

A PLAT OF BRIDGEGATE SOUTH AT JONATHAN'S LANDING

0261-018

121

A REPLAT OF A PORTION OF PARCEL K
AS SHOWN ON THE PLAT OF JONATHAN'S LANDING PLAT SIX, A P.U.D.
AS RECORDED IN PLAT BOOK 47 PAGES 10-11, ALSO LYING
IN SECTION 6 TOWNSHIP 41 SOUTH, RANGE 43 EAST
OF PALM BEACH COUNTY, FLORIDA.

MARCH 1991

SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:26 AM
on the 22 day of December
1991, and duly recorded in Plat Book No.
68 on page 121-122
JOHN B. DUNKLE, Clerk Circuit Court
Jonathan's Landing, P.L.L.C.

DESCRIPTION

A PARCEL OF LAND LYING IN PARCEL K, AS SHOWN ON JONATHAN'S LANDING PLAT SIX P.U.D., AS RECORDED IN PLAT BOOK 47, PAGES 10 AND 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID PARCEL K; THENCE ALONG THE BOUNDARY OF SAID PARCEL K THROUGH THE FOLLOWING 11 CALLS:

1. THENCE S 04°33'03" E, A DISTANCE OF 119.28 FEET;
2. THENCE S 05°00'37" W, A DISTANCE OF 366.40 FEET;
3. THENCE S 41°59'14" E, A DISTANCE OF 26.91 FEET;
4. THENCE SOUTH, A DISTANCE OF 72.00 FEET;
5. THENCE S 50°15'52" W, A DISTANCE OF 43.65 FEET;
6. THENCE N 76°16'53" W, A DISTANCE OF 46.52 FEET;
7. THENCE S 85°40'56" W, A DISTANCE OF 31.65 FEET;
8. THENCE N 88°30'45" W, A DISTANCE OF 55.24 FEET;
9. THENCE S 61°56'31" W, A DISTANCE OF 20.00 FEET;
10. THENCE S 45°33'20" W, A DISTANCE OF 75.37 FEET;
11. THENCE N 88°28'23" W, A DISTANCE OF 52.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CASSEKEY ISLAND ROAD NORTH (R/W VARIES), AS SHOWN ON THE PLAT OF CASSEKEY ISLAND ROAD EXTENSION OF JONATHAN'S LANDING P.U.D., AS RECORDED IN PLAT BOOK 63, PAGES 52-53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH THE FOLLOWING 8 CALLS:

1. THENCE N 01°45'06" E, A DISTANCE OF 4.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 249.18 FEET;
2. THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°01'06", A DISTANCE OF 43.57 FEET TO THE POINT OF TANGENCY;
3. THENCE N 08°16'00" W, A DISTANCE OF 30.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 305.82 FEET;
4. THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°47'37", A DISTANCE OF 52.27 FEET TO THE POINT OF TANGENCY;
5. THENCE N 01°31'37" E, A DISTANCE OF 385.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 89.00 FEET;
6. THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°42'42", A DISTANCE OF 74.11 FEET TO THE POINT OF TANGENCY;
7. THENCE N 49°14'19" E, A DISTANCE OF 132.33 FEET;
8. THENCE N 36°32'36" E, A DISTANCE OF 20.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DICKINSON DRIVE (R/W VARIES), AS RECORDED IN PLAT BOOK 34, PAGES 29 THROUGH 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE GO THE FOLLOWING 4 CALLS ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DICKINSON DRIVE:

1. THENCE N 61°35'32" E, A DISTANCE OF 35.43 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 10.00 FEET, THE CENTER OF WHICH BEARS S 53°27'24" E;
2. THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°04'33", A DISTANCE OF 21.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 72.00 FEET;
3. THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°35'47", A DISTANCE OF 98.77 FEET TO A POINT ON A NON-TANGENT LINE, FROM WHICH A RADIAL LINE BEARS N 10°58'38" W;
4. THENCE S 88°28'23" E, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.064 ACRES, MORE OR LESS.

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 THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREOF AS BRIDGEGATE SOUTH AT JONATHAN'S LANDING, A REPLAT OF A PORTION OF PARCEL K, AS SHOWN ON THE PLAT OF JONATHAN'S LANDING PLAT SIX P.U.D., AS RECORDED IN PLAT BOOK 47, PAGES 10-11, BEING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREOF AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS:
RESIDENTIAL ACCESS STREET "H", AS SHOWN HEREOF, IS HEREBY DEDICATED TO THE BRIDGEGATE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS/EGRESS, UTILITY AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
2. EASEMENTS:
A. THE UTILITY EASEMENTS, AS SHOWN HEREOF, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION AND WATCH SYSTEM, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
B. THE DRAINAGE EASEMENTS, AS SHOWN HEREOF, ARE HEREBY DEDICATED TO THE J.L. PROPERTY OWNERS ASSOCIATION, INC. AND BRIDGEGATE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, HOWEVER PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS WHICH SERVE TO DRAIN COUNTY ROADS.
C. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREOF, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
D. THE 3.00 FOOT RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.) SHOWN HEREOF, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE AND BUILDING OVERHANG PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
3. TRACTS:
A. TRACTS "A", "B", "C" AND "D", AS SHOWN HEREOF, ARE HEREBY DEDICATED TO BRIDGEGATE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
B. WATER MANAGEMENT TRACT "PW-8", AS SHOWN HEREOF, IS HEREBY DEDICATED TO THE J.L. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF July, 1991.

JONATHAN'S LANDING, INC., A DELAWARE CORPORATION

BY: Robert W. Kiskaddon
ROBERT W. KISKADDON
PRESIDENT

ATTEST: Robert W. Witter
ROBERT W. WITTER
VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT W. KISKADDON AND ROBERT W. WITTER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED CORPORATION, JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT ON BEHALF 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 July, 1991.

MY COMMISSION EXPIRES: Sept. 20, 1994
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREOF 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH 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, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: Vincent J. Noel
VINCENT J. NOEL
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 4169

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF November, 1991.

BY: Karen T. Marcus (SEAL)
KAREN T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: Jill Cowart
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF November, 1991.

BY: George T. Webb, P.E. (SEAL)
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

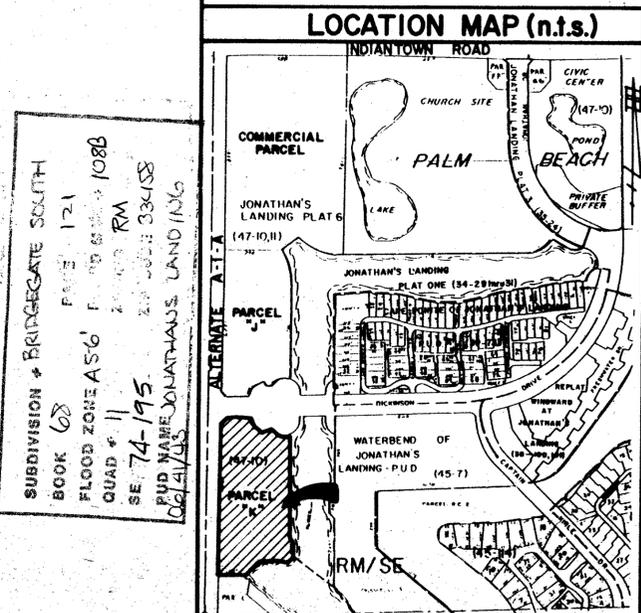
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

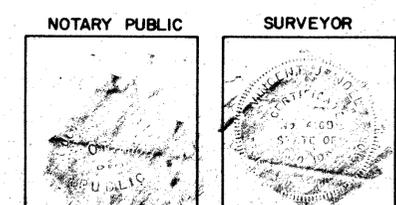
I, LARRY B. ALEXANDER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JONATHAN'S LANDING, INC., A DELAWARE CORPORATION; THAT THE 1990 TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: OCT. 31, 1991

BY: Larry B. Alexander
LARRY B. ALEXANDER
ATTORNEY AT LAW



BRIDGEGATE South AT JONATHAN'S LANDING



LINDAHL, BRONNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
10 CENTRAL PARKWAY SUITE 201
JUPITER, FL 33458
SEE OFFICE FOR MAPS
TEL: 561-746-2000

0261-018

PET. 79-230
Y
W/ESCROW AGENTS
FOR PARKS + RDS.
(OVERRIDE)

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