

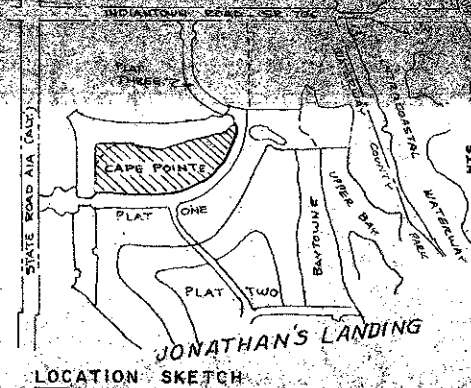
# CAPE POINTE OF JONATHAN'S LANDING - P.U.D.

BEING A REPLAT OF ALL OF PARCEL B & PART OF F.W. I, JONATHAN'S LANDING PLAT ONE - P.U.D. AS RECORDED IN PLAT BOOK 34, PGS. 29, 30 & 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (B)

IN PART OF SECTION 6, TWP 41 S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
SEPTEMBER 1979



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on this 11 day of February 1980 and duly recorded in Plat Book No. 34, page 11 & 12.  
JOHN B. DUNKLE, Clerk of Court  
By: [Signature]

## DESCRIPTION & 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 Florida, the owner of the Parcel of land shown hereon as CAPE POINTE OF JONATHAN'S LANDING - P.U.D. lying and being in part of Section 6, Township 41 South, Range 43 East, Palm Beach County, Florida, and more particularly described as follows:

Being a Replat of all of Parcel B, JONATHAN'S LANDING PLAT ONE - P.U.D. according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 34, Pages 29, 30 and 31, and part of F.W. I lying northwest of said Parcel B, described as follows:  
Commencing at the Southwest Corner of said Parcel B; thence N.01°31'37" E. along the West Line of said Parcel B, a distance of 253.00 feet to the POINT OF BEGINNING of F.W. I included in this Plat, thence N.00°22'07"W., a distance of 42.30 feet; thence N.01°24'31"E., a distance of 46.29 feet; thence N.03°46'40"E., a distance of 62.55 feet; thence N.00°40'44"E., a distance of 64.46 feet; thence N.03°55'28"E., a distance of 24.93 feet; thence N.74°01'51"E., a distance of 17.54 feet; thence N.84°32'27"E., a distance of 35.60 feet; thence N.87°32'02"E., a distance of 41.42 feet; thence N.89°43'31"E., a distance of 47.74 feet; thence N.86°58'16"E., a distance of 27.52 feet; thence S.72°17'55"E., a distance of 20.97 feet; thence N.87°17'44"E., a distance of 21.72 feet; thence S.85°22'41"E., a distance of 52.19 feet to a point on the North Line of said Parcel B; said point being on the arc of a curve concave to the southeast having a radius of 250 feet and a central angle of 93°05'42", and whose tangent at this point bears S.85°22'41"E.; thence westerly, southwesterly and southerly along the arc of said curve, a distance of 406.20 feet to the POINT OF BEGINNING.

have caused the same to be surveyed and replatted as shown hereon and do hereby dedicate as follows:  
The Access Tract and Private Road as shown are for the purposes of ingress and egress, utilities and drainage, the Maintenance and Drainage Easements as shown are for the construction and maintenance of Drainage Facilities and other maintenance activities; Tract A, B, C and D as shown are for Pedestrian Access, utilities and drainage; Tract E is for Recreation Facilities and drainage; Tracts G, H, J and M are for Open Space, recreation, utilities and drainage. All the above are hereby dedicated to CAPE POINTE HOMEOWNER'S ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.  
The Cable Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of cable utilities, exclusively for the benefit of CAPE POINTE HOMEOWNER'S ASSOCIATION, INC.  
Tracts FL&K as shown is hereby dedicated to J.L. PROPERTY OWNERS ASSOCIATION, INC. for open space, recreation, utilities and drainage and is the perpetual maintenance obligation of said Association.  
The Limited Access Easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said Corporation has caused presents to be signed by its President and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 8 day of FEB 1980  
JONATHAN'S LANDING, INC., a Delaware Corporation

Attest: Edward S. Williams By: Richard W. Plowman  
Edward S. Williams, Assistant Secretary Richard W. Plowman, President

## ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH  
BEFORE ME personally appeared RICHARD W. PLOWMAN and EDWARD S. WILLIAMS, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary 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 8 day of FEB 1980

Suzanna Tistel  
Notary Public

My Commission expires: SEPT. 20, 1980

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3 JAN 1980, they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and plotted; that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida; for the required improvements, and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended and Ordinances of Palm Beach County, Florida.

DAILEY AND ASSOCIATES  
Richard A. Nixon  
Richard A. Nixon - Professional Land Surveyor  
Florida Registration No. 3335, Date 11 FEB 80

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that undersigned does hereby certify that on 11 FEB 1980, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by DAILEY AND ASSOCIATES.

GEE & JENSON, Engineers, Architects, Planners, Inc.  
William G. Wallace, Jr.  
William G. Wallace, Jr. - Professional Land Surveyor  
Florida Registration No. 2283, Date 12 11 1979

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida

## LAND USE

81 Lots	7.37 Acres
Tracts	3.15 Acres
Access Tract & Private Road	1.81 Acres
TOTAL	12.33 Acres
6.57 Dwelling Units / Acre	

## NOTES

Bearings as shown are relative to Intra-coastal Waterway Map as recorded in Plat Book 17, Page 3 - B, used throughout JONATHAN'S LANDING Plats.  
● denotes Permanent Reference Monument  
○ denotes Permanent Control Point.  
Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.  
There shall be no buildings or other structures placed on Utility Easements.  
There shall be no buildings or any kind of construction or the planting of trees or shrubs on Drainage Easements.  
Where drainage easements cross cable easements, drainage easements shall take precedent.

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, PAUL C. WOLFE, DO HEREBY CERTIFY, that I am an Attorney at Law and a member of the Florida Bar, licensed and practicing in Florida and that in my opinion (1) apparent record title to the lands described and shown hereon is vested in JONATHAN'S LANDING, INC., a Delaware Corporation, and (2.) all taxes assessed and levied upon said land prior to 1980 have been paid, and (3.) said land is not encumbered by the lien of any mortgage.

Paul C. Wolfe  
Paul C. Wolfe  
Attorney at Law, Date: 2-12-1980

## APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 8 day of FEB 1980.

By: Dennis P. Koshler  
Dennis P. Koshler - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: [Signature]  
Deputy Clerk

## COUNTY ENGINEER

This plat is hereby approved for record, this 8 day of FEB 1980.

By: H.F. Kohler  
H.F. Kohler - County Engineer

CAPE POINTE OF JONATHAN'S LANDING  
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