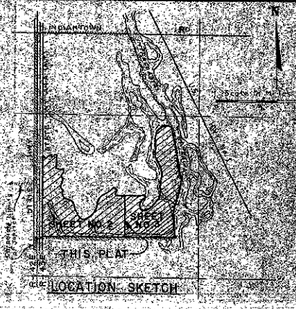
# JONATHAN'S LANDING PLAT FOUR

## P.U.D.

### IN PART OF SECTION 7, TWP. 41 S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
FEBRUARY 1980




LOCATION SKETCH

183

STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This plat was filed for record at 12:00 P. this 12 day of February 1981 and duly recorded in Plat Book No. 41 on pages 181, 182 & 183
JOHN B. DUNKLE, Clerk Circuit Court
By: Nancy Whitaker D.C.

## DESCRIPTION

A parcel of land lying in part of Section 7, Township 41 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Commencing at the Northwest Corner of said Section 7; thence S.89°21'42"E along the North Line of said Section 7, a distance of 112.49 feet to the East Right of Way Line of State Road No. A-1-A (Alternate) as now laid out and in use; thence S.01°45'06"W along said East Right of Way Line, a distance of 1903.74 feet to the POINT OF BEGINNING of JONATHANS LANDING PLAT FOUR; thence S.43°14'54"E, a distance of 35.36 feet; thence S.88°14'54"E, a distance of 143.62 feet; thence N.28°45'06"E, a distance of 44.54 feet; thence N.58°45'06"E, a distance of 60.00 feet; thence S.42°03'32"E, a distance of 36.79 feet to a point on a curve concave to the north having a radius of 20.00 feet and a central angle of 116°51'01" and whose tangent at this point bears N.34°14'54"W; thence southeasterly, easterly and northeasterly along the arc of said curve, a distance of 40.79 feet to a point of reverse curvature; thence northeasterly, easterly and southeasterly along the arc of a curve concave to the south having a radius of 62.00 feet and a central angle of 78°45'01", a distance of 85.23 feet; thence S.01°45'06"W along a line parallel with and 375.00 feet east of the East Right of Way Line of State Road No. A-1-A (Alternate), making an angle with the tangent to the last described curve, measured from southeast to south, of 84°05'01", a distance of 172.37 feet; thence by the following courses and distances: S.88°14'54"E, 185.00 feet; S.01°45'06"W, 224.78 feet; S.46°45'06"W, 21.21 feet; S.01°45'06"W, 40.00 feet; S.43°14'54"E, 21.21 feet; S.01°45'06"W, 100.00 feet; S.46°45'06"W, 21.21 feet; S.01°45'06"W, 40.00 feet; S.43°14'54"E, 21.21 feet; S.01°45'06"W, 90.41 feet, to the beginning of a curve concave to the northeast having a radius of 100.00 feet and a central angle of 90°00'00"; thence southerly, southeasterly and easterly along the arc of said curve, a distance of 157.08 feet; thence S.88°14'54"E, along the tangent to said curve, a distance of 191.94 feet to the beginning of a curve concave to the southwest having a radius of 100.00 feet and a central angle of 68°54'54"; thence easterly and southeasterly along the arc of said curve, a distance of 120.28 feet to a point of reverse curvature; thence southeasterly along the arc of a curve concave to the northeast having a radius of 800.00 feet and a central angle of 12°00'00", a distance of 167.55 feet; thence S.31°20'00"E along the tangent to said curve, a distance of 57.50 feet to the beginning of a curve concave to the north having a radius of 150.00 feet and a central angle of 52°27'57"; thence southeasterly, easterly along the arc of said curve, a distance of 137.36 feet; thence S.88°47'57"E along the tangent to said curve, a distance of 187.97 feet; thence N.77°04'36"E, a distance of 117.73 feet; thence N.50°57'47"E, a distance of 195.99 feet; thence N.49°00'00"E, a distance of 72.00 feet to the beginning of a curve concave to the northwest having a radius of 125.00 feet and a central angle of 47°14'54"; thence northeasterly and northerly along the arc of said curve, a distance of 103.08 feet; thence N.01°45'06"E along the tangent to said curve, a distance of 576.00 feet; the beginning of a curve concave to the southeast having a radius of 125.00 feet and a central angle of 65°26'57"; thence northerly and northeasterly along the arc of said curve, a distance of 142.79 feet; thence N.67°12'03"E along the tangent to said curve, a distance of 213.50 feet to the beginning of a curve concave to the northwest having a radius of 250.00 feet and a central angle of 37°51'10"; thence northeasterly along the arc of said curve, a distance of 164.43 feet; thence S.00°39'07"E along a non-radial to the last described curve, a distance of 128.82 feet to a point on a curve concave to the northeast having a radius of 100.00 feet and a central angle of 90°00'00" and whose tangent at this point bears N.01°45'06"E; thence southerly, southeasterly and easterly along the arc of said curve, a distance of 157.08 feet; thence S.88°14'54"E along the tangent to said curve, a distance of 365.00 feet; thence N.86°03'38"E, 246.42 feet; S.88°14'54"E, 485.91 feet; S.03°42'02"E, 32.48 feet; S.10°49'13"W, 60.08 feet; S.16°41'42"W, 102.94 feet; S.31°47'45"W, 51.62 feet; S.40°40'05"W, 51.80 feet; S.46°10'52"W, 49.42 feet; S.38°01'12"W, 49.04 feet; S.40°33'52"W, 52.89 feet; S.34°39'04"W, 55.51 feet; S.35°41'03"W, 82.00 feet; S.24°37'25"E, 34.11 feet; S.29°53'18"E, 55.99 feet; S.41°20'49"E, 44.10 feet; S.54°43'52"E, 39.17 feet; S.68°02'48"E, 26.12 feet; S.83°41'00"E, 23.47 feet; S.82°22'26"E, 105.73 feet; N.89°20'43"E, 72.45 feet; N.72°35'53"E, 31.68 feet; N.63°58'57"E, 22.04 feet; N.79°53'37"E, 40.48 feet; N.63°48'33"E, 39.85 feet; N.13°43'11"E, 46.50 feet; N.21°49'42"E, 43.26 feet; S.84°55'00"E, 12.48 feet; N.05°05'00"E, 136.27 feet to the beginning of a curve concave to the northeast having a radius of 225.00 feet and a central angle of 39°24'59"; thence northerly and northeasterly along the arc of said curve, a distance of 154.79 feet; thence N.44°29'59"E along the tangent to said curve, a distance of 182.67 feet; thence by the following courses and distances: N.41°51'46", 4.99 feet; N.06°38'59"W, 20.70 feet; N.23°13'57"E, 55.41 feet; N.16°56'16", 15.68 feet; N.29°39'02"E, 51.58 feet; N.24°00'52"E, 50.07 feet; N.05°16'04", 58.04 feet; N.06°28'09"W, 53.85 feet; N.06°37'49"E, 55.59 feet; N.43°43'51", 51.02 feet; N.31°13'15"E, 90.44 feet; N.37°38'03"E, 53.79 feet; N.25°56'15", 38.13 feet; N.07°22'35"E, 46.52 feet; N.01°03'40"E, 39.40 feet; N.10°49'17", 44.85 feet; N.24°21'43"W, 78.36 feet; N.38°31'43"W, 80.35 feet; N.43°37'09", 47.10 feet; N.56°42'26"W, 41.77 feet; N.51°29'21"W, 66.03 feet; N.39°58'52", 29.32 feet; N.07°21'00"W, 43.28 feet; N.20°26'36"E, 68.30 feet; N.13°06'54", 57.32 feet; N.27°09'43"E, 69.03 feet; N.04°51'01"W, 42.34 feet; N.16°16'51", 58.06 feet; N.30°29'02"W, 71.06 feet; N.02°02'51"W, 57.70 feet; N.27°59'12", 65.02 feet; N.29°28'09"E, 65.83 feet; N.19°43'01"E, 90.20 feet; N.00°07'21", 84.01 feet; N.03°14'07"W, 68.66 feet; N.00°28'36"W, 139.22 feet; N.12°33'00", 47.16 feet; N.25°29'58"W, 115.39 feet; N.14°14'39"W, 78.16 feet; N.19°08'41", 63.98 feet; N.31°13'08"E, 27.75 feet; N.18°[illegible]'57"W, 42.17 feet; N.30°46'50", 19.10 feet; N.63°19'35"E, [illegible] feet; N.68°14'26"E, 94.30 feet; N.70°58'49", 60.80 feet; S.84°27'59"E, 42.56 feet; N.73°59'39"E, 31.75 feet; N.16°15'47", 10.37 feet; N.19°26'35"W, 31.10 feet; N.62°[illegible]'7"E, 101.50 feet; N.24°57'14", 56.82 feet to a point on the Westerly Right-of-Way Line of the Intercoastal Waterway as now laid out and in use, said point lying S.10°59'53"E, a distance of 34.07 feet from the North Line of said Section 7; thence S.10°59'53"E along said West Right of Way Line, a distance of 12.23 feet to a Intercoastal Waterway Monument shown on Detail A, Sheet No. 2, WATERWAY COUNTY PARK as recorded in Plat Book 31, Pages 10-B thru 11-B, Public Records of Palm Beach County, Florida; thence S10°59'53"E, a distance of 1482.75 feet; thence S.11°51'22"W, a distance of 2064.36 feet; thence S.06°41'36"E, a distance of 361.04 feet to the intersection of the West Right of Way Line of said Intercoastal Waterway with the South Line of Government Lot 4 of said Section 7; thence N.88°20'40"W along the South Line of said Government Lot 4 and the South Line of the N1/2 of the SW1/4 of said Section 7, a distance of 4299.26 feet to a point on the East Right of Way Line of said State Road A-1-A (Alternate), said point lying S.88°19'31"E, a distance of 114.65 feet from the Southwest Corner of said N1/2 of the SW1/4 of Section 7; thence N.01°45'06"E along said East Right of Way Line, a distance of 2085.88 feet to the POINT OF BEGINNING.

Subject to Existing Easements of Record

## LAND USE

| | |
|---|---|
| DEV. PARCELS | 64.96 ACRES |
| FRESHWATER | 43.01 ACRES |
| GOLF COURSE | 28.17 ACRES |
| WET MARINA | 3.34 ACRES |
| DRY MARINA | 4.54 ACRES |
| REC. PARCELS | 7.32 ACRES |
| ROADS | 10.25 ACRES |
| TOTAL AREA | 161.59 ACRES |

## NOTES

● denotes Permanent Reference Monument.
○ denotes Permanent Control Point.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or other structures placed on Utility Easements.

There shall be no buildings or any kind of construction or the planting of trees or shrubs on Drainage Easements.

Where drainage easements cross cable easements, drainage easements shall take precedent.

Bearings as shown are relative to Intercoastal Waterway Map as recorded in Plat Book 17, Page 3-B., used throughout JONATHAN'S LANDING Plats.

## DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that JONATHAN'S LANDING, INC., a Delaware Corporation, licensed to do business in Florida, the owner of the land as shown hereon as JONATHAN'S LANDING PLAT FOUR P.U.D., being in part of Section 7, Township 41 South, Range 43 East, Palm Beach County, Florida, and being more particularly described in the left under "Description", have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Streets and Tracts 1 and 2 as shown are for private road purposes, ingress and egress, utilities and drainage. The Maintenance and Drainage Easements as shown are for the construction and maintenance of Drainage facilities and other maintenance activities. The Fresh Water Parcels are for drainage and open space. Parcels CC, DD and EE are for recreation, open space, utilities and drainage. All are hereby dedicated to _____ JONATHAN'S LANDING PROPERTY OWNERS ASSOCIATION, INC. for the purposes indicated. The Limited Access Easement as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

The Cable and Utility Easements as shown, including surface and subsurface use, are hereby dedicated in perpetuity _____ for the construction, operation, maintenance, inspection, replacement and repair of utility facilities, equipment, and appurtances for the benefit of _____ PROPERTY OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7TH day of JANUARY, 1981.

JONATHAN'S LANDING, INC. a Delaware Corporation

Attest: Edward S. Williams
Edward S. Williams, Assistant Secretary

By: Richard W. Plowman
Richard W. Plowman, President

## TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

I, PAUL C. WOLFE, DO HEREBY CERTIFY, that I am an Attorney at Law and a member of the Florida Bar, licensed and practicing in Florida and that in my opinion (1) apparent record title to the lands described and shown hereon is vested in JONATHAN'S LANDING, INC., a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1981 have been paid, and (3) said land is not encumbered by the lien of any mortgage.

Paul C. Wolfe
Paul C. Wolfe
Attorney at Law Date: 1-15-81

## APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 10 day of February, 1981

By: Frank Foster
Frank Foster – Chairman

Attest: JOHN B. DUNKLE – Clerk
By: [illegible]
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 10 day of February, 1981

By: H.F. Kahlert
H.F. Kahlert – County Engineer

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida

## ACKNOWLEDGEMENT

STATE OF FLORIDA – COUNTY OF PALM BEACH ss

BEFORE ME personally appeared RICHARD W. PLOWMAN and EDWARD S. WILLIAMS, 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 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 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 JANUARY, 1981.

Frederica Fiedel
Notary Public

My Commission expires: SEPT 20, 1984

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA – COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on JAN 12, 1981, they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as shown or required by law; and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements; and that the survey data complies with all requirements of Chapter 177, Part I, Florida Statutes, as amended and Ordinances of Palm Beach County, Florida.

DAILEY AND ASSOCIATES

Dan W. Dailey
Dan W. Dailey – Professional Land Surveyor
Florida Registration No. 2439 Date: JAN. 12, 1981

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA – COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on February, 1981, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands herein described as surveyed by DAILEY AND ASSOCIATES.

GEE & JENSON – Engineers, Architects, Planners, Inc.

William G. Wallace, Jr.
William G. Wallace, Jr. – Professional Land Surveyor
Florida Registration No. 2283 Date: FEB 20 1981

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