

CASSEEKEY ISLAND REPLAT No. 2 AT JONATHAN'S LANDING P.U.D.
BEING A REPLAT OF LOTS 30 AND 31, PLAT OF CASSEEKEY ISLAND
AT JONATHAN'S LANDING, P.U.D. AS RECORDED IN PLAT BOOK 59, PAGE 15
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1
OCTOBER 1996

LOT 29
 (PER PLAT BOOK 59, PG 15)

LOT 32
 (PER PLAT BOOK 59, PG 15)

RECREATION AREA AT
JONATHAN'S LANDING, P.U.D.
 (PER PLAT BOOK 57, PGS 171-179)

PALM BEACH COUNTY
 SURVEY DEPARTMENT
 BRASS DISK IN CONCRETE
 "15th HOLE"
 GRID N: 943535.54
 GRID E: 953992.07

PALM BEACH COUNTY
 SURVEY DEPARTMENT
 BRASS DISK IN CONCRETE
 "15th TEE"
 GRID N: 942775.26
 GRID E: 953355.75

GRID N: 942895.00
 GRID E: 955717.61

GRID N: 942867.06
 GRID E: 955526.30

GRID N: 942766.69
 GRID E: 955531.06

GRID N: 942655.93
 GRID E: 955746.04

GRID N: 942680.12
 GRID E: 955670.33

EXISTING PCP
 PK WITH DISK
 "LS 1652"
 R = 140.00'
 A = 29.18'
 D = 11°56'35"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LAWRENCE F. DeGEORGE, JR., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CASSEEKEY ISLAND REPLAT No. 2 AT JONATHAN'S LANDING P.U.D., BEING A REPLAT OF LOTS 30 AND 31, PLAT OF CASSEEKEY ISLAND AT JONATHAN'S LANDING, P.U.D. AS RECORDED IN PLAT BOOK 59, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 30 AND 31, PLAT OF CASSEEKEY ISLAND AT JONATHAN'S LANDING, P.U.D., RECORDED IN PLAT BOOK 59, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR LAWRENCE F. DeGEORGE, JR., HIS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I LAWRENCE F. DeGEORGE, JR. DO HEREBY SET MY HAND AND SEAL THIS 12 DAY OF MARCH 1997.

WITNESS: *[Signature]* BY: *[Signature]* LAWRENCE F. DeGEORGE, JR.
 WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LAWRENCE F. DeGEORGE, JR. WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF MARCH 1997.

MY COMMISSION EXPIRES: *[Signature]*
 NOTARY PUBLIC
 Suzanne L. Niedhard
 Commission #CC 597525

APPROVALS

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 12 DAY OF MARCH 1997.

[Signature]
 EDWIN A. JACI, P.E., DEPUTY COUNTY ENGINEER

TITLE CERTIFICATION

I, J. THOMAS CONROY, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LAWRENCE F. DeGEORGE, JR.; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: 4/29/97 J. THOMAS CONROY, III

LAND USE

ZONING PETITION No. 74-195
 AREA = 0.736 ACRES
 TYPE USE = SINGLE FAMILY RESIDENTIAL

LEGEND

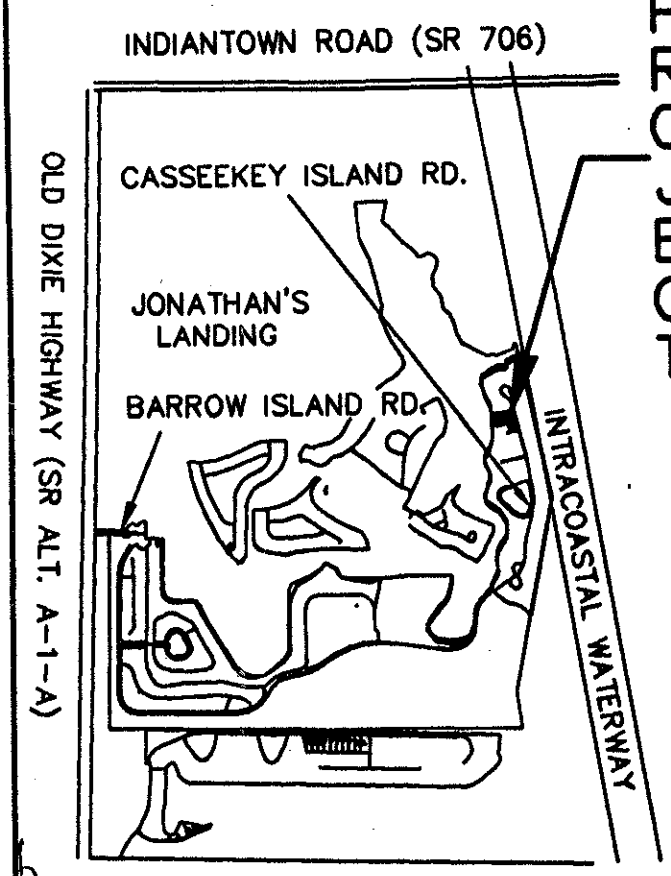
- PCP = PERMANENT CONTROL POINT
- D = DELTA (CENTRAL ANGLE)
- R = RADIUS
- A = ARC LENGTH
- PB = PLAT BOOK
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PGS = PAGES
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- RME = RECIPROCAL MAINTENANCE EASEMENT

LAWRENCE F. DeGEORGE, JR.
 SEAL

NOTARY SEAL

DEPUTY COUNTY ENGINEER'S SEAL

SURVEYOR'S SEAL



LOCATION MAP
 (NOT TO SCALE)

SURVEYOR'S NOTES

1. PLAT POSITION AND ORIENTATION
 - A. COORDINATES SHOWN ARE GRID
 - B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
 - C. ZONE = FLORIDA EAST
 - D. LINEAR UNIT = U.S. SURVEY FOOT
 - E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - F. ALL DISTANCES ARE GROUND
 - G. SCALE FACTOR = 1.0000441
 - H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
 - I. ROTATION TO GRID NORTH
 - N 10° 59' 53" W (PLAT BEARING) 0° 23' 35" COUNTER CLOCKWISE
 - N 11° 23' 28" W (GRID BEARING) ROTATION (PLAT TO GRID)
2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ P.L.S. 4828
3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N 10° 59' 53" W ALONG THE CENTERLINE OF CASSEEKEY ISLAND ROAD AS SHOWN ON THE PLAT OF CASSEEKEY ISLAND AT JONATHAN'S LANDING, P.U.D.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
5. NO BUILDING 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 APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE 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 BEING DETERMINED BY USE RIGHTS GRANTED.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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") 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.

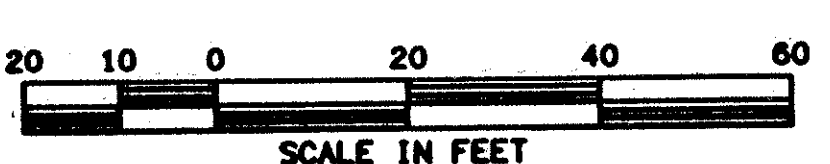
DATE: 4/30/97
 GARY A. RAGER
 PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE No. 4828
 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M., OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

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COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 3:44P
 the day of July
 and duly recorded in Plat Book No. 59
 on page 17
 DONOVAN H. WILSON, County Clerk
 by *[Signature]*

PET. 79-230
ALLOC. #0001



0261-027

SCALE: 1" = 20'	NICK MILLER, INC. Surveying Planning & Development Consultants	DRAWN BY:
DATE: OCT. 1996		CHK:
CASSEEKEY ISLAND REPLAT No. 2		
2560 RCA Blvd., Suite 105 Palm Beach Gardens, Florida 33410 (561) 627-5200 D.B.P.R. Business License No. 4318		DRAWING NUMBER 98025-1

REVISION # 1
 DATE 8/17/97
 BY: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]