

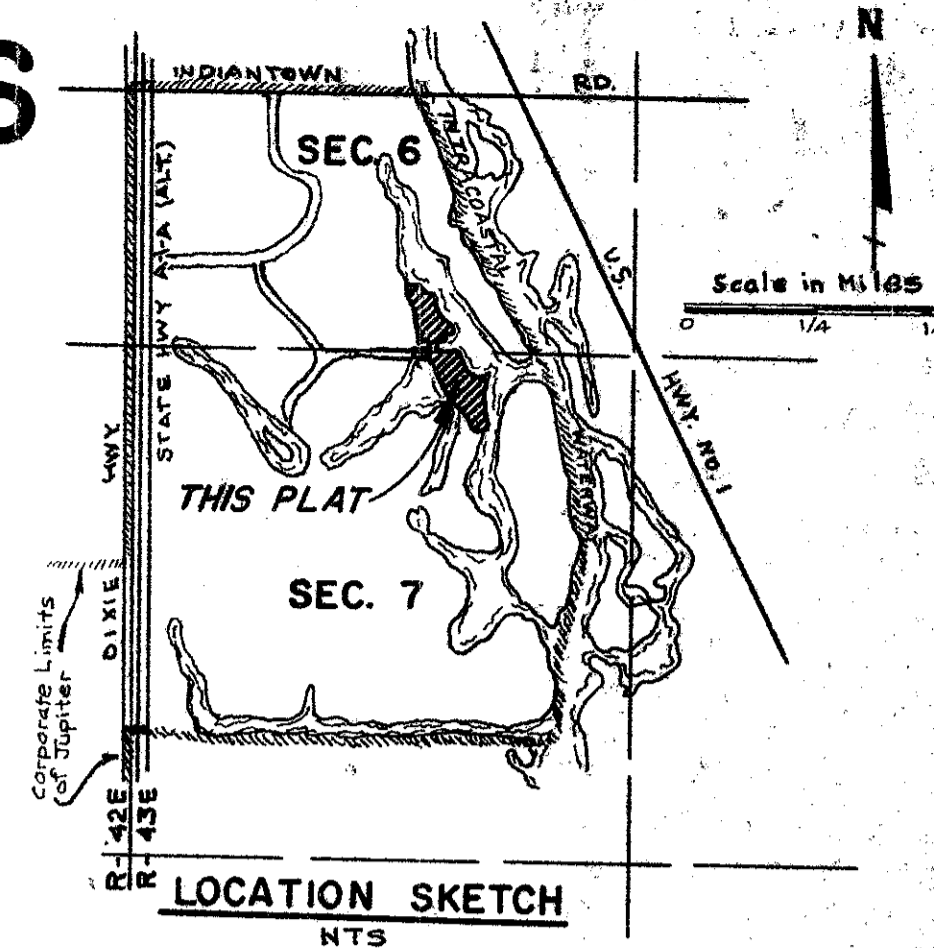
PLAT FIVE OF JONATHAN'S LANDING-PASSAGE ISLANDS

P.U.D.

IN PART OF SECTIONS 6 & 7, TWP. 41S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

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



94

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on 30 day of April, 1981
and duly recorded in Plat Book No. 42
on page 44 & 45
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature]

42/94

DESCRIPTION

A parcel of land lying in part of Sections 6 & 7, Township 41 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southeast Corner of Lot 1, BAYTOWNE OF JONATHAN'S LANDING-P.U.D. as recorded in Plat Book 35, Pages 22 and 23, Public Records of Palm Beach County; said corner being on the arc of a curve concave to the south having a radius of 825 feet and a central angle of 08°34'34" and whose tangent at this point bears S.81°25'26"W.; thence easterly along the arc of said curve, being the easterly extension of the North Right-of-Way Line of Passage East as shown on JONATHAN'S LANDING PLAT TWO-P.U.D. as recorded in Plat Book 35, Pages 20 and 21 of said Public Records, a distance of 123.49 feet; thence EAST along the tangent to said curve, a distance of 11.49 feet; thence by the following courses and distances:

N. 60°13'53"E., 15.68 feet; S. 84°49'47"E., 69.76 feet; NORTH 102.60 feet;
N. 88°58'38"W., 4.42 feet; N. 68°33'28"W., 79.62 feet; N. 37°39'32"W., 45.09 feet;
N. 12°41'15"W., 34.56 feet; N. 07°47'29"W., 49.00 feet; N. 20°23'54"W., 71.78 feet;
N. 18°17'26"W., 187.98 feet; N. 08°49'30"W., 52.01 feet; N. 02°52'25"W., 82.50 feet;
N. 84°42'01"E., 46.75 feet; S. 54°19'56"E., 56.27 feet; S. 60°04'52"E., 59.50 feet;
S. 67°27'17"E., 107.46 feet; S. 58°30'38"E., 52.22 feet; S. 07°50'38"E., 16.48 feet;
S. 17°14'02"W., 64.11 feet; S. 07°07'01"W., 32.81 feet; S. 21°38'11"E., 26.91 feet;
S. 56°35'45"E., 24.50 feet; S. 74°48'44"E., 77.27 feet; S. 49°23'54"E., 61.08 feet;
S. 26°44'35"E., 78.19 feet; S. 08°15'20"E., 24.07 feet; S. 08°07'14"W., 26.50 feet;
S. 50°33'19"W., 48.74 feet; S. 88°18'32"W., 41.17 feet; S. 49°19'24"W., 35.76 feet;
S. 33°44'21"W., 43.32 feet; S. 58°36'21"W., 18.61 feet; N. 85°24'31"W., 10.38 feet;
N. 56°31'25"W., 51.02 feet; N. 88°58'39"W., 15.32 feet; SOUTH 104.24 feet;
S. 84°49'47"E., 21.13 feet; N. 71°37'07"E., 22.65 feet; N. 54°23'39"E., 52.64 feet;
N. 58°55'39"E., 18.90 feet; S. 80°23'32"E., 36.72 feet; S. 47°25'01"E., 57.28 feet;
S. 75°34'13"E., 80.89 feet; S. 56°19'16"E., 25.70 feet; S. 47°17'28"E., 24.44 feet;
S. 25°42'37"E., 13.62 feet; to the North Line of Section 7; thence continue S. 25°42'37"E., a distance of 30.66 feet; thence by the following courses and distances:

S. 18°35'27"E., 45.00 feet; S. 14°32'32"E., 61.20 feet; S. 21°03'23"E., 47.02 feet;
S. 34°46'50"E., 31.17 feet; S. 61°14'42"E., 95.00 feet; S. 87°30'20"E., 84.00 feet;
N. 69°44'29"E., 30.34 feet; N. 50°30'42"E., 29.03 feet; N. 78°16'11"E., 10.00 feet;
S. 09°37'08"W., 60.60 feet; S. 65°53'17"W., 57.31 feet; S. 30°16'38"W., 41.37 feet;
S. 10°21'00"W., 66.42 feet; S. 10°31'06"E., 47.35 feet; S. 16°43'32"E., 126.28 feet;
S. 03°12'04"W., 21.06 feet; S. 73°16'28"W., 60.00 feet; N. 51°56'30"W., 26.92 feet;
S. 64°10'00"W., 27.92 feet; N. 25°50'00"W., 307.04 feet; to the beginning of a curve concave to the southwest having a radius of 200 feet and a central angle of 28°50'00"; thence northwesterly along the arc of said curve, a distance of 100.65 feet to a point of reverse curvature; thence northwesterly along the arc of a curve concave to the northeast having a radius of 500 feet and a central angle of 27°25'00", a distance of 239.26 feet; thence N. 27°15'00"W., a distance of 77.04 feet to the South Line of Section 6; thence continue N. 27°15'00"W., a distance of 17.96 feet; thence WEST, a distance 175.00 feet to the beginning of a concentric curve concave to the south having a radius of 775 feet and a central angle of 07°40'54"; thence westerly along the arc of said curve, being parallel with and 50 feet south of, a previously described course, a distance of 103.90 feet to the Northeast Corner of Parcel G.C. 4 as shown on Sheet No. 2 of said JONATHAN'S LANDING PLAT TWO-P.U.D.; thence N. 22°09'15"W. across Passage East, a distance of 51.53 feet to the Southeast Corner of said Lot 1 and the POINT OF BEGINNING.

LAND USE

Total Area _____ 6.57 Acres
21 Single Family Lots _____ 4.37 Acres
Access Tracts _____ 1.66 Acres
Tracts A, B, C and D (Open Space, etc.) _____ 0.24 Acres
Passage East (Private Road) _____ 0.30 Acres
Density _____ 3.20 D.U./Acres

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 PLAT FIVE OF JONATHAN'S LANDING-PASSAGE ISLANDS-P.U.D. lying in part of Sections 6 & 7, Township 41 South, Range 43 East, Palm Beach County, Florida, and being more particularly described to the left under "Description" have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Passage East is for Private Road Purposes and is hereby dedicated to U.L. PROPERTY OWNERS ASSOCIATION, INC.; its successors and assigns for the purposes of ingress, egress, utilities and drainage and is the perpetual maintenance obligation of said Association.
Passage North and Passage South (Access Tracts) are private and are hereby dedicated to PASSAGE ISLANDS HOMEOWNERS ASSOCIATION, INC.; its successors and assigns for the purposes of ingress, egress, utilities and drainage and are the perpetual maintenance obligation of said Association.

The drainage easements as shown are hereby dedicated to PASSAGE ISLANDS HOMEOWNERS ASSOCIATION, INC. for the construction and maintenance of drainage facilities.

The utility easements as shown hereon, including surface and subsurface use, are hereby dedicated in perpetuity to Florida Power & Light Co. and other public utilities for the construction, operation, maintenance, inspection, replacement and repair of utility facilities, equipment and appurtenances.

Tracts A, B, C and D as shown are for open space, recreation, utilities and drainage and are hereby dedicated to PASSAGE ISLANDS HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.

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 20th day of February, 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

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, except for pavement.
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 Intracoastal Waterway Map as recorded in Plat Book 17, Page 3-B., used throughout JONATHAN'S LANDING Plats.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 30 day of April, 1981.

By: Frank Foster
Frank Foster - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Kenneth L. Dutton
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 30 day of April, 1981.

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

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 20th day of February, 1981.

My Commission expires: Sept. 20, 1984

Frederica Liebel
Notary Public

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on March 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 as 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 1, 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. 2429 Date: Mar 17, 1981

SURVEYOR'S CERTIFICATION 0261-304

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on SEPT. 15, 1980 the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon 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. 2281, Date: Dec 15, 1978

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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: 2-23-81



Jonathan's Landing-Passage Islands
42/94

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