

A PLAT OF BRIDGEGATE NORTH AT JONATHAN'S LANDING

0261-019

117

MARCH 1991

A REPLAT OF PARCEL J
AS SHOWN ON THE PLAT OF JONATHAN'S LANDING PLAT SIX, A P.U.D.
AS RECORDED IN PLAT BOOK 47 PAGES 10-11, ALSO LYING
IN SECTION 6 TOWNSHIP 41 SOUTH, RANGE 43 EAST
OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:26 AM
on 03 day of March
1991 and duly recorded in Plat Book No.
47 on page 117-118
JOHN B. DUNKLE, Clerk Circuit Court
Barbara A. Platt D.C.

DESCRIPTION

PARCEL "J", AS SHOWN ON JONATHAN'S LANDING PLAT SIX, P.U.D., AS RECORDED IN PLAT BOOK 47, PAGES 10 AND 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PARCEL CONTAINING 5.22 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS BRIDGEGATE NORTH AT JONATHAN'S LANDING, A REPLAT OF PARCEL J, AS SHOWN ON THE PLAT OF JONATHAN'S LANDING PLAT SIX P.U.D., AS RECORDED IN PLAT BOOK 47, PAGES 10-11, BEING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS
RESIDENTIAL ACCESS STREET "G", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRIDGEGATE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS/EGRESS, UTILITY AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
2. EASEMENTS
A. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION AND THE WATCH SYSTEM, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
B. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE J.L. PROPERTY OWNERS ASSOCIATION, INC. AND BRIDGEGATE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, HOWEVER PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS WHICH SERVE TO DRAIN COUNTY ROADS.
C. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
D. THE 3.00 FOOT RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.) SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE AND BUILDING OVERHANG PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
3. TRACTS
A. TRACTS "A", "B", "C", AND "D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO BRIDGEGATE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
B. WATER MANAGEMENT TRACT "FW-9", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE J.L. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
C. TRACT "E", AS SHOWN HEREON, IS HEREBY DEDICATED TO BRIDGEGATE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
D. TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE J.L. PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF July, 1991.

JONATHAN'S LANDING, INC., A DELAWARE CORPORATION

BY: Robert M. Kiskaddon
ROBERT M. KISKADDON
PRESIDENT

ATTEST: Robert M. Winter
ROBERT M. WINTER
VICE PRESIDENT

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 IN JONATHAN'S LANDING, INC., A DELAWARE CORPORATION; THAT THE 1990 TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: OCT. 21, 1991

Larry B. Alexander
LARRY B. ALEXANDER
ATTORNEY AT LAW

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, 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 OF THE ABOVE NAMED CORPORATION, JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT ON BEHALF 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 8th DAY OF July, 1991.

MY COMMISSION EXPIRES: Aug-Dec 1994
NOTARY PUBLIC

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF November, 1991.

BY: Karen T. Marcus (SEAL)
KAREN T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

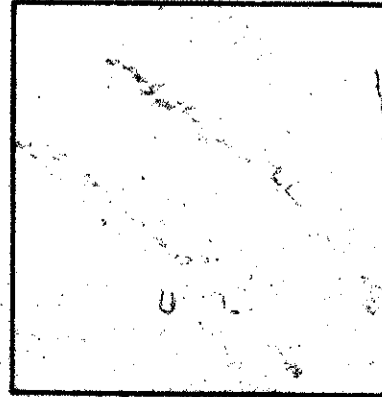
BY: Debbie Dewart
DEPUTY CLERK

COUNTY ENGINEER:

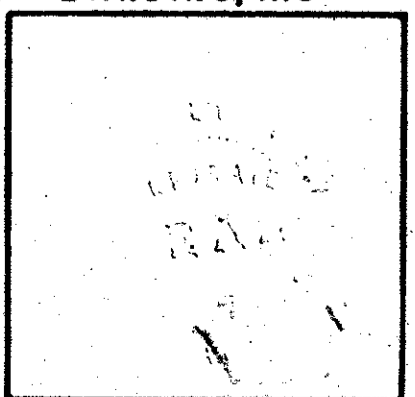
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF November, 1991.

BY: George T. Webb (SEAL)
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

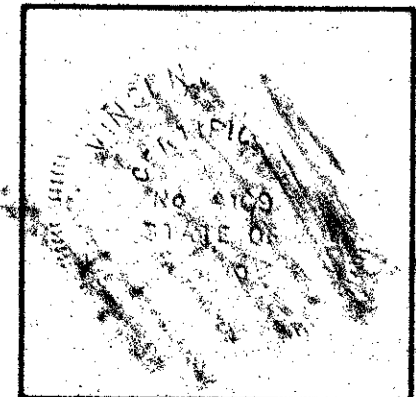
NOTARY PUBLIC



JONATHAN'S LANDING, INC.



SURVEYOR



SURVEYOR'S CERTIFICATION

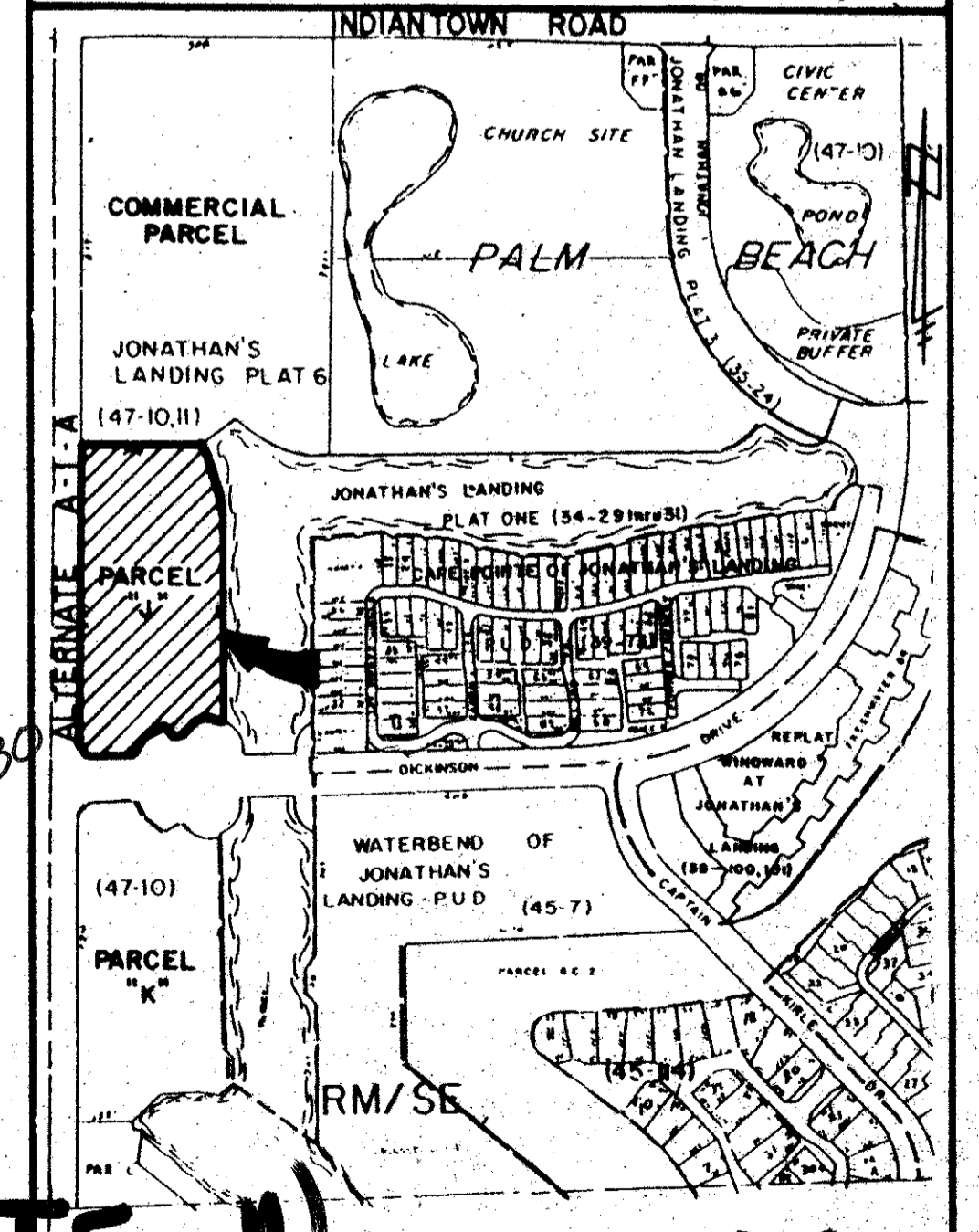
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS 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.

Vingent J. Noel
VINGENT J. NOEL
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 4169



LOCATION MAP (n.t.s.)



0261-019

THIS PLAT PREPARED BY:
RONALD H. HARRIS, P.L.S.
FOR
LINDAHL, BRONNING, FERRARI & HELLSTROM, INC.
210 JUPITER LAKES BOULEVARD
BUILDING 5000, SUITE 104
JUPITER, FLORIDA 33458

68/117 PET. 79-230

BRIDGEGATE NORTH AT
JONATHAN'S LANDING

1 2

SUBDIVISION - BRIDGEGATE NORTH
 BOOK 68 PAGE 117
 FLOOD ZONE/ASE/B FLOOD MAP # 1088
 QUAD # 11 ZONING RM
 SE 74-195 ZIP CODE 33458
 PLAT NAME JONATHAN'S LANDING
 6/11/91