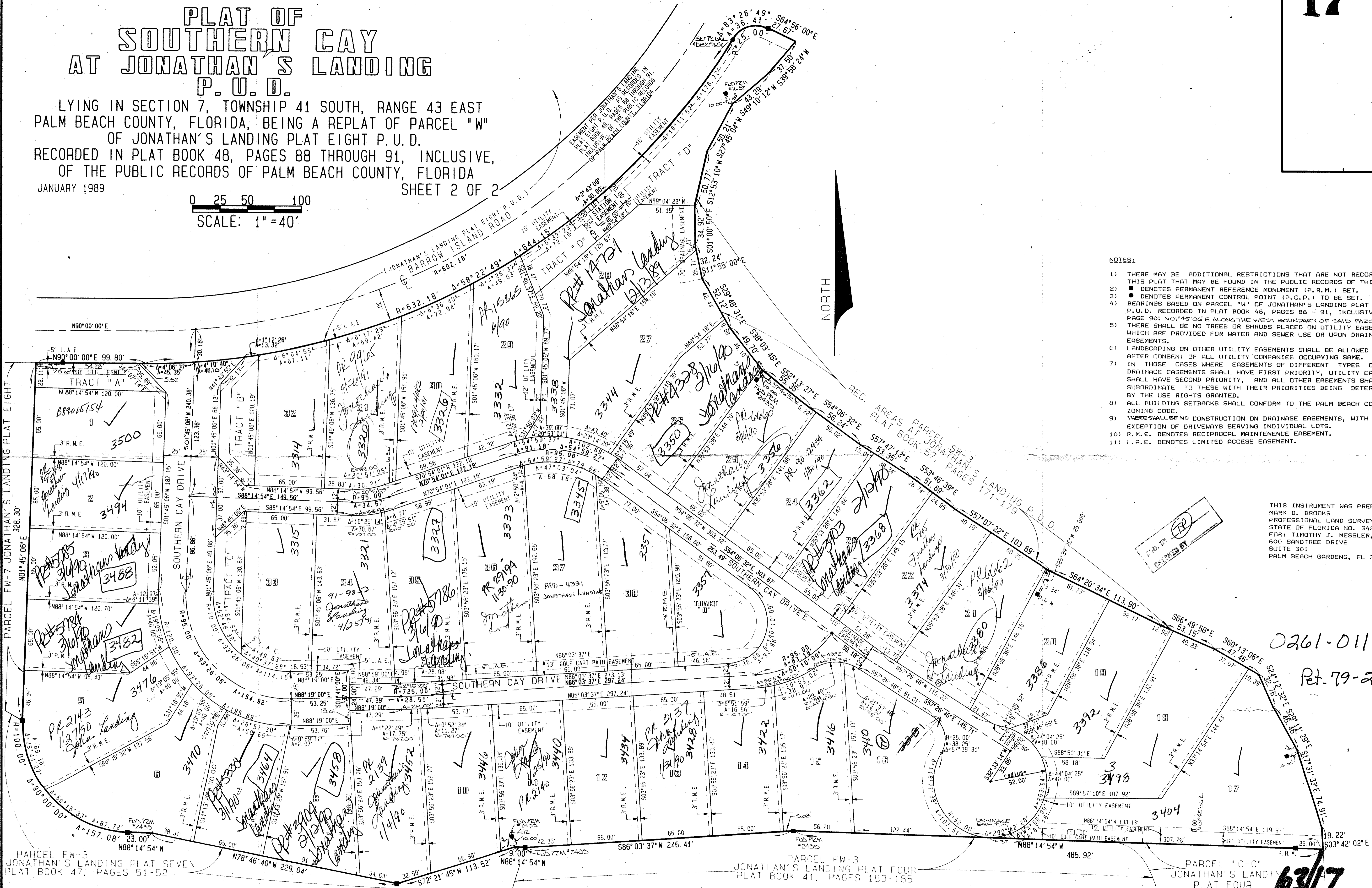
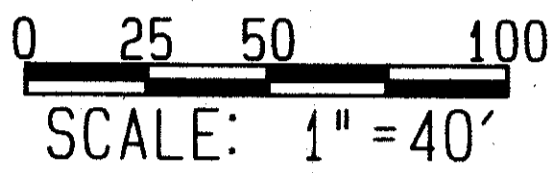


PLAT OF SOUTHERN CAY AT JONATHAN'S LANDING P. U. D.

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 2 OF 2



- NOTES:
- 1) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 2) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET.
 - 3) ● DENOTES PERMANENT CONTROL POINT (P.C.P.) TO BE SET.
 - 4) BEARINGS BASED ON PARCEL "W" OF JONATHAN'S LANDING PLAT EIGHT P. U. D. RECORDED IN PLAT BOOK 48, PAGES 88 - 91, INCLUSIVE, AT PAGE 90: N01°45'00"E ALONG THE WEST BOUNDARY OF SAID PARCEL "W" WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
 - 5) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS.
 - 6) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - 7) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES, CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
 - 8) ALL BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.
 - 9) THERE SHALL BE NO CONSTRUCTION ON DRAINAGE EASEMENTS, WITH THE EXCEPTION OF DRIVEWAYS SERVING INDIVIDUAL LOTS.
 - 10) R.M.E. DENOTES RECIPROCAL MAINTENANCE EASEMENT.
 - 11) L.A.E. DENOTES LIMITED ACCESS EASEMENT.

THIS INSTRUMENT WAS PREPARED BY: MARK D. BROOKS PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA NO. 3426 FOR: TIMOTHY J. MESSLER, INC. 600 SANDTREE DRIVE SUITE 301 PALM BEACH GARDENS, FL 33403

SUBDIVISION: Southern Cay at Jonathan's Landing BOOK: 63 PAGE: 17 PLAT: RM 74-195 DATE: 11/22/88 BY: T.J.M. So Cay at Jonathan's Landing, Ltd.

0261-011 Ret. 79-230

DESIGN	5			
DRAWN	3			
CHECKED	2			
NO	DATE	REVISION	APPD BY	

Timothy J. Messler, Inc.
CONSULTING ENGINEERS
600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

SOUTHERN CAY AT JONATHAN'S LANDING

PLAT NO. 63046
SCALE: 1" = 40'
DATE: 8/1/88
SHT: 2 OF 2