IN PLAT BOOK 35, PAGE 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO RESERVATIONS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD

CESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

CONTAINING: 16.88 ACRES, MORE OR LESS.

**DEDICATIONS AND /OR RESERVATIONS:** 

**DEDICATION:** 

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEING A REPLAT OF PARCELS BB AND G.C. 3, JONATHAN'S LANDING PLAT TWO P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

20080264961

STATE OF FLORIDA COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD

AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_ON PAGES \_\_\_\_\_\_OO-\_\_\_O

SHARON R. BOCK CLERK AND COMPTROLLER OF THE CIRCUIT COURT



APPLICATION NO. CONTROL NO.

DRO-2007-00898 1974-00195 R-96-1014 **RESOLUTION NO.** 

# GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS

1. BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY, FLORIDA, ZONING CODE.

OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

### **DISTANCE AND BEARING NOTES:**

1. THE BEARING BASE (BASE BEARING), AS SHOWN HEREON, IS SOUTH 41°20' 00" WEST, ALONG THE EASTERLY LINE OF PAR CEL G.C. 3, AS RECORDED IN PLAT BOOK 35, PAGE 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF

INDIANTOWN ROAD DICKINSON ROAD CAPTAIN PASSAGE EAST KIRLE DRIVE TONEY PENNA DRIV LOCATION MAP (NOT TO SCALE)

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 1377 DAY OF JUNE, 2008.

KNOW ALL MEN BY THESE PRESENTS, THAT JONATHAN'S LANDING GOLF CLUB, INC., A FLORIDA NON-PROFIT CORPO-

RATION, OWNER OF THE LAND SHOWN HEREON AS "JONATHAN'S LANDING REPLAT OF PORTIONS OF PLAT TWO P.U.D.", BE-

ING A REPLAT OF PARCELS BB AND G.C. 3, JONATHAN'S LANDING PLAT TWO P.U.D., ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK 35, PAGE 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 7, TOWN-SHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOL-

ALL OF PARCELS BB AND G.C. 3, JONATHAN'S LANDING PLAT TWO P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING

PARCEL "G.C.3-R", AS SHOWN HEREON, IS HEREBY RESERVED FOR JONATHAN'S LANDING GOLF CLUB, INC., A FLORIDA

NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULA-

TIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUC-

## JONATHAN'S LANDING GOLF CLUB, INC. A FLORIDA NON-PROFIT CORPORATION

WITNESS (1): Rangmond P. Conaballs BY: Kernett & Solder KENNETH SALKA, VICE PRESIDENT PRINTED NAME: RAYMOND P. CARABALLO

PRINTED NAME! Tim M. Richard

**ACKNOWLEDGMENT:** STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH SALKA, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS)
(HAS NOT) PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION, AND (DID) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF JONATHAN'S LANDING GOLF CLUB, INC., A FLORIDA NON-PROFIT CORPORATION, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OF-FICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF JUNE

COMMISSION NO. DD 436288

TITLE CERTIFICATION: STATE OF FLORIDA

COUNTY OF PALM BEACH

I, PHILLIP C. GILDAN, 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 JONA-THAN'S LANDING GOLF CLUB, INC., A FLORIDA NON PROFIT CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

PHILLIP C. GILDAN, ATTORNEY-AT-LAW LICENSED IN FLORIDA

### PALM BEACH COUNTY APPROVAL

#### COUNTY ENGINEER OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 144 A.D. 2008 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.



JOHANNAH'S. LANDING GOLF CLUE W.

SURVEYOR'S CERTIFICATION:

VAN CAMPEN

P.S.M. 2424

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE NOTICE: UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), AND MONUMENTS ACCORDING TO SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. SECTION 177.091(9), FLORIDA STATUTES, 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 ORDINANCES OF THE COUNTY OF PALM BEACH, FLORIDA.

WM. R. VAN CAMPEN, P.S.M. 2483 \_\_\_ DATED THIS 12TH DAY OF JUNE ASSOCIATED LAND SURVEYORS, INC., 4152 W. BLUE HERON BLVD., SUITE 121, RIVIERA BEACH, FLORIDA, L.B. 7344

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

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR TH OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD SUITE 121. RIVIERA BEACH, FLORIDA.



ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD.- SUITE 121 **RIVIERA BEACH. FLORIDA 33404** PHONE:(561)848-2102 L.B. NO. 7344 EMAIL:ALSSURVEY@AOL.COM

RECORD PLAT

JONATHAN'S LANDING REPLAT

OF PORTIONS OF PLAT TWO P.U.D.