

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: June 18, 2013

Consent Regular

Ordinance Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

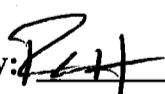
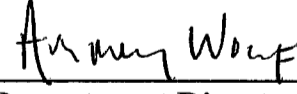
Motion and Title: Staff recommends motion to approve: the Waterway Park, a portion of Jonathan's Landing P.U.D. Replat.

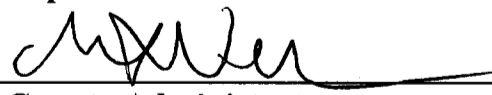
Summary: The County plans to develop Waterway Park which is located within the Jonathan's Landing PUD on the south side of Indiantown Road in unincorporated Jupiter. The replat encompasses all of the County's 30 acre park property and two parcels owned by J.L. Property Owners Association, Inc. (POA). The County and POA properties are required to be replatted as a condition of the development approvals for the Park. The County will sign the plat as one of the property owners. (PREM) District 1 (HJF)

Background and Justification: The County's park property is approximately 30.04 acres and identified as Tract "A" within the proposed plat. The POA has approved and signed the plat as property owner of Tracts "B" and "C". Future park improvements include boat ramps, a seawall, parking to accommodate motor vehicles and boat trailers, restrooms and picnic shelters. Development of the park is programmed for February 2014, subject to receipt of grant funding.

Attachments:

1. Location Map
2. Plat

Recommended By:  Army Wolf  5/24/13
Department Director Date

Approved By:  6/5/13
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | 2013 | 2014 | 2015 | 2016 | 2017 |
|--|-------------|-------------|-------------|-------------|-------------|
| Capital Expenditures | _____ | _____ | _____ | _____ | _____ |
| Operating Costs | _____ | _____ | _____ | _____ | _____ |
| External Revenues | _____ | _____ | _____ | _____ | _____ |
| Program Income (County) | _____ | _____ | _____ | _____ | _____ |
| In-Kind Match (County) | _____ | _____ | _____ | _____ | _____ |
| NET FISCAL IMPACT | <u>0</u> | _____ | _____ | _____ | _____ |
| # ADDITIONAL FTE POSITIONS (Cumulative) | _____ | _____ | _____ | _____ | _____ |

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

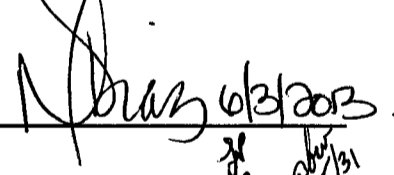

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No fiscal impact.

C. Departmental Fiscal Review: _____ *W 5.29.13*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 *6/3/2013*
 OFMB *28 6/3/13*
 *6/3/13*
 Contract Development and Control *6-3-13 Bleske*

B. Legal Sufficiency:

 *6/5/13*
 Assistant County Attorney

C. Other Department Review:

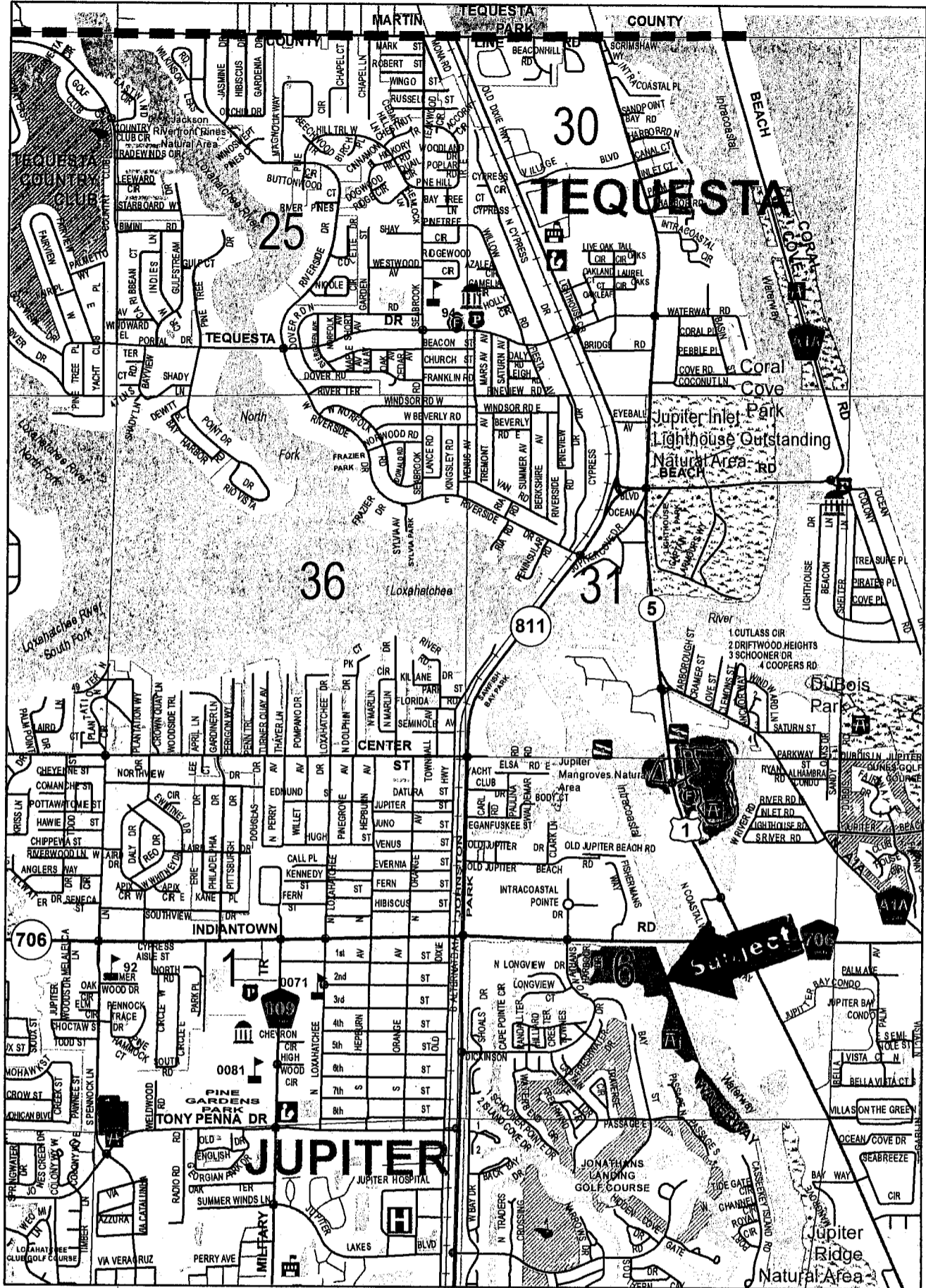
 Department Director

This summary is not to be used as a basis for payment.

TWP 40

TWP 40

TWP 41



1

2

3

RNG 42

See pg 15

RNG 43

Page 7

LOCATION MAP

II

[Handwritten signature]

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 PARCELS 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 4883, PAGE 1861; 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 NORTH-EAST CORNER OF SAID PLAT OF WATERWAY COUNTY PARK;
THENCE ALONG THE EAST BOUNDARY OF SAID PLAT, S20°51'05"E FOR 61.78 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 S38°36'09"E FOR 1123.82 FEET; THENCE N64°58'00"E FOR 40.00 FEET; THENCE S09°20'37"W FOR 57.78 FEET; THENCE S70°36'34"W FOR 192.75 FEET; THENCE N64°08'53"W FOR 18.02 FEET; THENCE S64°36'08"W FOR 78.24 FEET; THENCE N60°59'48"W FOR 188.43 FEET; THENCE N67°01'51"W FOR 100.34 FEET; THENCE N26°56'38"W FOR 127.83 FEET; THENCE N10°44'15"W FOR 125.67 FEET; THENCE N28°22'22"W FOR 80.31 FEET; THENCE N45°11'42"W FOR 92.56 FEET; THENCE N10°08'15"W FOR 127.17 FEET; THENCE N38°45'08"W FOR 117.35 FEET; THENCE N03°18'39"W FOR 107.15 FEET; THENCE N24°10'46"E FOR 102.84 FEET; THENCE N14°06'29"E FOR 84.33 FEET; THENCE N27°14'25"W FOR 80.78 FEET; THENCE N63°34'43"W FOR 73.10 FEET; THENCE S82°22'14"W FOR 84.68 FEET; THENCE N80°11'45"W FOR 41.27 FEET; THENCE N23°50'21"W FOR 33.10 FEET; THENCE N46°05'05"W FOR 75.55 FEET; THENCE N49°31'43"W FOR 98.88 FEET; THENCE N42°53'09"W FOR 100.34 FEET; THENCE N41°52'53"W FOR 91.12 FEET; THENCE N44°13'51"W FOR 108.48 FEET; THENCE N07°37'24"E FOR 78.02 FEET; THENCE N10°48'40"E FOR 116.00 FEET; THENCE N13°31'09"E FOR 131.50 FEET; THENCE N13°27'57"E FOR 116.02 FEET; THENCE N06°36'23"E FOR 85.92 FEET; THENCE N25°54'09"W FOR 77.80 FEET; THENCE N64°17'48"W FOR 72.25 FEET; THENCE S80°11'28"W FOR 83.10 FEET; THENCE S80°21'15"W FOR 80.77 FEET; THENCE S89°37'06"W FOR 88.22 FEET; THENCE N03°44'11"W FOR 98.67 FEET; THENCE N09°40'47"W FOR 72.70 FEET; THENCE N61°42'05"W FOR 80.75 FEET; THENCE S37°07'48"W FOR 121.42 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 596.84 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°58'45"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 N25°01'17"E;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°02'14" FOR 72.81 FEET TO A POINT OF TANGENCY;
THENCE N00°58'45"E FOR 58.18 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°03'30"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 85.38 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 OBLIGATION OF THE FEE SIMPLE OWNER, 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 April, 2013.

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

BY: STEVEN L. ABRAMS, MAYOR

ATTEST: SHARON R. BOCK
CLERK & COMPTROLLER

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 16th DAY OF April, 2013.

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

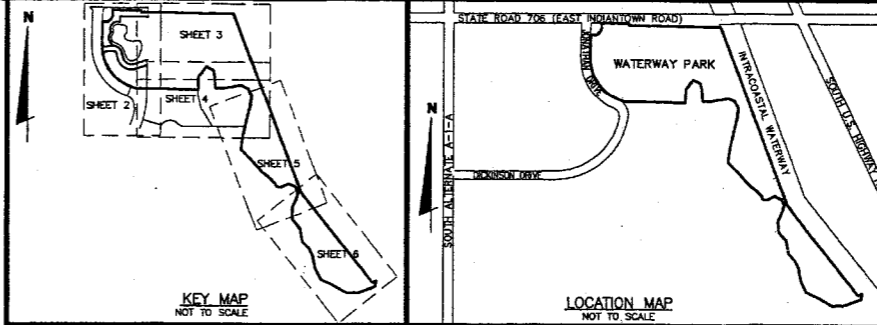
BY: *John E. Phillips III*
PRESIDENT

WITNESS: *Janice Melina*
(PRINT NAME: JANICE MELINA)

WITNESS: *Daniel Melina*
(PRINT NAME: DANIEL MELINA)

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 SUPPLEMENTED 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 D. Davidson*, WHO IS PERSONALLY KNOWN TO ME, OR HAS PROVIDED 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: *John E. Phillips III*

PRINT NAME: *John E. Phillips III*

MY COMMISSION EXPIRES: *July 31, 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 HEREIN 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: *4/15/13* BY: *Kevin 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.) AND MONUMENTS, ACCORDING TO SEC. 177.09(1)(b), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

John E. Phillips III *3/20/13*
JOHN E. PHILLIPS III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

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 DAY OF April, 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.
COUNTY ENGINEER

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF S89°58'59"E (GRID, NAD 83, 1980 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 "LB8473", 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 "LB2789"
- 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. COORDINATE SYSTEM ARE GRID
B. DATUM - NAD 83, 1980 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
C - CENTRAL ANGLE
A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
P.C. - PAGE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
P.L. - FLORIDA POWER & LIGHT
P.R.M. - PERMANENT REFERENCE MONUMENT
S - 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
N.D. - NEEDED DIMENSION
(D) - 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 CONFLICT, 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.

George T. Webb
SURVEYOR'S SEAL

George T. Webb
COUNTY ENGINEER'S SEAL

Sharon R. Bock
CLERK & COMPTROLLER SEAL

Steven L. Abrams
BOARD OF COUNTY COMMISSIONERS SEAL

John E. Phillips III
PRESIDENT SEAL

John E. Phillips III
JLPOA NOTARY SEAL

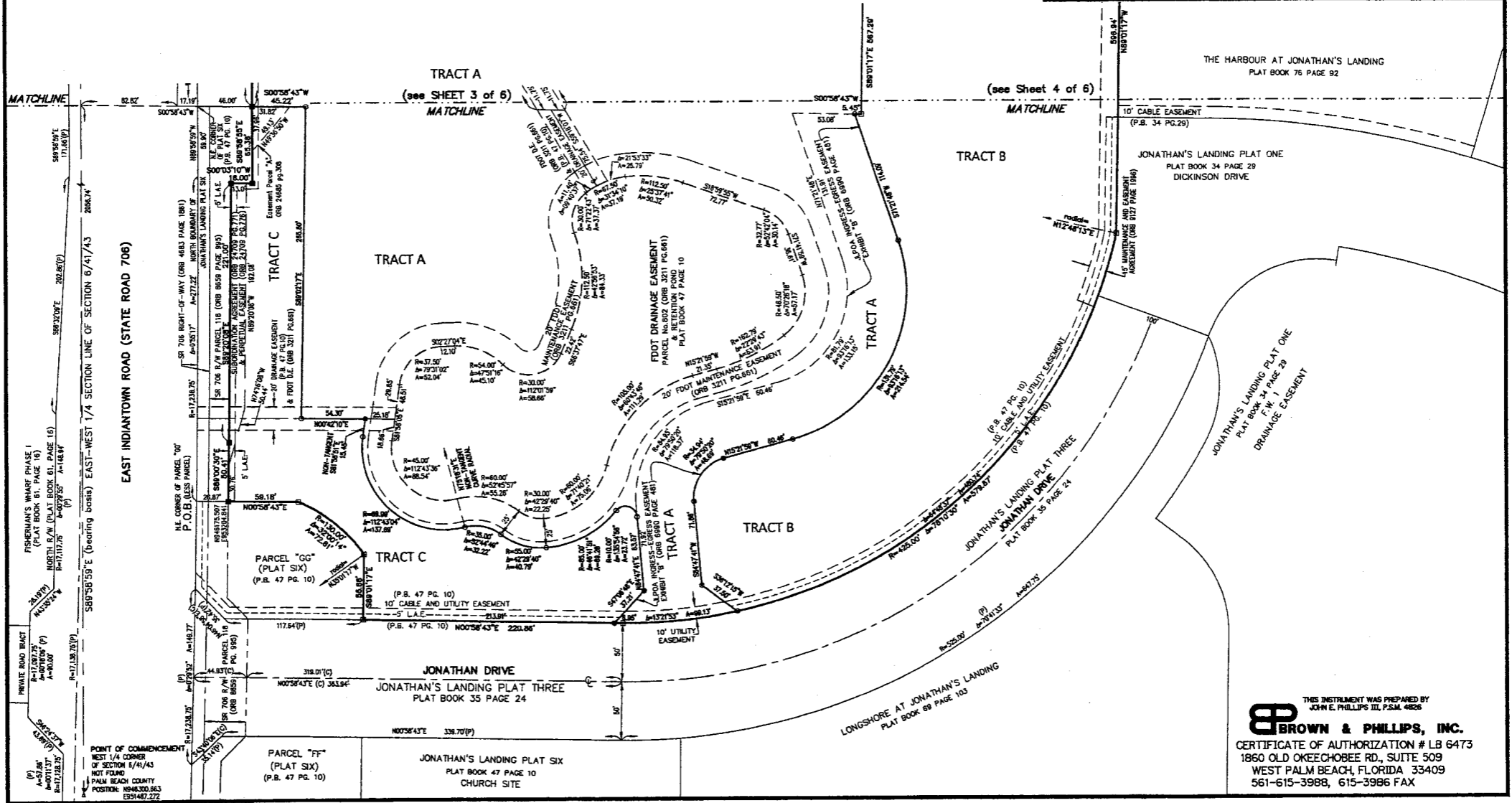
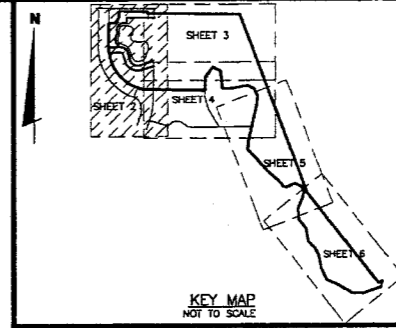
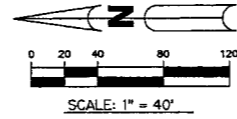
THIS INSTRUMENT WAS PREPARED BY
BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

SITE PLAN DATA
PROJECT NO.1000-881
CONTRACT NO.1974-195
PROJECT NAME: WATERWAY PARK, A PORTION OF JONATHAN'S LANDING P.U.D.
TOTAL AREA35.34 ACRES

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

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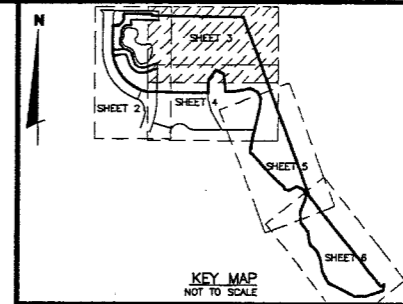
SHEET 2 OF 6



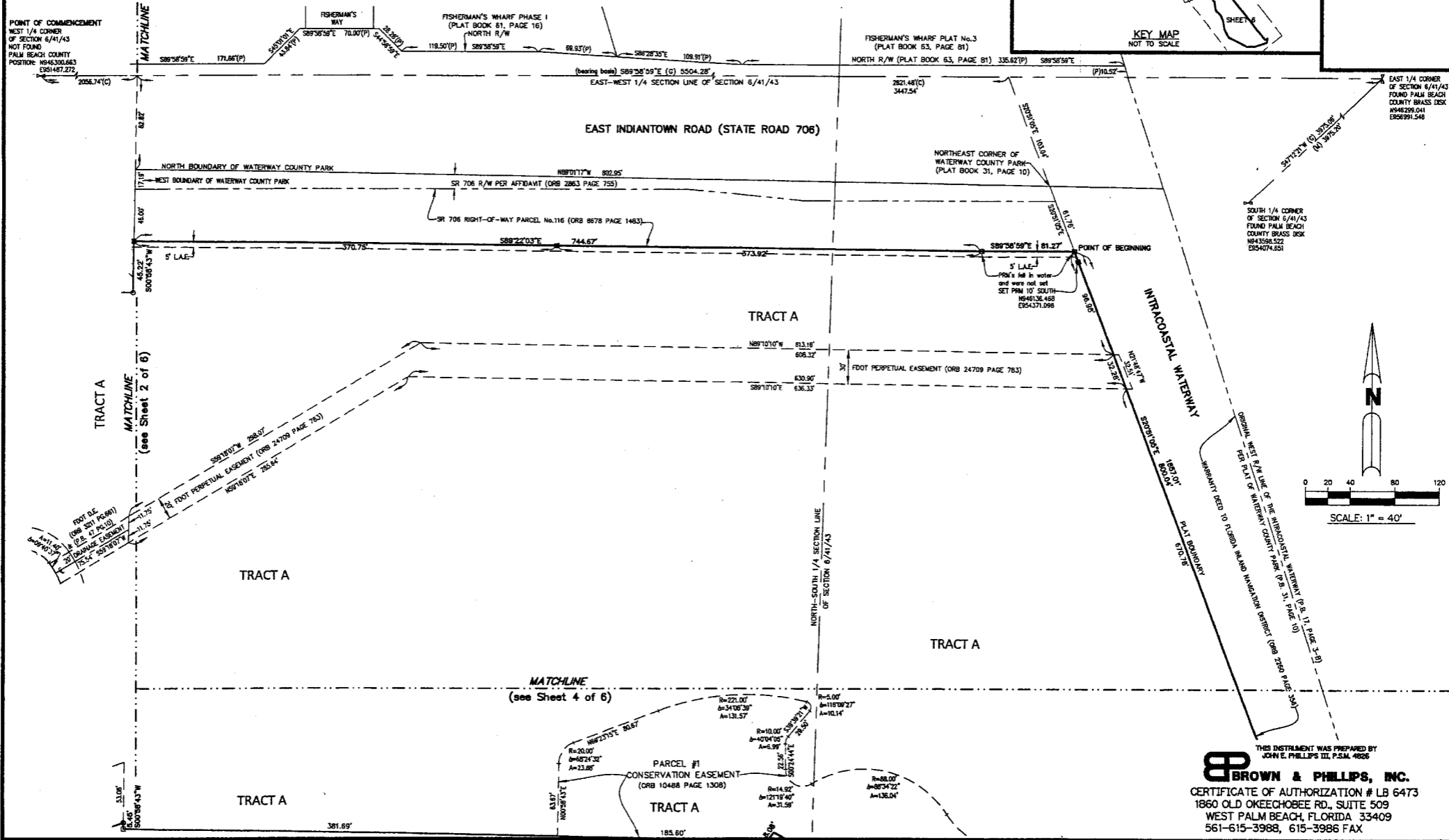
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SHEET 3 OF 6



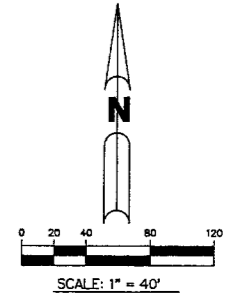
POINT OF COMMENCEMENT
 WEST 1/4 CORNER
 OF SECTION 6/41/43
 NOT FOUND
 PALM BEACH COUNTY
 POSITION: N846300.683
 E861487.272

FISHERMAN'S WHARF PLAT No.3
 (PLAT BOOK 53, PAGE 81)
 NORTH R/W (PLAT BOOK 53, PAGE 81) 335.82(P) S89°38'59"E

EAST 1/4 CORNER
 OF SECTION 6/41/43
 FOUND PALM BEACH
 COUNTY BRASS DISK
 N84226.64
 E856291.548

SOUTH 1/4 CORNER
 OF SECTION 6/41/43
 FOUND PALM BEACH
 COUNTY BRASS DISK
 N843526.322
 E854074.851

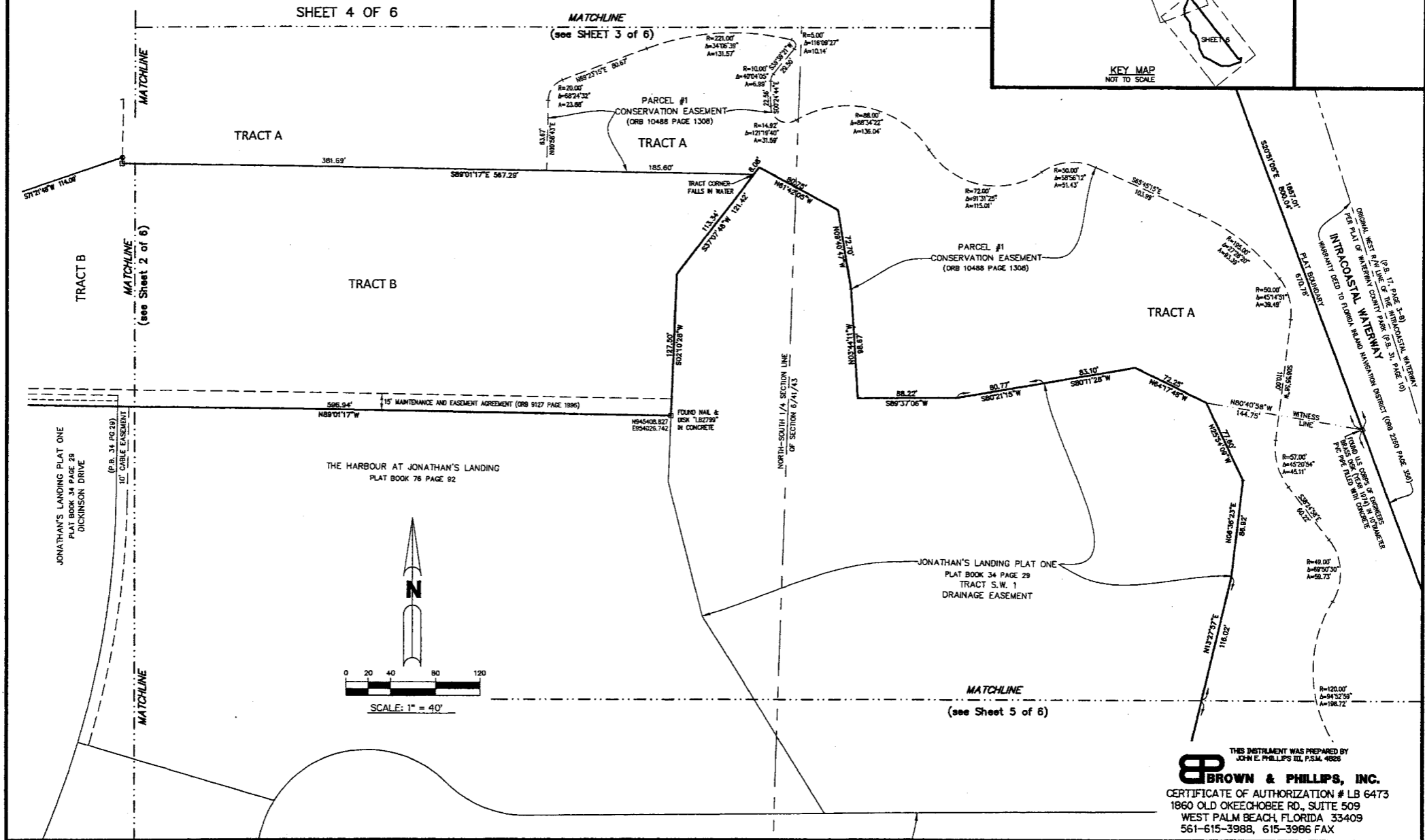
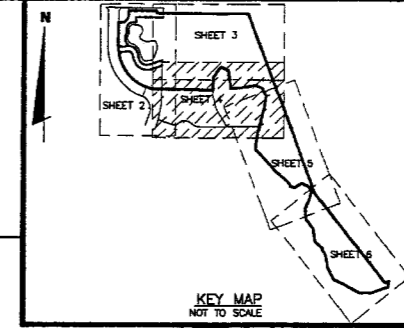
POINT OF BEGINNING
 5' L.A.E.
 -POM's left in water
 and were not set
 SET PM 10' SOUTH
 N846126.458
 E954371.998



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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

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 CMC 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

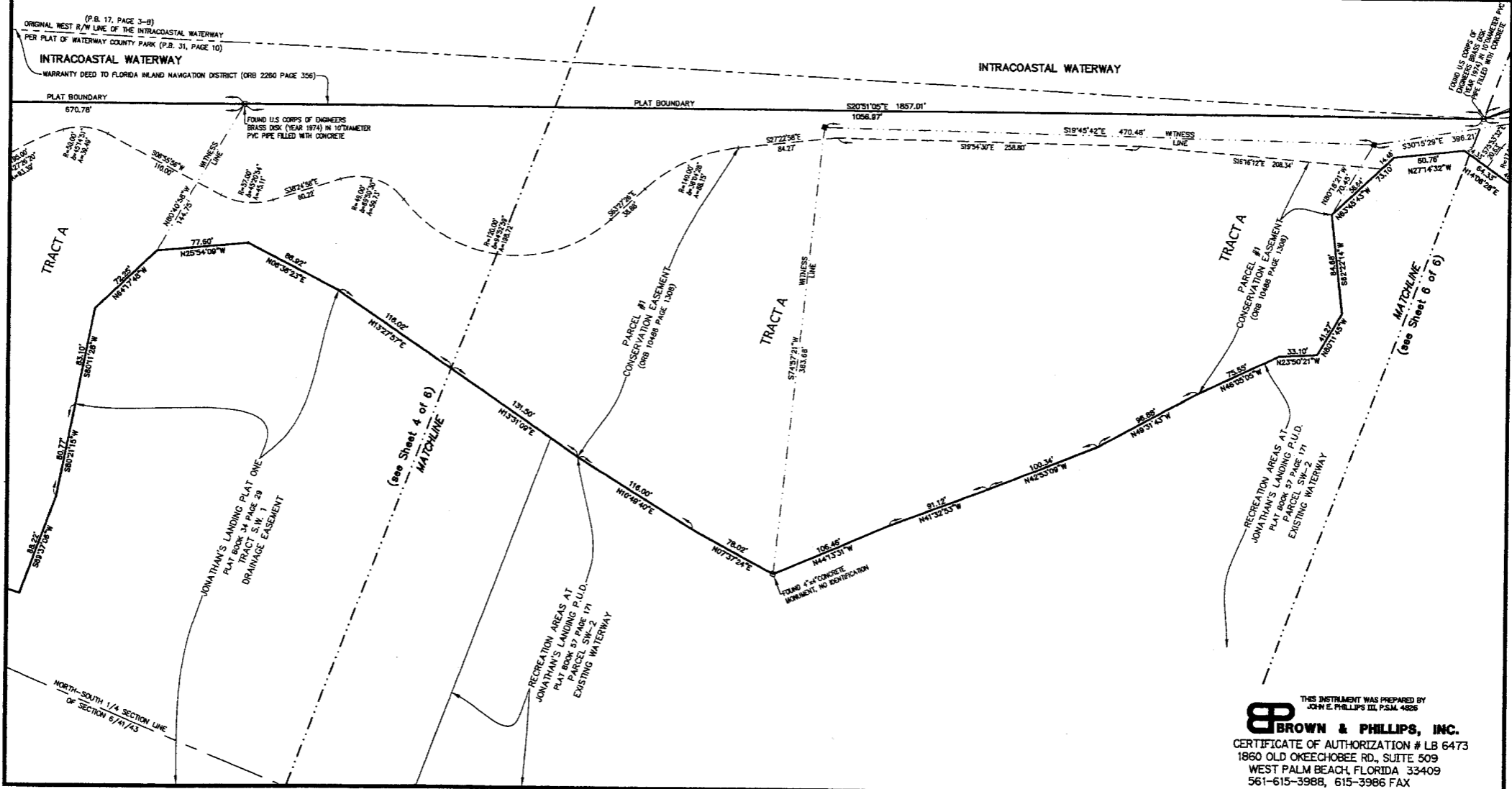
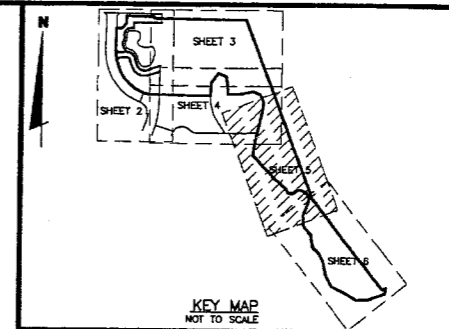
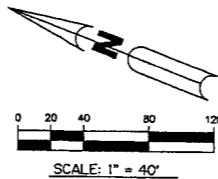


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SHEET 5 OF 6

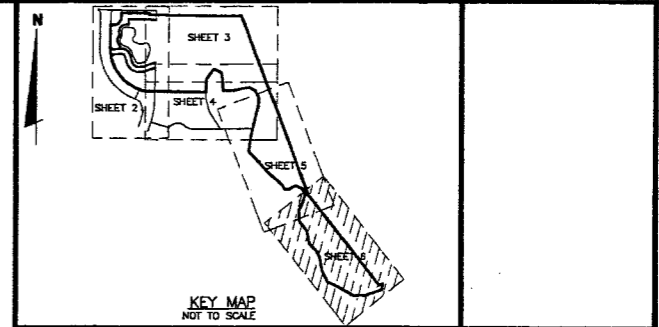


THIS INSTRUMENT WAS PREPARED BY
 JOHN E. PHILLIPS III, P.S.M. 4826

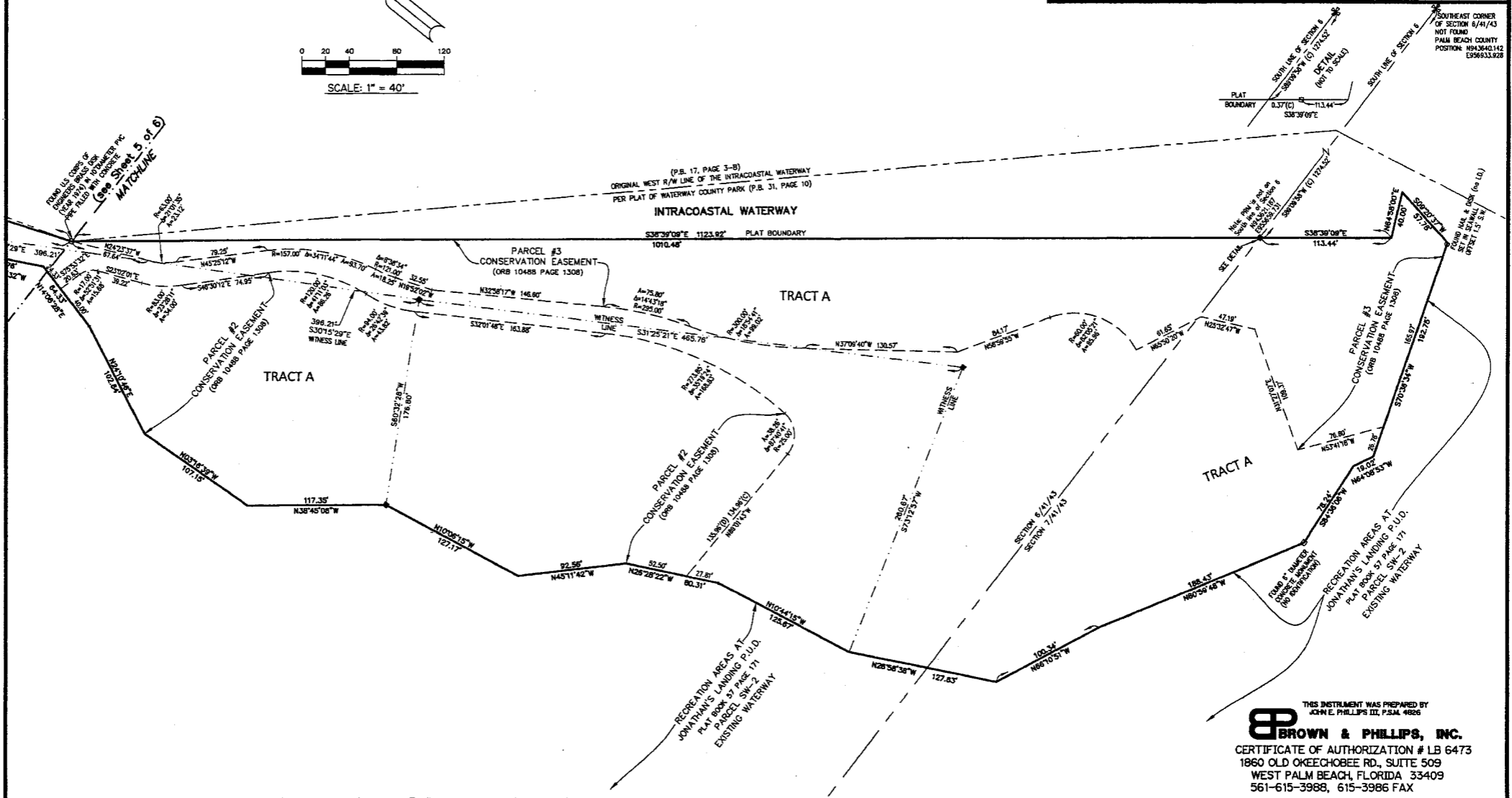
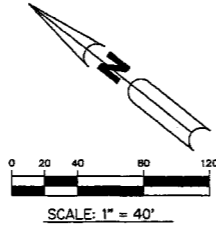
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