

# THE HARBOUR AT JONATHAN'S LANDING

BEING A REPLAT OF ALL OF PARCEL AA OF "JONATHAN'S LANDING PLAT ONE" A PUD.  
AS RECORDED IN PLAT BOOK 34, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
IN PART OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 48 EAST  
PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 2

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
JUNE 1995

## DEDICATION & RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that TANA CORP., a Florida Corporation, the owner of the land shown hereon as THE HARBOUR AT JONATHAN'S LANDING, being a replat of all of Parcel AA of JONATHAN'S LANDING PLAT ONE, being more particularly described as follows: A tract of land being all of Parcel AA of "JONATHAN'S LANDING PLAT ONE" as recorded in Plat Book 34, Page 29 of the Public Records of Palm Beach County, Florida and lying in Section 6, Township 41 South, Range 48 East, Palm Beach County Florida; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tract A, as shown hereon, is hereby reserved to the J.L. PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
2. Tract D, as shown hereon, is hereby reserved to THE HARBOUR AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
3. Tracts B, C & F as shown hereon, are hereby reserved to THE HARBOUR AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for landscape purposes which shall conform to the landscaping requirements as set forth hereon in the notes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
4. Tract E, as shown hereon, is hereby reserved to THE HARBOUR AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., its successors and assigns for access and recreational purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
5. Tract G, as shown hereon, is hereby reserved to THE HARBOUR AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., its successors and assigns, as a residential access street for private street purposes, drainage, water, sewer, utilities and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
6. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction, installation, maintenance and operation of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction, installation, maintenance and operation of other utilities. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
7. The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the J.L. PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
8. The limited access easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
9. The littoral zone easement as shown hereon, is hereby dedicated to J.L. PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for littoral zone and water management purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said littoral zone easement without the prior written consent of the Palm Beach County Department of Environmental Resources Management.
10. The overhang easements, as shown hereon, are hereby reserved in perpetuity to the adjoining lot owners of said plat for maintenance access and roof overhangs without recourse to Palm Beach County, Florida.
11. The perimeter buffer easement, as shown hereon, is hereby reserved to THE HARBOUR AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for buffer purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7th day of July, 1995.

Witness: [Signature]  
Witness: [Signature]  
TANA CORP.  
a Florida corporation  
BY: [Signature]  
Philip H. Ward, III - Vice President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
BEFORE ME personally appeared Philip H. Ward, III who is personally known to me, or has produced TANA CORP., a corporation and acknowledged to and before me that he executed said instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 7th day of July, 1995.

My commission expires: 10-14-98  
[Signature]  
Notary Public  
CC# 40788

## ACCEPTANCE OF DEDICATIONS

The J. L. PROPERTY OWNERS ASSOCIATION, INC. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 7th day of July, 1995.

Witness: [Signature]  
Witness: [Signature]  
J. L. PROPERTY OWNERS ASSOCIATION, INC.  
a Florida corporation not for profit  
BY: [Signature]  
Craig Combs - President

THIS INSTRUMENT PREPARED BY:  
JAMES A. DAVIS, P.L.S.  
FOR GEE & JENSON ENGINEERS - ARCHITECTS - PLANNERS, INC.  
ONE HARVARD CIRCLE  
WEST PALM BEACH, FLORIDA 33409-1923

## LAND USE

RESIDENTIAL LOTS (11) ----- 2.61 ACRES  
LAKE (TRACT A) ----- 0.82 ACRES  
OPEN SPACE (TRACTS B, C, E, F) - 0.30 ACRES  
WATER MANAGEMENT (TRACT D) - 0.10 ACRES  
RESIDENTIAL ACCESS (TRACT G) - 0.50 ACRES  
TOTAL ----- 4.33 ACRES

DENSITY ----- 2.54 D.U. / ACRE

## NOTES

- ---- Set Permanent Reference Monument (LS 4609)
- o ---- Permanent Control Point
- R ---- Radius
- Δ ---- Delta
- L ---- Arc Length
- PRM ---- Permanent Reference Monument
- PC ---- Point of Curvature
- PT ---- Point of Tangency
- PG(S) ---- Page(s)
- S.F. ---- Square Feet
- R/W ---- Right of Way
- D.U. ---- Dwelling Units

All bearings shown hereon are relative to the North line of Parcel AA of Jonathan's Landing Plat One of Jonathan's Landing assumed to bear S88° 36' 33"E.

Building setback lines shall be as required by Palm Beach County Zoning Regulations.

No building or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such construction.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are ground distances and are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

All lines are non-radial unless otherwise noted.

The State Plane Coordinates shown hereon conform to the Florida State Plane Coordinate System, Transverse Mercator, East Zone, on the North American Datum of 1983, 1990 Adjustment as established, adopted and published by the Palm Beach County Survey Section. The State Plane Coordinates shown hereon, for the Permanent Reference Monuments, are based on Palm Beach County Survey Section Control Points and are derived from field measurements which exceed the requirements of the Minimum Technical Standards for Commercial High Risk Surveys as defined in Chapter 61G17-6 of the Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Scale factor used for State Plane Coordinates is 1.0000418.

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

## APPROVALS

COUNTY ENGINEER:

This plot is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.07(2), F.S., this 19 day of December, 1995.

[Signature]  
George T. Webb, P.E., County Engineer

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
BEFORE ME personally appeared Craig Combs who is personally known to me, or has produced as identification, and who executed the foregoing instrument as President of J.L. PROPERTY OWNERS ASSOCIATION, INC., a corporation, and acknowledged to and before me that he executed such instrument as such officer 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 7th day of July, 1995.

My commission expires: 2/4/97  
[Signature]  
Notary Public  
CC# 280701

## ACCEPTANCE OF DEDICATIONS

The HARBOUR AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 7th day of July, 1995.

Witness: [Signature]  
Witness: [Signature]  
THE HARBOUR AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION  
a Florida corporation not for profit  
BY: [Signature]  
Philip H. Ward, III - Vice President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
BEFORE ME personally appeared Philip H. Ward, III who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Vice President of THE HARBOUR AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., a corporation, and acknowledged to and before me that he executed such instrument as such officer 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 7th day of July, 1995.

My commission expires: 10-14-98  
[Signature]  
Notary Public  
CC# 407808

## TITLE CERTIFICATION

I, Michael J. Posner, 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 TANA CORP.; that the current taxes have been paid; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat;\*

Dated: 10-30-95  
BY: [Signature]  
Michael J. Posner, Attorney-at-Law  
licensed in the state of Florida

\*and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon.  
[Signature]  
Michael J. Posner  
Dated: December 5, 1995

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 288, Page 204, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 30 day of June, 1995.

Witness: [Signature]  
Witness: [Signature]  
ISLAND NATIONAL BANK AND TRUST COMPANY  
a Florida Corporation  
BY: [Signature]  
James B. Meany, Vice President

## SURVEYOR'S CERTIFICATION

This is to certify that the plot shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law and that Permanent Control Points ("P.C.P.s") will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; 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.

[Signature]  
James A. Davis, P.L.S.  
License No. 4609, State of Florida

Island National Bank and Trust Seal

0261-025

76/92

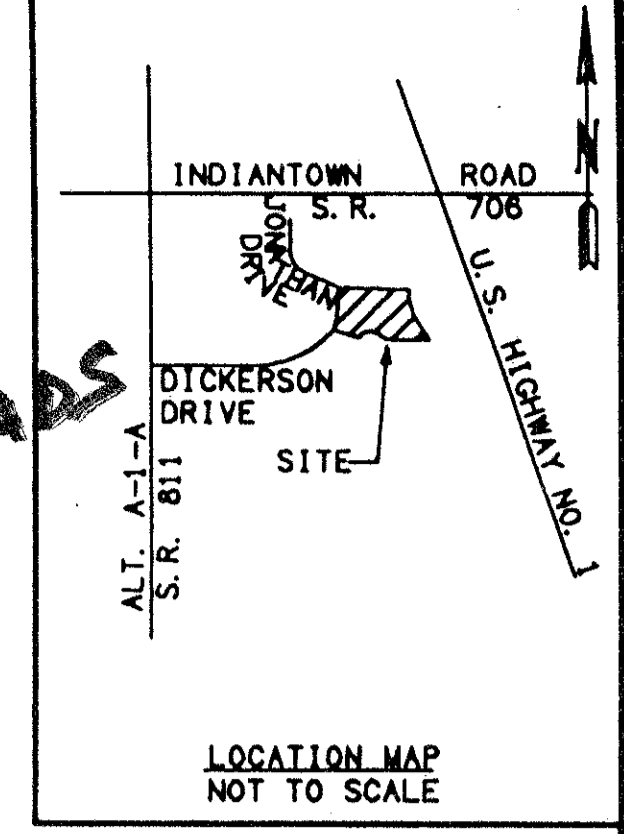
TANA CORP. SEAL

J.L. PROPERTY OWNERS SEAL

COUNTY ENGINEER SEAL

THE HARBOUR HOMEOWNERS SEAL

JAMES A. DAVIS SURVEYOR'S SEAL



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plot was filed for record at 2:54 PM, this 19 day of December, 1995, and duly recorded in Plat Book No. 34 on Pages 92 thru 93.

DOROTHY H. WILKEN  
Clark Circuit Court  
By: [Signature] D.C.

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PET 79-230  
ALOC. #0001-PARKS  
ESCROW AGENT, ROADS  
5/11/95

SUBDIVISION: THE HARBOUR AT JONATHAN'S LANDING  
BOOK: 34  
PAGE: 29  
FLOOD MAP # 709 D  
ZONING: RM  
QUAD # 11  
SS: 74-192  
ZIP CODE: 33409  
PUD NAME: JONATHAN'S LANDING

COMPUTED \_\_\_\_\_  
DRAWN: D.B. / V.S.  
CHECKED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
JOB NO.: 94-182

THE HARBOUR AT JONATHAN'S LANDING