## REPLAT WINDWARD AT JONATHAN'S LANDING

Being A Replat of Windward at Jonathan's Landing P.U.D., P.B. 36, Pp. 193-194 and Lying in Section 6, Township 41 South, Range 43 East, Palm Beach County, Fla.

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1979 August

RIGH ALL MEN BY THESE PRESENTS THAT YUSEM CORPORATION, A FLORIDA CORPORATION, DWNERS OF THE LAND SHOWN HEREDM, LYTHS IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM REACH COUNTY, FLORIDA, SHOWN MEREDM AS REPLAT WINDWARD AT JONATHAN'S LANDING, BETNE WINDWARD AT JONATHAN'S LANDING, PLAT BODE 35, PAGES 193 AND 194 (INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID WINDWARD AT JONATHAM'S LANDING, THENCE THE FOLLOWING COURSES ALONG THE BOONDARY OF SAID PLAT:

SOUTH 22°45'30° EAST, A DISTANCE OF 184.13 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY MAYING & RADIUS OF 100.00 FEET, AND WHOSE LOCAL CHORD BEARS SOUTH 20°35'30" WEST;

HANDLE GRADIUS OF TOOL OF FEET, AND WHOSE LUCAL CHORU BEARS SUITH 20°35 30° MEST;
HERCE, SQUITHMESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°05 31°, A
DISTANCE OF 43.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS
OF 800.00 FEET; THENCE SQUITHMESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
28°24727, A DISTANCE OF 410.60° FEET TO THE POINT OF TAMERICY, THENCE SOUTH 37°31° MEST A
DISTANCE OF, 453.28 FEET TO THE POINT OF TAMERICY, TO THE RIGHT, HAVING A RADIUS OF
200.00 FEET; THENCE SQUITHMESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
42°06'30°. A DISTANCE OF 146.99 FEET TO THE POINT OF TAMERICY, THENCE SQUITH 79°33' 40° MEST A
DISTANCE OF 32.06 FEET; THENCE ROBITH 42°45' 54° MEST A DISTANCE OF 18.00 FEET TO POINT OF
CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET; THENCE NORTHMESTERLY ALONG THE
ARC OF SAID CURVE THAVING A RADIUS OF 30.00 SO OF 163.94 FET TO THE POINT OF
TAMERICY'S THENCE MORTH DE°38' 16° MEST A DISTANCE OF 163.94 FET TO THE POINT OF
TAMERICY'S THENCE MORTH DE°38' 16° MEST A DISTANCE OF 163.94 FET TO THE POINT OF
CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET; THENCE NORTHMESTERLY ALONG THE
CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET; THENCE NORTHEASTERLY ALONG THE
ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 61°77' 58°, A DISTANCE OF 85.50 FEET TO THE POINT OF REVERSE
CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET; THENCE NORTHEASTERLY ALONG THE
ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 61°77' 58°, A DISTANCE OF 85.50 FEET TO THE END OF
SAID CURVE AND POINT OF BEBINNING.

-CONTAINING . 6.504 ACRES; MORE OR LESS.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS AND RIGHTS OF WAY AS SHOWN ON JONATHAM'S LANDING PLAT ONE; PLAT BOOK 34, PAGES 29 THROUGH 31.

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

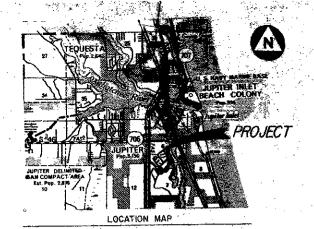
- TRACT. "A". (P.A.U. & D. TRACT), DENOTES A PARKING, ACCESS, UTILITY AND DRAINAGE TRACT AND IS HEREBY BEDICATED TO THE WINDWARD ROMCOMMERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORA-FITOM FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, RESERVING MERCUNTO THE RIGHT OF THE DEVELOPER TO GRANT EASEMENTS AS DEEMED MECESSARY.
- TRACT "B", (P.A.U. & D. TRACT), DENOTES A RECREATION, ACCESS, UTILITY AND DRAINAGE TRACT AND "AS HEREBY DEDICATED TO THE MINDWARD HOMEOWNERS' ASSOCIATION, INC., A MON-PROFIT FLORIDA SOPROPATION FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE DELIGATION OF SAID ASSOCIATION, RESERVING HEREWAYD THE RIGHT OF THE DEVELOPER TO GRANT EASEMENTS AS DEEMED NECESSARY.
- TRACTS:C, D, AND E, (A.U. & D. TRACTS), DENOTES ACCESS, UTILITY AND DRAINAGE TRACTS AND ARE HEREBY DEDICATED TO THE MINDUARD HOMEONNERS! ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION FOR PROPER NURPOSES AND IS THE PERFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, RESERVING HEREUNTO THE RIGHT OF THE DEVELOPER TO GRANT EASEMENTS AS DEEMED NECESSARY.
- DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEMEON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, THE SAID COMPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS COMPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28TH DAY OF AUGUST 1979.

BEFORE NO DESCRIBED MEMORY H. TUSEM AND RICHARD YUSEM, TO ME WELL KNOWN, AND KNOWN TO ME DO NOT THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, AND ASSESTANT SECRETARY OF YUSEM, CORPORATION, A CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE METHATIVE EXECUTED SUCH INSTRUMENT AS SAID OFFICERS OF SAID COMPORATION, AND THAT THE SEAL AFFERED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SAID OF SAID CORPORATION AND THAT IT WAS APETICLED SAID INSTRUMENT BY DUE AND REQULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE GREE ALT AND DEED OF SAID CORPORATION.

ITHESS MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY

NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PARM DEACH DADE

THE UNDERSIGNED BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN BESCRIBED PROPERTY AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE LIANDS DESCRIBED IN THE DEDICATION HEREON BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGASE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3027 PAGE 1664, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOW HEREDN.

IN WITNESS THEREOF THE UNDERSIGNED BANK, HAS CAUSED THESE PRESENTS, TO BE SIGNED BY ITS SENIOR VICE PRESSENT AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 TH DAY OF DEPTEMBER, 30, 1979

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALMIBEACH DADE

BEFORE ME PERSONALLY APPEARED PHILIP J. BARBERAND TENT Y, TELFORD, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SERIES LAW. LAW AND ASSISTANT SECTIONALLY, OF SAID AMERICAN SAVINGS AND LOAN ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORTE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT-AND-DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 TH DAY OF SEPTEMBER, AD. 1979.

NOTARY PUBLIC: DANS W. Bon ASUS MY COMMISSION EXPIRES: MAY 5, 19 & 2.

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND BESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2983 AT PAGE, 89 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBURDINATED TO THE EDDICATION SHOWN HEREON.

IN WITHESS WHEREOF, THE SAID CORPROATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND MITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF 1879.

JONATHAN'S LANDING, INC. A CORPORATION OF THE STATE OF DELAWARE

RICHARD W. PLOWMAN, PRESID

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED RICHARD M. PLEMMAN AND KENRETH F. KELLY, TO ME WELL KROWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND BOOK OF THE JOHNSHAM'S LANDING, INC., A COMPORATION, AND SEVERALLY ARCHONICLOGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPORATE SEAL OF SAID COMPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY USE AND REGULAR CORPORATE, AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

TITLE CERTIFICATION

Aux 26, 1979

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS.
  SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF ORAINAGE.
- THERE SHALL BE NO BUILDINGS OF PERMANENT STRUCTURES PLACED ON EMSEMENTS SHEEFFICKET SHALLED OUT FOR THE SOLE PURPOSE OF UTILITIES.
- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACK COUNTY ZONING REGULATIONS

APPROVAL: PALM SEACH COUNTY, FLOREDA BOARD OF COUNTY COMMISSIONER

THIS PLAT IS HERESY APPROVED FOR RECORD THIS JEBAY OF CATOLOGE

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS TO DAY OF CHAPTER

SURVEYOR'S CERTIFICATE:

0261-309