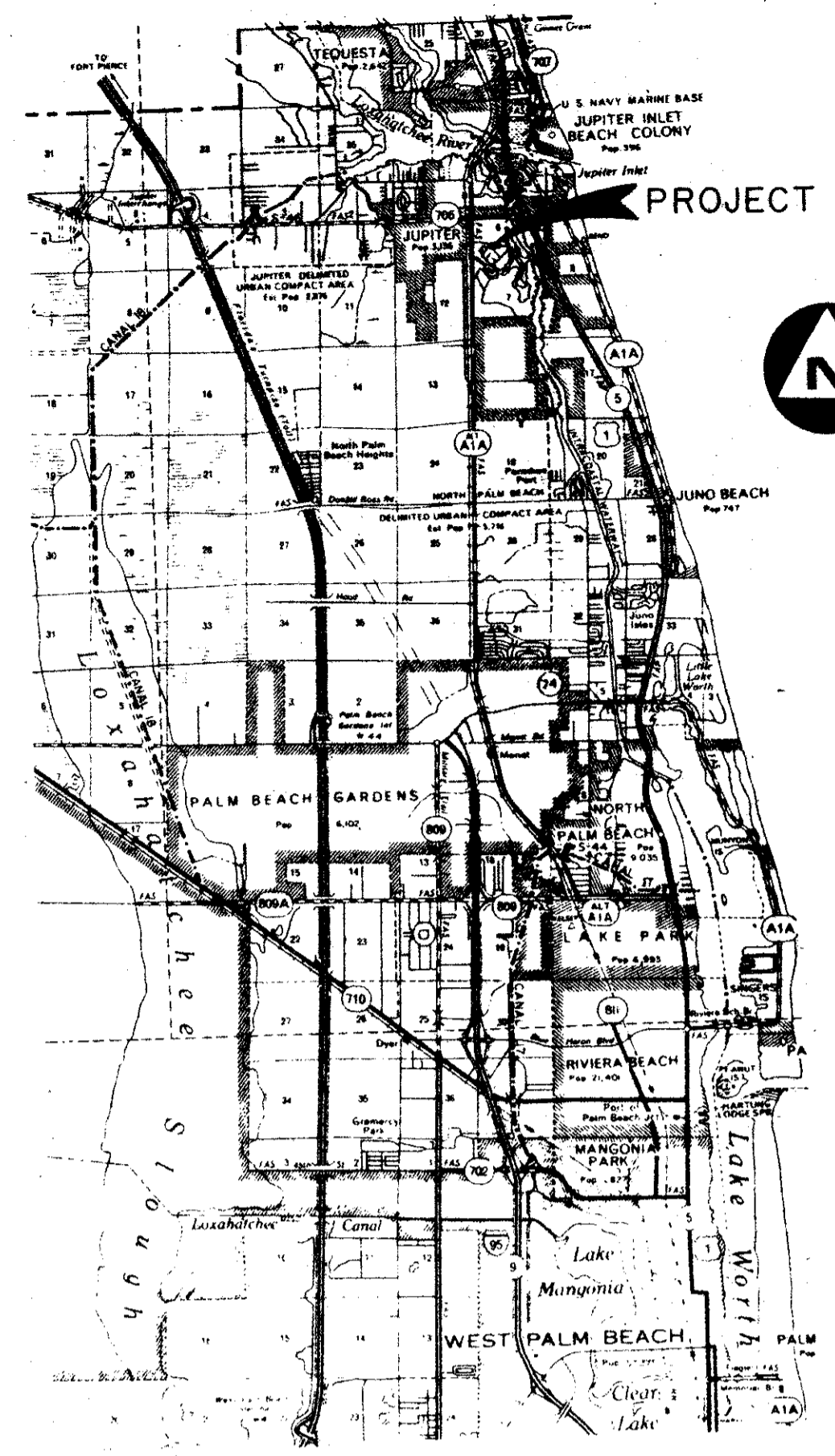


# WINDWARD AT JONATHAN'S LANDING

Being A Replat of Parcel "C", Jonathan's Landing Plat One,  
P.U.D., P.B. 34, Pg. 29-31, and Lying in Section 6, Town-  
ship 41 South, Range 43 East, Palm Beach County, Florida.  
Sheet 1 of 2 November, 1978



LOCATION MAP  
(N.T.S.)

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT YUSEM CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINDWARD AT JONATHAN'S LANDING, BEING ALL OF PARCEL "C", JONATHAN'S LANDING PLAT ONE, PLAT BOOK 34, PAGES 29 THROUGH 31, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL "C", THENCE THE FOLLOWING COURSES ALONG THE BOUNDARY OF SAID PARCEL "C":

THENCE, SOUTH 72°46'30" EAST, A DISTANCE OF 184.13 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND WHOSE LOCAL CHORD BEARS SOUTH 20°35'30" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°05'31", A DISTANCE OF 43.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°24'25", A DISTANCE OF 410.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°27'10" WEST A DISTANCE OF 453.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°06'30", A DISTANCE OF 146.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°33'40" WEST A DISTANCE OF 32.06 FEET; THENCE NORTH 42°45'54" WEST A DISTANCE OF 191.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°07'38", A DISTANCE OF 163.94 FEET TO THE POINT OF TANGENCY; THENCE NORTH 06°38'16" WEST A DISTANCE OF 43.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°09'44", A DISTANCE OF 44.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°17'58", A DISTANCE OF 855.90 FEET TO THE END OF SAID CURVE AND POINT OF BEGINNING.

CONTAINING: 6.504 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS AND RIGHTS OF WAY AS SHOWN ON JONATHAN'S LANDING PLAT ONE, PLAT BOOK 34, PAGES 29 THROUGH 31.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A", (P.A.U. & D. TRACT), DENOTES A PARKING, ACCESS, UTILITY AND DRAINAGE TRACT AND IS HEREBY DEDICATED TO THE WINDWARD HOMEOWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, RESERVING HEREUNTO THE RIGHT OF THE DEVELOPER TO GRANT EASEMENTS AS DEEMED NECESSARY.
- 2. TRACT "B", (P.A.U. & D. TRACT), DENOTES A RECREATION, ACCESS, UTILITY AND DRAINAGE TRACT AND IS HEREBY DEDICATED TO THE WINDWARD HOMEOWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, RESERVING HEREUNTO THE RIGHT OF THE DEVELOPER TO GRANT EASEMENTS AS DEEMED NECESSARY.
- 3. TRACTS C, D, AND E, (A.U. & D. TRACTS), DENOTES ACCESS, UTILITY AND DRAINAGE TRACTS AND ARE HEREBY DEDICATED TO THE WINDWARD HOMEOWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, RESERVING HEREUNTO THE RIGHT OF THE DEVELOPER TO GRANT EASEMENTS AS DEEMED NECESSARY.
- 4. DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF February, 1979.

YUSEM CORPORATION  
CORPORATION OF THE STATE OF FLORIDA  
BY: *Henry H. Yusem*  
HENRY H. YUSEM, PRESIDENT

ATTEST:  
*Richard W. Ploman*  
RICHARD W. PLOMAN, ASST. SECRETARY

**ACKNOWLEDGMENT:**  
(CORPORATION)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HENRY H. YUSEM AND RICHARD W. PLOMAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, AND ASSISTANT SECRETARY OF YUSEM CORPORATION, A CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SAID 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 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 26th DAY OF February, 1979.  
MY COMMISSION EXPIRES: 12-20-82  
*Linda A. Williams*  
NOTARY PUBLIC



PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	6.504 ACRES
LESS ROAD RIGHTS OF WAY	N/A
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	6.504 ACRES
APPLICABLE DENSITY FACTOR	N/A
TOTAL UNITS PERMITTED	N/A
TOTAL UNITS THIS PLAT	40 UNITS PROPOSED
OPEN SPACE THIS PLAT	2.32 ACRES OR 36%
DENSITY	6.15 UNITS PER ACRE

AREA TABULATIONS

AREA OF LOTS	2.364 ACRES
AREA OF TRACT "A"	2.362 ACRES
AREA OF TRACT "B"	0.860 ACRE
AREA OF TRACT "C"	0.308 ACRE
AREA OF TRACT "D"	0.469 ACRE
AREA OF TRACT "E"	0.141 ACRE
TOTAL AREA THIS PLAT	6.504 ACRES

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 2983 AT PAGE 89 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 PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF February, 1979.

ATTEST:  
*Kenneth F. Kelly*  
KENNETH F. KELLY, ASSISTANT SECRETARY

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD W. PLOMAN AND KENNETH F. KELLY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE JONATHAN'S LANDING, INC., A 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 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 27th DAY OF February, 1979.

JONATHAN'S LANDING, INC.  
A CORPORATION OF THE STATE OF DELAWARE  
BY: *Richard W. Ploman*  
RICHARD W. PLOMAN, PRESIDENT

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 I FIND THE TITLE TO THE PROPERTY IS VESTED TO YUSEM CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 2-27-79

*Paul C. Wolfe*  
PAUL C. WOLFE, ATTORNEY AT LAW

**SURVEYOR'S NOTES:**

- 1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF DRAINAGE.
- 2. THERE SHALL BE NO BUILDINGS OR PERMANENT STRUCTURES PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF UTILITIES.
- 3. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 4. ALL BEARINGS STATED HEREON AND AS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF JONATHAN'S LANDING PLAT ONE (A PLANNED UNIT DEVELOPMENT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 29, 30 AND 31, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- 5. THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BOULEVARD, SUITE 209, WEST PALM BEACH, FLORIDA 33409, PHONE 689-2111.

APPROVAL: PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF March, A.D., 1979.

BY: *Bill Bailey*  
BILL BAILEY, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF March, A.D., 1979.

BY: *Herbert F. Kahlert*  
HERBERT F. KAHLERT, P.E.  
COUNTY ENGINEER

ATTN:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *Margaret Jennings*  
D.C.

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY 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 (A) PERMANENT REFERENCE MONUMENTS 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 PALM BEACH COUNTY, FLORIDA.

DATE: 27 DAY OF February, A.D., 1979. BY: *Wm. R. Van Campen*  
WM. R. VAN CAMPEN, P.L.S.  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

0261-309

6/4/78  
BENCH MARK  
and surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA

WINDWARD  
AT  
JONATHAN'S LANDING

DATE	C.B.	R.J.	200
12-1-78		R.W.	1

WINDWARD AT JONATHAN'S LANDING