

PORT DICKINSON AT JONATHAN'S LANDING P. U. D.

BEING A REPLAT OF A PORTION OF PARCEL Z OF JONATHAN'S LANDING PLAT FOUR P. U. D., AS RECORDED IN PLAT BOOK 41, PAGES 183 THRU 185, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
IN TWO SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MARCH 1991

90

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:58 AM, this 10 day of October, 1991, and duly recorded in Plat Book No. 68 on Pages 90 thru 91.
JOHN B. DUNKLE
Clerk Circuit Court
By *Robert M. Winter* D. C.



DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, that JONATHAN'S LANDING, INC., a Delaware corporation, authorized to do business in the State of Florida, owner of the land shown hereon, being in Section 7, Township 41 South, Range 43 East, Palm Beach County, Florida, shown as PORT DICKINSON AT JONATHAN'S LANDING P. U. D., being a replat of a portion of Parcel Z of Jonathan's Landing Plat Four P. U. D., being more particularly described as follows:

Being a replat of a portion of that certain parcel of land known and designated as Parcel Z of Jonathan's Landing Plat Four, as recorded in Plat Book 41, Pages 183 thru 185, of the Public Records of Palm Beach County, Florida, being in Section 7, Township 41 South, Range 43 East, Palm Beach County, Florida, and more particularly described as follows:

Beginning at the Northeast corner of said Parcel Z; thence South 11°51'22" West along the Easterly line of said Parcel Z, a distance of 303.71 feet; thence South 06°41'36" East along the said Easterly line of said Parcel Z, a distance of 141.04 feet; thence Southwesterly and Northwesterly along the Southerly lines of said Parcel Z the following three courses; thence South 40°00'00" West, a distance of 70.00 feet; thence South 75°00'00" West, a distance of 97.35 feet; thence North 85°00'00" West, a distance of 243.87 feet; thence North 08°12'00" East along the Westerly line of said Parcel Z, a distance of 215.37 feet to the beginning of a curve concave to the Southwest, having a radius of 125.00 feet and a central angle of 72°55'37"; thence Northeasterly and Northwesterly along the arc of said curve, same line also being the said Westerly line of said Parcel Z, a distance of 159.10 feet; thence North 90°00'00" East along a line not tangent to the last described curve, a distance of 52.26 feet; thence North 00°00'00" East, a distance of 30.00 feet; thence North 90°00'00" East, a distance of 50.00 feet; thence North 00°00'00" East, a distance of 45.27 feet; thence North 33°48'37" West, a distance of 90.95 feet to a point of intersection with the North line of Parcel Z; thence North 90°00'00" East along the said North line of Parcel Z, a distance of 415.97 feet to the Point of Beginning.

Containing in all 4.203 Acres, more or less, have caused the same to be surveyed and platted as shown hereon and do hereby certify as follows:

- STREET PARCELS:**
The residential access street shown as Tract A, is hereby dedicated to and shall be the perpetual maintenance obligation of Jonathan's Landing Homeowners' Association, Inc., its successors and / or assigns, for private street, drainage and utility purposes, without recourse to Palm Beach County.
The driveway parcel, shown as Tract B, is hereby dedicated to and shall be the perpetual maintenance obligation of Port Dickinson at Jonathan's Landing Homeowner's Association, Inc., its successors and / or assigns, for private driveway, drainage and utility purposes, without recourse to Palm Beach County.
- UTILITY EASEMENTS:**
The utility easements as shown are hereby dedicated in perpetuity for the construction, installation, maintenance and operation of utilities. All utility easements as shown are also hereby dedicated in perpetuity for the construction, installation, maintenance and operation of cable television services and the WATCH System; provided however, no such construction, installation, maintenance and operation of cable television services nor the WATCH System shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company or the WATCH System damages the facilities of a public utility, it shall be solely responsible for the damages. This cable television and WATCH System dedication does not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. The cable television and WATCH System construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- DRAINAGE EASEMENTS:**
The drainage easements as shown are hereby dedicated in perpetuity to the Port Dickinson at Jonathan's Landing Homeowners' Association, Inc. and its successors and / or assigns and are the perpetual maintenance obligation of said Association its successors and / or assigns without recourse to Palm Beach County. However, Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system which serves a public road.
- LANDSCAPE AND SIGNAGE PARCELS**
The landscape and signage parcels as shown as Tracts C and D are hereby dedicated to the Port Dickinson at Jonathan's Landing Homeowners' Association, Inc. and its successors and / or assigns for the purpose of open space, landscaping and signage and are the perpetual maintenance obligation of said Association, and its successors and / or assigns, without recourse to Palm Beach County. Landscaping and signage parcels shall in all cases be subservient to any utility or drainage easement.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested to by its Vice President, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 5th day of August, 1991.

Jonathan's Landing, Inc., a corporation in the State of Delaware, authorized to do business in the State of Florida
Attest: *Robert M. Winter*
Robert M. Winter, Vice President
By: *Robert M. Kiskaddon*
Robert M. Kiskaddon, President

LAND USE

RESIDENTIAL LOTS (20)	3.316 ACRES
RESIDENTIAL ACCESS STREET	0.684 ACRES
DRIVEWAY PARCELS	0.684 ACRES
LANDSCAPING AND SIGNAGE TRACTS	0.139 ACRES
TOTAL	4.203 ACRES
DENSITY	4.76 D.U. / ACRE
PETITION NUMBER	74-195

NOTES

- Permanent Reference Monument (●4609)
- P.O.B. --- Point of Beginning.
- P.O.C. --- Point of Commencement.
- R --- Radius
- Δ --- Delta
- A --- Arc Length
- ° --- Degrees
- ' --- Feet or Minutes
- " --- Seconds
- N --- North
- S --- South
- E --- East
- W --- West
- P.K. --- Parker Kaloh
- P.B. --- Plat Book
- O.R.B. --- Official Record Book
- P.G.(S). --- Page(s)

All bearings shown hereon are relative to the North line of Parcel Z of Jonathan's Landing Plat Four which bears North 90°00'00" East.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no building on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and / or ordinances of Palm Beach County.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage easements cross, Drainage easements take precedence.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 2 day of August, 1991.

By: *Larry B. Alexander*
Larry B. Alexander, Chair

Attest: JOHN B. DUNKLE, Clerk
By: *Stella Cavett*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 2 day of August, 1991.

By: *George T. Webb*
George T. Webb, P.E., acting County Engineer

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Robert M. 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 of Jonathan's Landing, Inc., a Delaware corporation, and severally acknowledged to and before me that they executed such 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 5th day of August, 1991.

My commission expires: *My Commission Expires Sept. 28, 1991*
Vicki Joanne Janello
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Larry B. 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 to Jonathan's Landing, Inc., a Delaware corporation; that the current 1990 taxes have been paid; and that I find the property is free of encumbrances.

Larry B. Alexander
Larry B. Alexander, Attorney at Law

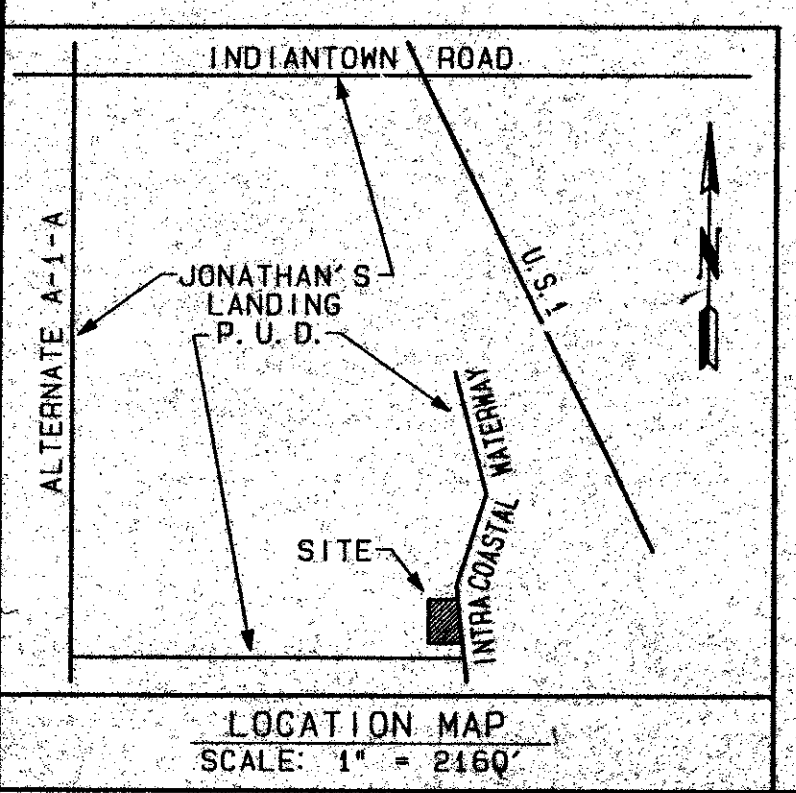
SURVEYOR'S CERTIFICATION

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 (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 the ordinances of Palm Beach County, Florida.

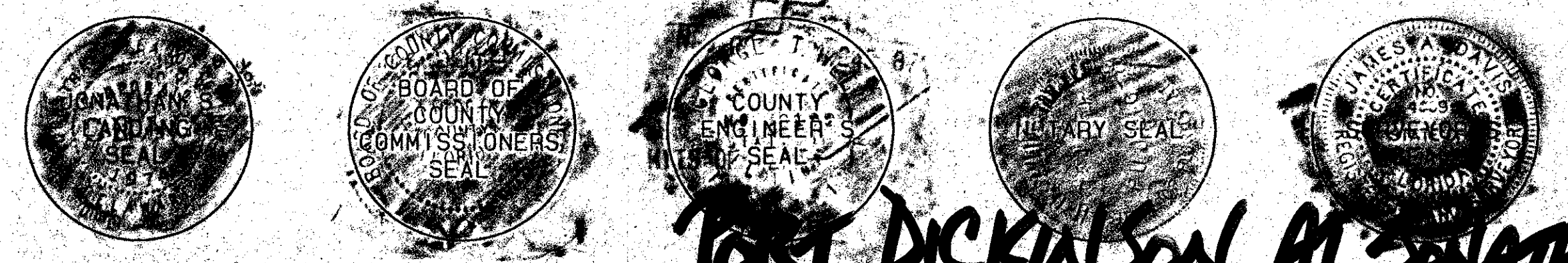
GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
For the firm: *James A. Davis* 8-6-91
James A. Davis
Registered Surveyor No. 4609
State of Florida

TAZ 45

SUBDIVISION: PORT DICKINSON AT JONATHAN'S LANDING
BOOK: 68 PAGE: 90
FLOOD ZONE: AS-6 FLOOD MAP: 409B
QUAD: 11
ZIP CODE: 33458



COMPUTED _____
DRAWN _____
CHECKED _____
APPROVED _____
JOB NO. 90-522



0261-020
PET. 79-230
COLLECT

68/90

PORT DICKINSON AT JONATHAN'S LANDING

THIS INSTRUMENT PREPARED BY:
JAMES A. DAVIS, P.L.S.
GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923