

20130277290

197

1000-883 WATERWAY PARK, A PORTION OF JONATHAN'S LANDING P.U.D.

LYING IN SECTIONS 6 AND 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF WATERWAY COUNTY PARK, RECORDED IN PLAT BOOK 31, PAGE 10, AND THE CIVIC CENTER AND PRIVATE BUFFER PARCELS OF JONATHAN'S LANDING PLAT SIX, RECORDED IN PLAT BOOK 47, PAGE 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 6

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND J. L. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS:

WATERWAY PARK, A PORTION OF JONATHAN'S LANDING P.U.D.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LYING IN SECTIONS 6 AND 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF THE PLAT OF WATERWAY COUNTY PARK, RECORDED IN PLAT BOOK 31, PAGE 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
TOGETHER WITH THE CIVIC CENTER PARCEL AND PRIVATE BUFFER PARCEL OF JONATHAN'S LANDING PLAT SIX, RECORDED IN PLAT BOOK 47, PAGE 10, OF SAID PUBLIC RECORDS;
LESS THE RIGHT-OF-WAY OF STATE ROAD No.706 (EAST INDIANTOWN ROAD), RECORDED IN OFFICIAL RECORD BOOK 8659, PAGE 995; OFFICIAL RECORD BOOK 8678, PAGE 1483; OFFICIAL RECORD BOOK 4683, PAGE 1881; AND OFFICIAL RECORD BOOK 2863, PAGE 755; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 6;
THENCE ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 6, S89°58'59"E FOR 2821.48 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY BOUNDARY OF SAID WATERWAY COUNTY PARK;
THENCE ALONG SAID NORTHERLY EXTENSION, S20°51'05"E FOR 103.04 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF WATERWAY COUNTY PARK;
THENCE ALONG THE EAST BOUNDARY OF SAID PLAT, S20°51'05"E FOR 61.76 FEET TO THE SOUTH RIGHT-OF-WAY IN STATE ROAD No.706 (EAST INDIANTOWN ROAD), RECORDED IN OFFICIAL RECORD BOOK 8678, PAGE 1483, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE BOUNDARY OF SAID WATERWAY COUNTY PARK FOR THE FOLLOWING COURSES:

THENCE S20°51'05"E FOR 1857.01 FEET;
THENCE N64°58'00"E FOR 40.00 FEET;
THENCE S70°36'34"W FOR 192.75 FEET;
THENCE S84°36'06"W FOR 78.24 FEET;
THENCE N66°10'51"W FOR 100.34 FEET;
THENCE N10°44'15"W FOR 125.67 FEET;
THENCE N45°11'42"W FOR 92.56 FEET;
THENCE N38°45'08"W FOR 117.35 FEET;
THENCE N24°10'46"E FOR 102.84 FEET;
THENCE N27°14'32"W FOR 60.76 FEET;
THENCE S62°22'14"W FOR 84.68 FEET;
THENCE N23°50'21"W FOR 33.10 FEET;
THENCE N49°31'43"W FOR 96.88 FEET;
THENCE N41°32'53"W FOR 91.12 FEET;
THENCE N07°37'24"E FOR 78.02 FEET;
THENCE N13°31'09"E FOR 131.50 FEET;
THENCE N06°36'23"E FOR 86.92 FEET;
THENCE N64°17'48"W FOR 72.25 FEET;
THENCE S80°21'15"W FOR 80.77 FEET;
THENCE N03°44'11"W FOR 98.67 FEET;
THENCE N61°42'05"W FOR 80.75 FEET;
THENCE S02°10'28"W FOR 127.50 FEET;

THENCE CONTINUE ALONG SAID PLAT BOUNDARY, AND THE EASTERLY EXTENSION THEREOF ALONG THE BOUNDARY OF SAID PRIVATE BUFFER PARCEL OF JONATHAN'S PLAT SIX, N89°01'17"W FOR 596.94 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 425.00 FEET, WHERE A RADIAL LINE BEARS N12°48'13"E;

THENCE ALONG THE BOUNDARIES OF SAID PRIVATE BUFFER PARCEL AND CIVIC CENTER PARCEL OF JONATHAN'S LANDING PLAT SIX, FOR THE FOLLOWING COURSES:

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°10'30" FOR 579.87 FEET TO A POINT OF TANGENCY;
THENCE N00°58'43"E FOR 220.86 FEET;
THENCE S89°01'17"E FOR 55.88 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 130.00 FEET, WHERE A RADIAL LINE BEARS N35°01'17"W;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°00'14" FOR 72.61 FEET TO A POINT OF TANGENCY;
THENCE N00°58'43"E FOR 59.18 FEET TO THE SOUTH RIGHT-OF-WAY OF STATE ROAD No.706 (EAST INDIANTOWN ROAD), RECORDED IN OFFICIAL RECORD BOOK 8659, PAGE 995, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE S89°00'30"E FOR 50.41 FEET;
THENCE S89°20'08"E FOR 221.00 FEET;
THENCE S00°03'10"W FOR 18.00 FEET;
THENCE S89°58'55"E FOR 65.38 FEET TO THE WEST BOUNDARY OF SAID PLAT OF WATERWAY COUNTY PARK;

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF STATE ROAD No.706 (EAST INDIANTOWN ROAD), RECORDED IN OFFICIAL RECORD BOOK 8678, PAGE 1483, FOR THE FOLLOWING COURSES:

THENCE S89°22'03"E FOR 744.67 FEET;
THENCE S89°58'59"E FOR 81.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.34 ACRES, MORE OR LESS.

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

1. TRACT A:

TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

2. TRACTS B AND C:

TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR J. L. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. UTILITY EASEMENT

THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. THE LOCATION OF ABOVE-GROUND UTILITIES ARE SUBJECT TO THE PROPERTY OWNER'S APPROVAL.

IN WITNESS WHEREOF, AS TO TRACT A ONLY, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL TO BE AFFIXED HERETO THIS 16th DAY OF JUNE, 2013.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Steven L. Abrams
STEVEN L. ABRAMS, MAYOR

ATTEST: Sharon R. Bock
SHARON R. BOCK
CLERK & COMPTROLLER DEPUTY CLERK

IN WITNESS WHEREOF, J.L. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF June, 2013.

J.L. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: Charles F. DeGiovanna
PRESIDENT

WITNESS: Jane Carrough-Melne
(PRINT NAME): JANE CARROUGH-MELNE

WITNESS: David S. Dolan
(PRINT NAME): DAVID S. DOLAN

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Charles DeGiovanna, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF J.L. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 16th DAY OF April, 2013.

NOTARY PUBLIC: Tricia Bereman

PRINT NAME: Tricia Bereman

MY COMMISSION EXPIRES: July 21, 2015

COMMISSION NO.: EE 114634

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO A PORTION OF PROPERTY IS VESTED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PALM BEACH COUNTY PORTION OF THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

AND THAT A PORTION OF THE PROPERTY IS VESTED TO J.L. PROPERTY OWNERS ASSOCIATION, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SOUTHEAST GUARANTY & TITLE, INC.

DATED: 4/5/13

BY: Kenneth L. Townsend
KENNETH L. TOWNSEND, PRESIDENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) AND MONUMENTS, ACCORDING TO SEC.177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

John E. Phillips III
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

3/20/13
DATE

SITE PLAN DATA

PROJECT NO.1000-881
CONTROL NO.1974-195
PROJECT NAMEWATERWAY PARK, A PORTION OF JONATHAN'S LANDING P.U.D.
TOTAL AREA35.34 ACRES

COUNTY APPROVAL

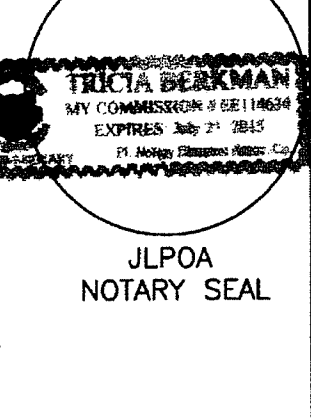
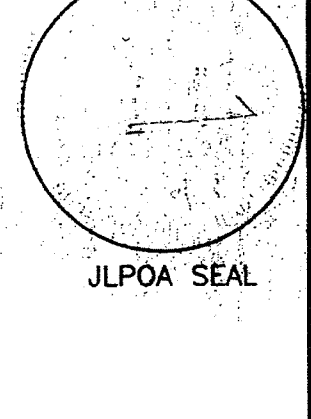
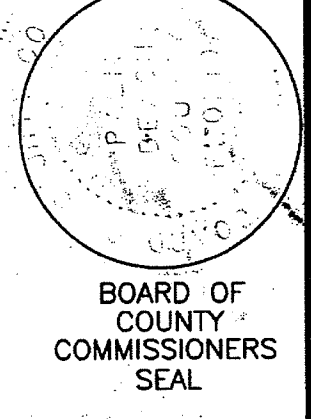
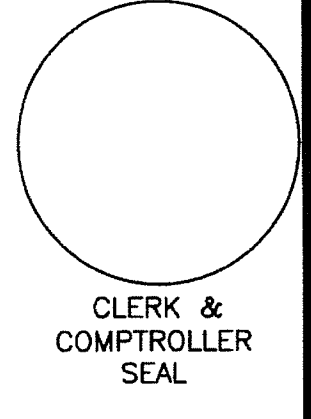
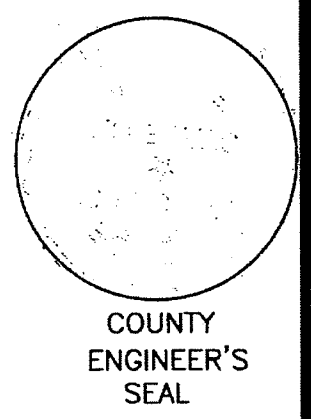
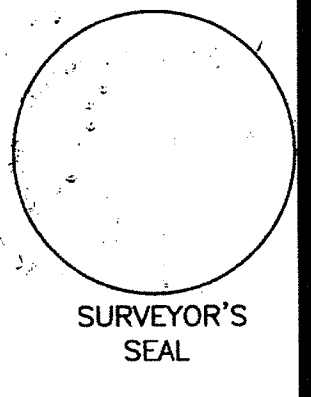
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 18th DAY OF June, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb, P.E.
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF S89°58'59"E (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE EAST-WEST QUARTER SECTION LINE OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST.
- PERMANENT REFERENCE MONUMENT (P.R.M.), 4"x4" CONCRETE MONUMENT FOUND WITH NO IDENTIFICATION STAMPING, UNLESS NOTED OTHERWISE.
 PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE.
 MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP SET, UNLESS NOTED OTHERWISE.
 MONUMENT, FOUND 5/8" IRON ROD WITH CAP "LB959"
 MONUMENT, FOUND 5/8" IRON ROD WITH CAP "LB2799"
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND
H. SCALE FACTOR = 1.0000428
I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
J. ROTATION EQUATION: NONE
- ABBREVIATIONS:
R - RADIUS
A - CENTRAL ANGLE
L - ARC LENGTH
ORB - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
PG. - PAGE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
FPL - FLORIDA POWER & LIGHT
PRM - PERMANENT REFERENCE MONUMENT
C - CENTERLINE
PBC or PBCo - PALM BEACH COUNTY
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
NAD - NORTH AMERICAN DATUM
JLPOA - J.L. PROPERTY OWNERS ASSOCIATION, INC.
SR - STATE ROAD
(D) - DEED DIMENSION
(P) - PLAT DIMENSION
(M) - MEASURED DIMENSION
(C) - CALCULATED DIMENSION
(G) - GRID DIMENSION
- PLAT AREA: 35.34 ACRES, MORE OR LESS.
- RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.



THIS INSTRUMENT WAS PREPARED BY
BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX