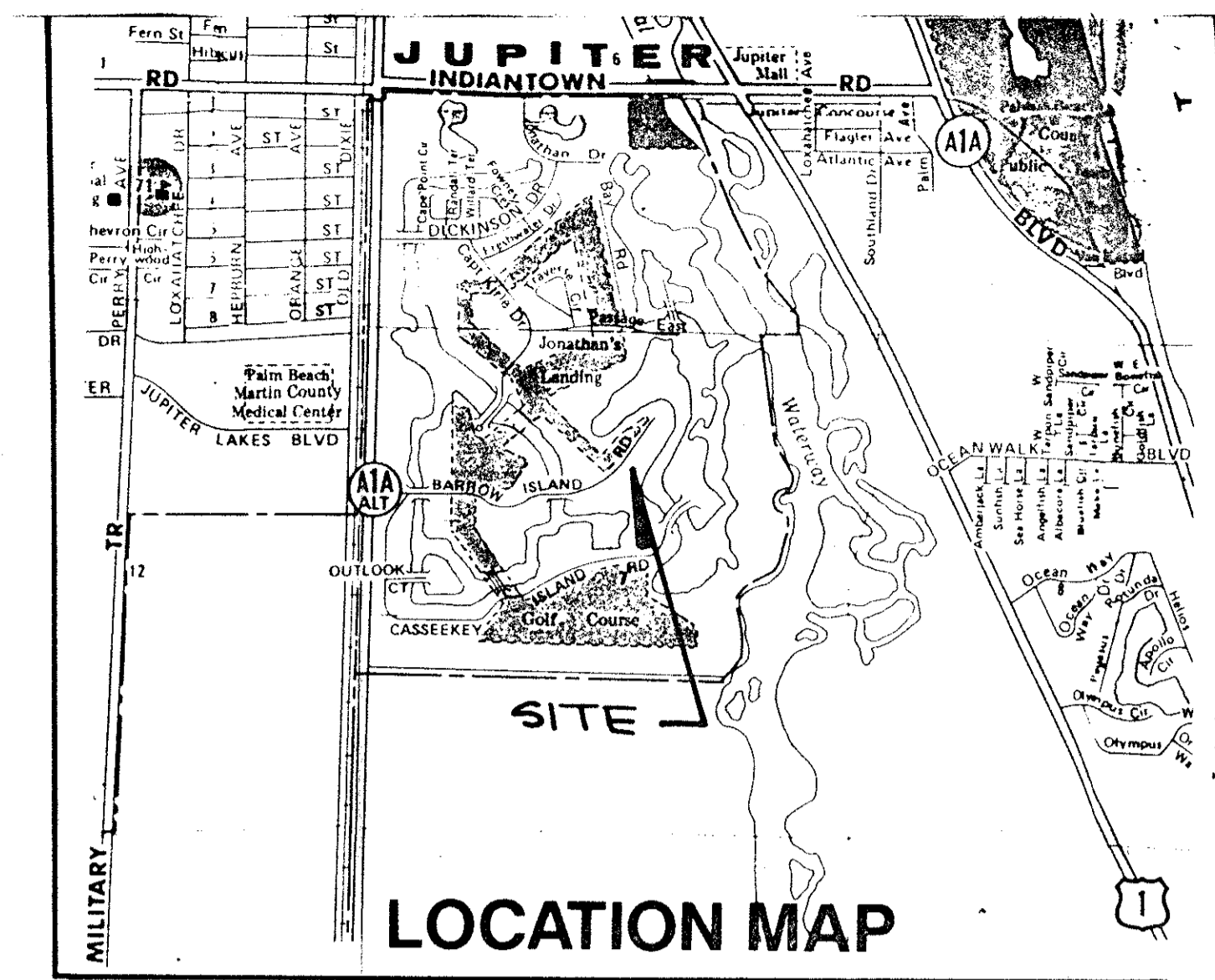


ZONING DATA
 TOTAL AREA = 10.908 ACRES
 LESS - 38 UNITS @ APPROX. 4675 s.f. = 4.078 acres
 - ROADWAY PAVEMENT & CURB = 1.101 acres
 - GOLF CART PATHS = 0.154 acres
 - REC AREA (0.140 acres x .5) = 0.070 acres
 OPEN SPACE = 5.505 ACRES
 UNIT TYPE - 38 ZERO LOT LINE DETACHED
 DENSITY = 3.5 UNITS/ACRE

**PLAT OF
 SOUTHERN CAY
 AT JONATHAN'S LANDING
 P. U. D.**
 LYING IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PARCEL "W"
 OF JONATHAN'S LANDING PLAT EIGHT P. U. D.
 RECORDED IN PLAT BOOK 48, PAGES 88 THROUGH 91, INCLUSIVE,
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 JANUARY 1989 SHEET 1 OF 2



COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on February 27
 1989, day of February
 9:23 AM, and duly recorded in Plat Book No.
48 on page 88-91
 JOHN B. DUNKLE, Clerk, Circuit Court
 COUNTY OF PALM BEACH, FLORIDA

DEDICATION AND RESERVATION
 KNOW ALL MEN BY THESE PRESENTS THAT JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "PLAT OF SOUTHERN CAY AT JONATHAN'S LANDING P.U.D.", SITUATE IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF:

ALL OF PARCEL "W" OF JONATHAN'S LANDING PLAT EIGHT P.U.D. RECORDED IN PLAT BOOK 48, PAGES 88 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 10.908 ACRES, MORE OR LESS.

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

1. STREETS:
 a) THE 50-FOOT WIDE PORTION OF SOUTHERN CAY DRIVE, IS PRIVATE, AND IS HEREBY DEDICATED TO THE SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ROADWAY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

b) THE 24-FOOT WIDE PORTION OF SOUTHERN CAY DRIVE, IS PRIVATE, AND IS HEREBY DEDICATED TO THE SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, DRAINAGE, AND UTILITY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. EASEMENTS:
 a. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND FOR THE INSTALLATION AND MAINTENANCE OF TELEVISION FACILITIES AND THE WATCH SYSTEM, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 b. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

c. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

d. THE GOLF CART PATH EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF A GOLF CART PATHS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION; SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

3. TRACTS "A", "B", "C", AND "D" AS SHOWN ARE HEREBY DEDICATED TO THE SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE 3.00' RECIPROCAL MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR MAINTENANCE ACCESS AND FOR ROOF OVERHANGS AND GUTTERS.

5. THE LIFT STATION EASEMENT AS SHOWN HEREON HAS BEEN DEDICATED FOR UTILITY EASEMENT PURPOSES PER "JONATHAN'S LANDING PLAT EIGHT P.U.D.", RECORDED IN PLAT BOOK 48, PAGES 88 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. TRACT "R" AS SHOWN IS HEREBY DEDICATED TO THE SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF A RECREATION FACILITY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY-IN-FACT AND ATTESTED TO BY ITS ATTORNEY-IN-FACT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY February 1989.

JONATHAN'S LANDING, INC.,
 A DELAWARE CORPORATION,
 AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA
 BY: Richard W. PLOWMAN
 RICHARD W. PLOWMAN
 AS ATTORNEY-IN-FACT, PURSUANT TO THAT CERTAIN POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 5124, PAGE 1973, PUBLIC RECORDS OF PALM BEACH, FLORIDA.

ATTEST:
Robert M. Winter
 ROBERT M. WINTER
 AS ATTORNEY-IN-FACT, PURSUANT TO THAT CERTAIN POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 5124, PAGE 1973, PUBLIC RECORDS OF PALM BEACH, FLORIDA.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED RICHARD W. PLOWMAN AND ROBERT M. WINTER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEYS-IN-FACT OF JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH ATTORNEYS-IN-FACT 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 27 DAY OF February, 1989.

MY COMMISSION EXPIRES: 09-20-92
Frederica Fiebel
 NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

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 IN JONATHAN'S LANDING, INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: February 27, 1989
Paul C. Wolfe
 PAUL C. WOLFE, ATTORNEY-AT-LAW
 LICENSED IN FLORIDA
 505 SOUTH FLAGLER DRIVE
 WEST PALM BEACH, FLORIDA

SURVEYOR'S CERTIFICATE
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT ON February 23, 1988, 1989, THE PLAT DEPICTED HEREON WAS PREPARED AND DELINEATED UNDER OUR SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LANDS DESCRIBED AS SURVEYED BY DAILEY AND ASSOCIATES.

TIMOTHY J. MESSLER, INC.
 BY: Mark D. Brooks
 MARK D. BROOKS
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 3426

SURVEYOR'S CERTIFICATE
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT ON February 23, 1988, A SURVEY OF THE LANDS DEPICTED ON THE FOREGOING PLAT WAS COMPLETED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, 1987, AND WITH ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DAILEY AND ASSOCIATES
 BY: James M. Orrien
 JAMES M. ORRIEN
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 1652

APPROVALS
 BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF February, 1989.
 BY: Carol Elenquist
 CAROL ELENQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS
 BY: Judith Orwalt
 JUDITH ORWALT
 DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF February, 1989.

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

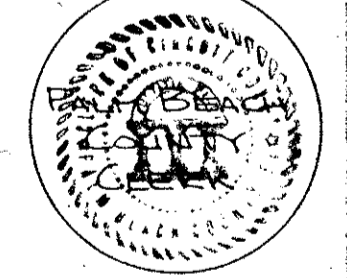
JONATHAN'S LANDING

NOTARY

MESSLER, INC.

DAILEY AND ASSOCIATES

PALM BEACH COUNTY ENGINEER



BOARD OF COUNTY COMMISSIONERS

Southern Cay at Jonathan's Landing
 Book 63
 FLOOD ZONE A5-G FLOOD MAP # 1094B
 QUAD # 11
 ZONING RM 74-195
 CITY CODE 3-51 (C)
 PUB. NAME So Cay at Jonathan's Landing Plat

Timothy J. Messler, Inc.

SOUTHERN CAY AT JONATHAN'S LANDING 63/16