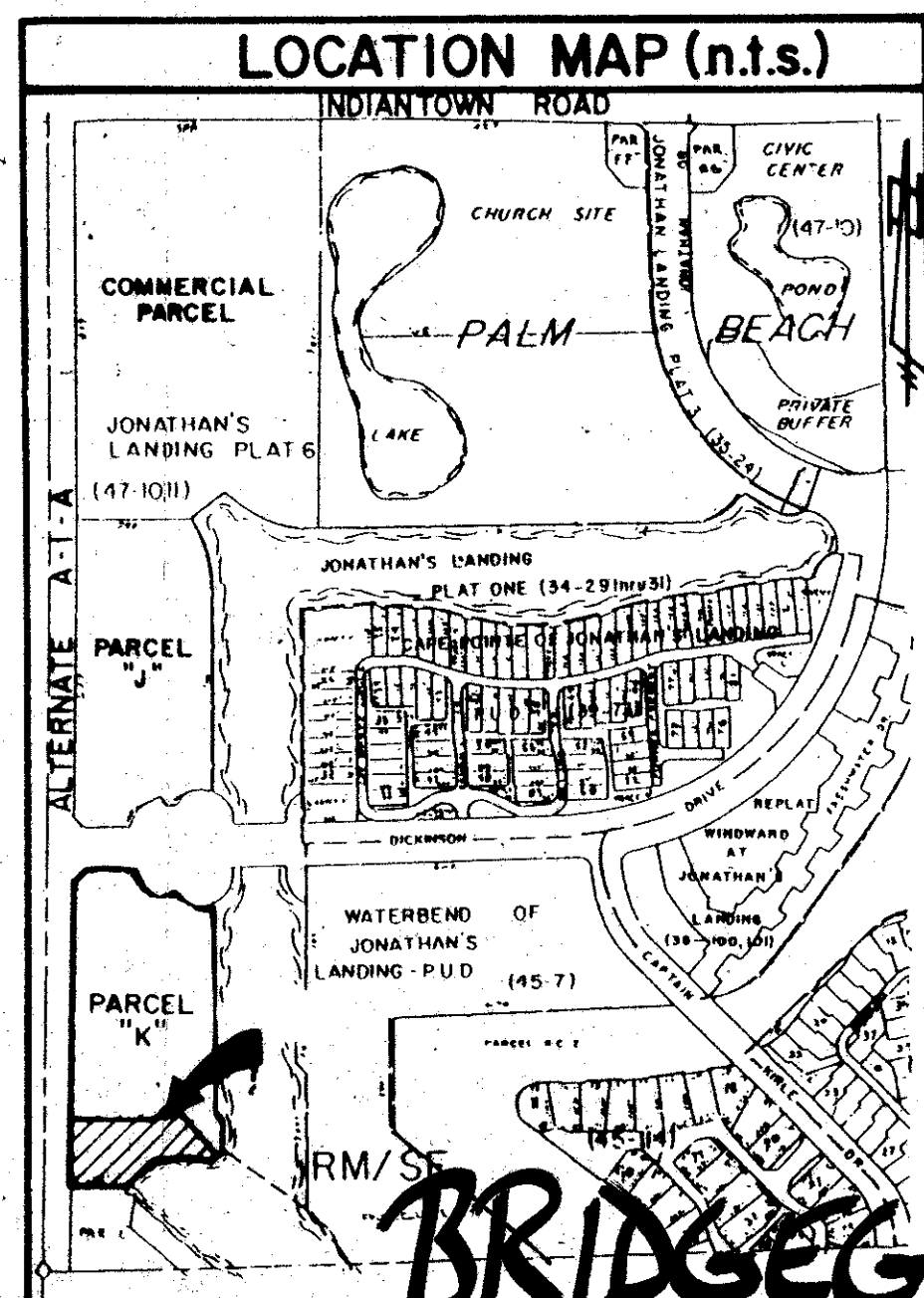
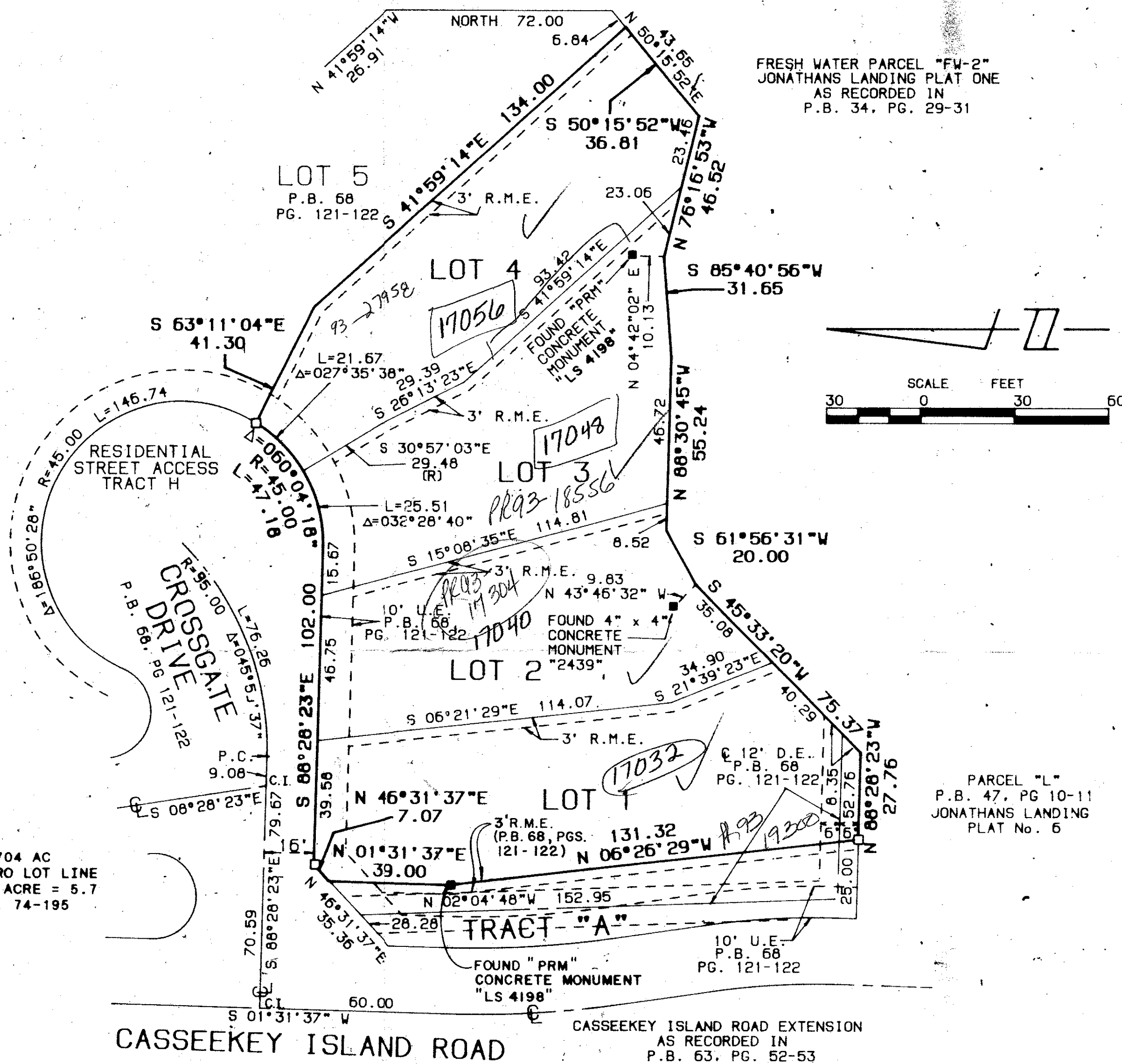
**LEGEND**

- L.A.E. = LIMITED ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- R.M.E. = RECIPROCAL MAINTENANCE EASEMENT
- C.I. = CENTERLINE INTERSECTION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- ▲ = FOUND PK NAIL & DISC "LS 959"
- = FOUND IRON ROD & CAP "LS 959"
- = FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT
- = SET (P.R.M.) PERMANENT REFERENCE MONUMENT "LS 959"
- = SET IRON ROD & CAP "LS 959"
- P.B. = PLAT BOOK
- PG. = PAGE OR PAGES
- (R) = RADIAL LINE

**BEARING BASE**

The centerline of Casseekey Island Road is taken to bear S 01°31'37" W and all other bearings are relative thereto.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



FRESH WATER PARCEL "FW-2"  
 JONATHAN'S LANDING PLAT ONE  
 AS RECORDED IN  
 P.B. 34, PG. 29-31

PARCEL "L"  
 P.B. 47, PG 10-11  
 JONATHAN'S LANDING  
 PLAT No. 6

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

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 TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

VINCENT J. NOEL  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA NO. 4169

**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 HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JONATHAN'S LANDING, INC., A DELAWARE CORPORATION; THAT ALL CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: 11/23/92

LARRY B. ALEXANDER  
 ATTORNEY AT LAW

**COUNTY APPROVAL**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF NOVEMBER, 1992.

BY: Mary McCreary (SEAL)  
 MARY M. CREARY, CHAIR

ATTEST: MILTON T. BAUER, CLERK

BY: Dianna Rowland  
 CLERK OF THE CIRCUIT COURT

**COUNTY ENGINEER:**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF November, 1992.

BY: George T. Webb (SEAL)  
 GEORGE T. WEBB, P.E.  
 COUNTY ENGINEER

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS

2222 COLONIAL ROAD  
 SUITE 201  
 PALM BEACH, FL 33480  
 TEL: 774-1111  
 FAX: 774-1111

BOOK 69 PAGE 163  
 FLOOD ZONE AS 6  
 QUAD # 11  
 SE 74-195  
 PUD NAME JONATHAN'S LANDING  
 6/11/93

T&Z = 45

PET. 79-230  
 (FOR IMPACT FEES)

0261-024

6/11/93

69/163

BRIDGEGATE SOUTH AT JONATHAN'S LANDING LOTS 1 THRU 4