

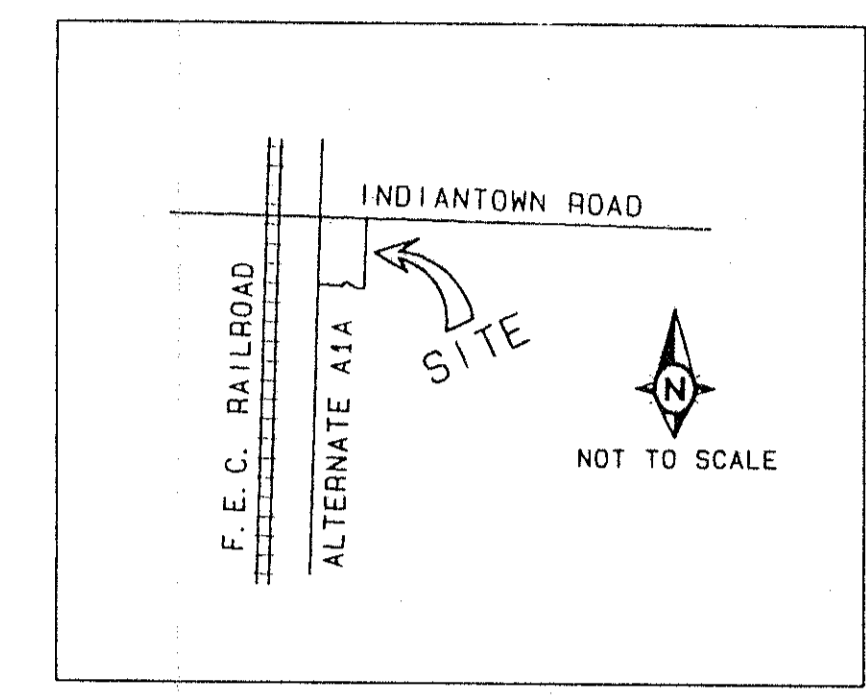
0261-026

54

SHOPPES OF JONATHAN'S LANDING

BEING A REPLAT OF A PORTION OF THE COMMERCIAL PARCEL OF JONATHAN'S LANDING PLAT SIX, P. U. D. AS RECORDED IN PLAT BOOK 47, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN PART OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA
AUGUST, 1996
SHEET 1 OF 2

COUNTY COMMISSIONERS SEALS
This Plat was filed for record on 11:35 AM
this 16th day of August 1996
and duly recorded in Plat Book No. 47
on page 54
DOUGLAS J. BLANKENSHIP, County Engineer
by [Signature]



Pet
79-230

DEDICATION & RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SEAMEL J., INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE SHOPPES OF JONATHAN'S LANDING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF A PORTION OF THE COMMERCIAL PARCEL OF JONATHAN'S LANDING PLAT SIX, P. U. D., AS RECORDED IN PLAT BOOK 47, PAGES 10 AND 11, OF THE PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID COMMERCIAL PARCEL; SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF LONGSHORE AT JONATHAN'S LANDING, AS RECORDED IN PLAT BOOK 69, PAGES 103 AND 104 OF SAID PUBLIC RECORDS;

THENCE NORTH 01°31'37" EAST ALONG THE EAST LINE OF SAID COMMERCIAL PARCEL (BEARING BASIS) 871.07 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 706 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 93190-2512 (REVISED NOVEMBER 7, 1994); THENCE NORTH 88°36'01" WEST ALONG SAID RIGHT OF WAY LINE, 52.12 FEET; THENCE NORTH 02°13'23" EAST, 10.00 FEET; THENCE NORTH 88°36'01" WEST, 514.43 FEET; THENCE SOUTH 48°59'27" WEST, 42.14 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD 811 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 93090-2519 (REVISED JULY 23, 1980); THENCE SOUTH 01°31'37" WEST ALONG SAID RIGHT OF WAY LINE, 829.24 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCEL; SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF BRIDGEGATE NORTH AT JONATHAN'S LANDING, AS RECORDED IN PLAT BOOK 69, PAGES 117 AND 118 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°36'33" EAST, ALONG THE SOUTH LINE OF SAID COMMERCIAL PARCEL, 290.84 FEET; THENCE NORTH 83°16'30" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST (SAID POINT BEARS SOUTH 49°40'27" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA OF 48°17'00", AND AN ARC DISTANCE OF 210.68 FEET TO THE INTERSECTION WITH A TANGENT LINE; THENCE SOUTH 88°36'33" EAST, 39.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.66 ACRES, MORE OR LESS.
SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LIMITED ACCESS EASEMENTS:

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

TRACT 'A'

TRACT 'A' AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACTS 'B' & 'C'

TRACTS 'B' AND 'C' AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF AUGUST 1996

SEAMEL J., INC.
A FLORIDA CORPORATION
WITNESS: [Signature] BY: V. M. Seabrook
DOUGLAS J. BLANKENSHIP VICTOR M. SEABROOK, PRESIDENT
(printed name)
WITNESS: [Signature]
ELEANOR MAE DAILEY
(printed name)

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED VICTOR M. SEABROOK WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEAMEL J., INC., A FLORIDA 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 30th DAY OF August 1996.
MY COMMISSION EXPIRES: [Signature]
LORI J. CHRISTIANO
NOTARY PUBLIC
CC



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, M. TIMOTHY HANLON, 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 SEAMEL J., INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD, AND THERE ARE NO ENCUMBRANCES OF RECORD THAT WOULD PROHIBIT THE CREATION OF SAID INSTRUMENT.
DATED: 9/12/96 [Signature]
M. TIMOTHY HANLON, ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATION:

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.") 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.
[Signature]
DOUGLAS J. BLANKENSHIP, P.L.S.
LICENSE NO. 4699
STATE OF FLORIDA

COUNTY APPROVALS:

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 13th DAY OF Oct 1996.
[Signature]
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

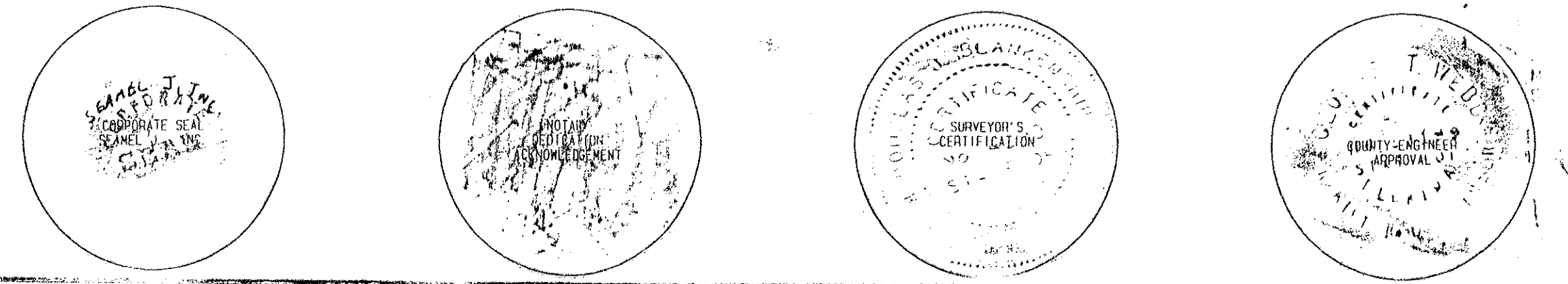
NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

0261-026 78/54

THIS INSTRUMENT WAS PREPARED BY DOUGLAS J. BLANKENSHIP P.L.S., DAILEY AND ASSOCIATES, INC., 612 NORTH ORANGE AVENUE, SUITE D-1, JUPITER, FLORIDA 33458.

DAILEY AND ASSOCIATES
LAND SURVEYORS
612 N. ORANGE AVENUE SUITE D-1
JUPITER, FLORIDA 33458
PHONE (407) 746-8424



TAZ-415
SUBDIVISION: SHOPPES OF JONATHAN'S LANDING
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FLOOD MAP: []
ZONING: []
ZIP CODE: []
REG. MARK: []