

44/154

HIDDEN COVE AT JONATHAN'S LANDING, P.U.D.

BEING A REPLAT OF PARCEL "Y" JONATHAN'S LANDING, PLAT EIGHT, P.U.D. AS RECORDED IN PLAT BOOK 48, PAGES 88-91 INCLUSIVE IN PART OF SECTIONS 6 AND 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

IN TWO SHEETS - SHEET NO. 1

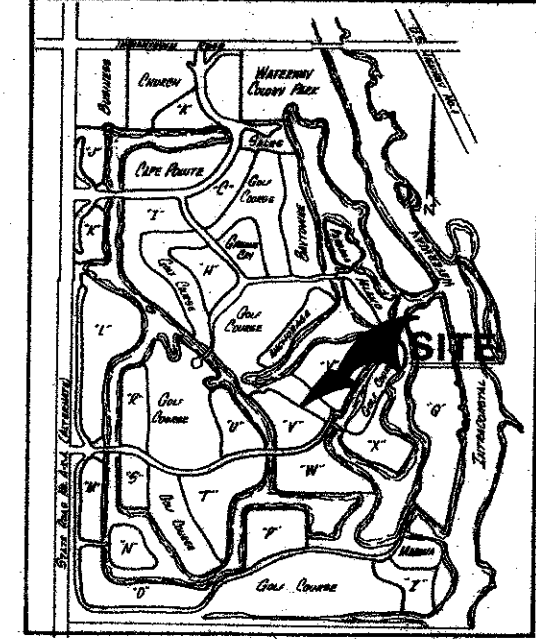
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154

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAN WAS FILED FOR
RECORD AT 10:30 AM
THIS 9TH DAY OF DECEMBER
A.D. 1984 AND IS RECORDED
IN PLAT BOOK 49
ON PAGES 154 AND 155
JOHN S. GIBBLE, CLERK
CIRCUIT COURT
BY: *Carole G. Ajemian*, D.C.



LOCATION MAP



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 HIDDEN COVE AT JONATHAN'S LANDING - P.U.D., LYING AND BEING IN PART OF SECTIONS 6 AND 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF ALL OF PARCEL "Y" JONATHAN'S LANDING - PLAT EIGHT - P.U.D., PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREON ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 48, PAGES 88, 89, 90 AND 91.

CONTAINING 7.82 ACRES, MORE OR LESS.
SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

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

1. **ROAD**
TRACT "C" A PRIVATE ROAD IS HEREBY DEDICATED FOR PURPOSES OF ingress, egress, utilities and easements TO HIDDEN COVE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. **DRAINAGE**
THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND IS HEREBY DEDICATED TO HIDDEN COVE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. **1.5 FOOT BUFFER EASEMENTS** AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF BUFFERS/BURINS.

4. **THE UTILITY AND CABLE EASEMENTS** AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF CABLE UTILITIES AND PUBLIC UTILITIES.

5. **THE LIMITED ACCESS EASEMENTS** AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

6. **THE WATERWAY MAINTENANCE EASEMENTS** AS SHOWN ARE HEREBY DEDICATED FOR MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, TO HIDDEN COVE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. **RECREATION AREA**
TRACT "D" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES TO HIDDEN COVE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. **LANDSCAPE EASEMENTS**
TRACT "E" IS HEREBY DEDICATED FOR LANDSCAPING PURPOSES AND ARE HEREBY DEDICATED TO HIDDEN COVE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. **UTILITIES**
TRACT "F" IS HEREBY DEDICATED FOR UTILITIES PURPOSES AND ARE HEREBY DEDICATED TO HIDDEN COVE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. **WATERWAY MAINTENANCE**
TRACT "G" IS HEREBY DEDICATED FOR WATERWAY MAINTENANCE PURPOSES AND ARE HEREBY DEDICATED TO HIDDEN COVE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. **WATERWAY MAINTENANCE**
TRACT "H" IS HEREBY DEDICATED FOR WATERWAY MAINTENANCE PURPOSES AND ARE HEREBY DEDICATED TO HIDDEN COVE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. **WATERWAY MAINTENANCE**
TRACT "I" IS HEREBY DEDICATED FOR WATERWAY MAINTENANCE PURPOSES AND ARE HEREBY DEDICATED TO HIDDEN COVE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13. **WATERWAY MAINTENANCE**
TRACT "J" IS HEREBY DEDICATED FOR WATERWAY MAINTENANCE PURPOSES AND ARE HEREBY DEDICATED TO HIDDEN COVE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PAUL C. WOLFE, 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 NO CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: 10-10-84
Paul C. Wolfe
PAUL C. WOLFE
ATTORNEY AT LAW

SURVEYORS CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE LAY 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 MONUMENT AND (P.C.P.'S) PERMANENT CONTROL POINTS 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.

DATE: 10/17/84
James M. Strain
JAMES M. STRAIN
REGISTERED SURVEYOR NO. 1092
STATE OF FLORIDA

APPROVAL

[Signature]
[Signature]

NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED UPON THE MOST SOUTHERLY AND EASTERLY LINE OF PARCEL "Y", JONATHAN'S LANDING, PLAT EIGHT, AS RECORDED IN PLAT BOOK 48, PAGES 88 THRU 91 INCLUSIVE, SAID LINE HAVING A BEARING OF S.55°00'00"E.
- 2. ■ DENOTES PERMANENT REFERENCE MONUMENTS.
- 3. * DENOTES PERMANENT CONTROL POINTS.
- 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 5. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
- 6. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE OR UTILITY EASEMENTS.
- 7. WHERE DRAINAGE EASEMENTS CROSS UTILITY EASEMENTS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

LAND USE

1. []
2. []
3. []
4. []

Hidden Cove At Jonathan's Landing

