

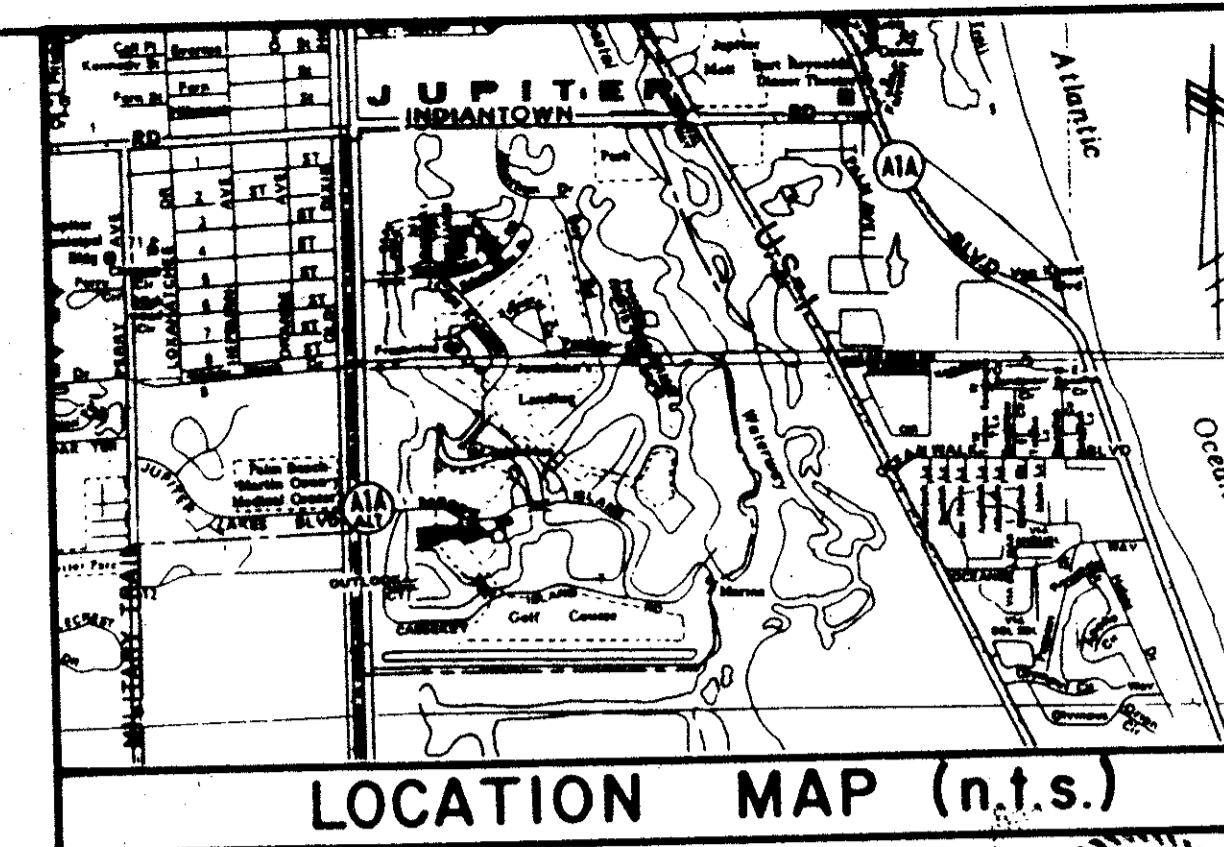
# A REPLAT OF LOTS 36, 37, 38 & TRACT "R"

PLAT OF  
SOUTHERN CAY

AT JONATHAN'S LANDING P.U.D.

AS RECORDED IN PLAT BOOK 63, PAGES 16 & 17

LYING IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 1/23/91  
at 10:00 AM  
and duly recorded in Plat Book No. 63, page 16 & 17  
JOHN B. DUNKLE, Clerk Circuit Court  
Suburban A. Platt

## TITLE CERTIFICATION

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

I, LARRY ALEXANDER, 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 JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AND THE SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION; THAT THE 1990 TAXES HAVE BEEN PAID; AND THAT THERE ARE NO ENCUMBRANCES OR EASEMENTS OF RECORD OTHER THAN AS INDICATED HEREON.

DATE: 1-25-1991

LARRY B. ALEXANDER, ATTORNEY AT LAW  
LICENSED IN FLORIDA  
505 SOUTH FLAGLER DRIVE  
WEST PALM BEACH, FLORIDA 33402

## SURVEYOR'S CERTIFICATION

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

VINCENT J. NOEL  
REGISTERED LAND SURVEYOR NO. 4169  
STATE OF FLORIDA

## COUNTY APPROVAL

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF 1991.

BY: *Larry Marcus*  
LARRY T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK  
*John B. Dunkle*  
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF 1991.

BY: *Sam J. Udd*  
SAMUEL J. UDD  
COUNTY ENGINEER

NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. □ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB-#959)
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF SOUTHERN CAY DRIVE HAVING A BEARING OF N 86°03'37" E AND ARE ALSO PLAT BEARINGS.
4. THERE SHALL BE NO TREES OR SHRUBS ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
5. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
6. ALL BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.
7. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PERMITTED WITHIN DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
8. UNDERLYING RECIPROCAL MAINTENANCE EASEMENTS HAVE BEEN ABANDONED PER PALM BEACH COUNTY RESOLUTION 90-359218 AND RECORDED IN OFFICIAL RECORD BOOK 6673, PAGE 1420.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
BLDG. 5000, SUITE 104 10 CENTRAL PARKWAY 6222 COLONIAL ROAD  
JUPITER, FLORIDA 33457 JUPITER, FLORIDA 33457  
PLAT LOTS 36, 37, TRACT R SOUTHERN CAY - (N0310.64) PF, 05000J 1901 25-Apr-90 09:06 AM / 89-202J-1

## LEGAL DESCRIPTION

LOTS 36, 37, 38 AND TRACT R, AS SHOWN ON THE PLAT OF SOUTHERN CAY AT JONATHAN'S LANDING P.U.D., AS RECORDED IN PLAT BOOK 63, PAGES 16-17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.955 ACRES.

## DEDICATION

COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL ME BY THESE PRESENTS THAT JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AS A REPLAT AT JONATHAN'S LANDING P.U.D. AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

### 1. EASEMENTS

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES AND THE WATCH SYSTEM.
  - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
  - THE GOLF CART PATH EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF GOLF CART PATHS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION FACILITIES AND THE WATCH SYSTEM; SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
  - IN CONJUNCTION WITH THE UTILITY EASEMENT SHOWN HEREON, THERE IS A SEWER EASEMENT GRANTED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, AS RECORDED IN OFFICIAL RECORD BOOK 6289, AT PAGE 1373 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; NO IMPROVEMENTS SHALL BE MADE IN THE EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF SAID AGENCY.
- THE 3.00' RECIPROCAL MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE ADJOINING LOT OWNERS SAID PLAT FOR MAINTENANCE ACCESS, ROOF OVERHANGS AND GUTTERS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
  - TRACT "R-1" AS SHOWN IS HEREBY DEDICATED TO THE SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF A RECREATION FACILITY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE INCORPORATED INTO A DEED BY ITS VICE PRESIDENT, AND SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS, THIS 26th DAY OF MARCH, 1991.

JONATHAN'S LANDING, INC.,  
A DELAWARE CORPORATION  
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

ATTEST: *Robert M. Winter* BY: *Robert W. Kiskaddon*  
ROBERT M. WINTER ROBERT W. KISKADDON  
VICE PRESIDENT PRESIDENT

SOUTHERN CAY AT JONATHAN'S LANDING  
HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA CORPORATION

ATTEST: *Craig L. Combs* BY: *Robert W. Kiskaddon*  
CRAIG L. COMBS ROBERT W. KISKADDON  
SECRETARY PRESIDENT

## ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED ROBERT W. KISKADDON AND ROBERT M. WINTER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY, OF JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 26th DAY OF MARCH, 1991.

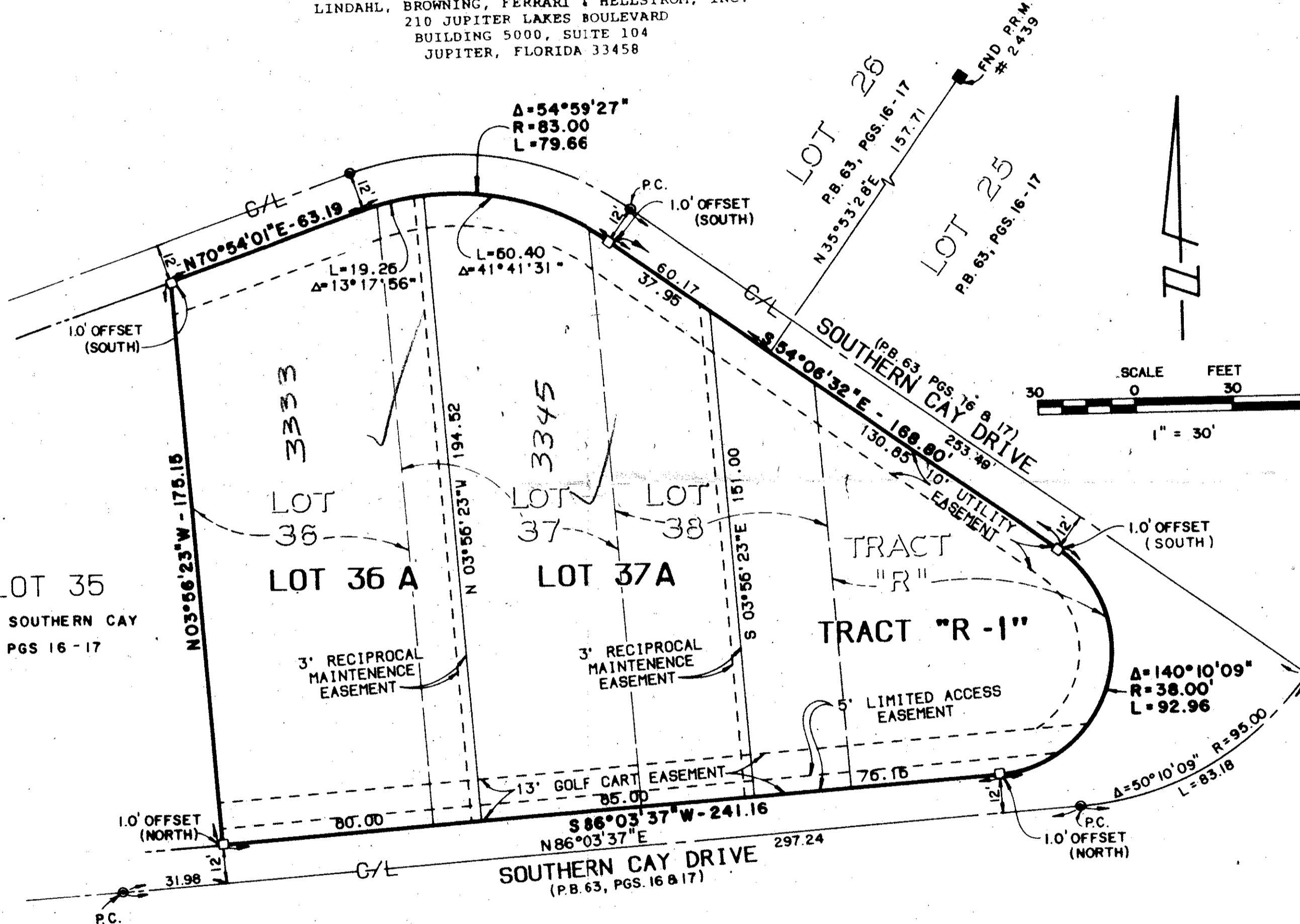
MY COMMISSION EXPIRES: FEBRUARY 4, 1993

*Sue Ann Keller*  
NOTARY PUBLIC

JANUARY 1991

SHEET 1 of 1

THIS PLAT PREPARED BY:  
VINCENT J. NOEL, P.L.S.  
FOR  
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
210 JUPITER LAKES BOULEVARD  
BUILDING 5000, SUITE 104  
JUPITER, FLORIDA 33458



## LEGEND

- - DENOTES P.C.P. (PERMANENT CONTROL POINT) (#1652 FOUND)
- C/L = CENTERLINE
- P.C. = POINT OF CURVATURE
- = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)

## ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED ROBERT W. KISKADDON AND CRAIG L. COMBS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SOUTHERN CAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 26th DAY OF MARCH, 1991.

MY COMMISSION EXPIRES: 2

*Sue Ann Keller*  
NOTARY PUBLIC

8261-014  
PET. 79-230  
LOTS 36, 37, 38 + TRACT "R"; SOUTHERN CAY AT JONATHAN'S LANDING

T&Z 45

SUBDIVISION: SOUTHERN CAY  
BOOK 68  
PAGE 15116  
ZONING: KM  
GRID: 11  
SE-74-145  
FILE NAME: JONATHAN'S LANDING