

# LANTERN BAY AT JONATHAN'S LANDING, P.U.D.

BEING ALL OF PARCEL "P" TOGETHER WITH A PORTION OF FW3  
JONATHANS LANDING PLAT SEVEN, P.U.D. AS RECORDED IN PLAT BOOK 47, PAGES 51 AND 52  
AND PORTIONS OF PARCEL "C-C" AND PARCEL "EE" OF JONATHANS LANDING PLAT FOUR P.U.D.  
AS RECORDED IN THE PLAT OF BOOK 41 PAGES 183, 184 AND 185  
PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA

SHEET ONE OF TWO

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JONATHAN'S LANDING, INC. A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, TOGETHER WITH J.L. PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS LANTERN BAY AT JONATHAN'S LANDING, P.U.D. LYING IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF PARCEL "P" AND A PORTION OF PARCEL "FW 3" AS SHOWN ON THE PLAT OF JONATHAN'S LANDING PLAT SEVEN, P.U.D. AS RECORDED IN PLAT BOOK 47, AT PAGES 51 AND 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PARCEL "C-C" AND PARCEL "EE" AS SHOWN ON THE PLAT OF JONATHAN'S LANDING PLAT FOUR, P.U.D. AS RECORDED IN PLAT BOOK 41, AT PAGES 183, 184 AND 185, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY NORTHEAST CORNER OF "FW 3" AS SHOWN ON SAID JONATHAN'S LANDING, PLAT SEVEN, P.U.D.; THENCE SOUTH 13°01'43" WEST ALONG THE EASTERLY LIMITS OF SAID JONATHAN'S LANDING PLAT SEVEN, P.U.D., A DISTANCE OF 331.40 FEET TO THE POINT OF BEGINNING OF LANTERN BAY AT JONATHAN'S LANDING, P.U.D.; THENCE SOUTH 01°44'06" WEST ALONG "FW 3" AS SHOWN ON SAID JONATHAN'S LANDING PLAT FOUR, P.U.D. A DISTANCE OF 157.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 72°31'48", AN ARC DISTANCE OF 63.29 FEET TO THE CENTERLINE OF A 25 FOOT DRAINAGE EASEMENT AS SHOWN ON SAID JONATHAN'S LANDING PLAT FOUR, P.U.D.; THENCE SOUTH 07°12'16" EAST ALONG SAID CENTERLINE, A DISTANCE OF 84.74 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CASSEEKEY ISLAND ROAD; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY, ALONG A "CONCAVE" TO THE SOUTH, HAVING A RADIAL BEARING OF SOUTH 12°20' EAST, A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 11°23'12", AN ARC DISTANCE OF 670.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING WESTERLY ALONG SAID RIGHT OF WAY, ALONG A "CONCAVE" TO THE NORTH, HAVING A RADIUS OF 729.00 FEET, THROUGH A CENTRAL ANGLE OF 17°56'11", AN ARC DISTANCE OF 225.39 FEET TO THE INTERSECTION WITH A LINE BEING PROJECTED SOUTHWESTLY FROM THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL "P"; THENCE NORTH 09°52'00" EAST ALONG SAID LINE, A DISTANCE OF 525.01 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 00°52'55", AN ARC DISTANCE OF 237.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86°14'55" EAST, A DISTANCE OF 419.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 235.62 FEET TO THE POINT OF BEGINNING OF SAID LANTERN BAY AT JONATHAN'S LANDING, P.U.D.

CONTAINING 420,510 SQUARE FEET OR 9.554 ACRES MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND I HEREBY DEDICATE AS FOLLOWS:

**ACCESS TRACT**  
TRACT "A" IS AN ACCESS ROAD AND IS HEREBY DEDICATED FOR ACCESS, UTILITIES AND DRAINAGE TO THE LANTERN BAY 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.

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

"GUTTER EASEMENTS" AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF GUTTERS AND DRAINS.

"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.

"UTILITY EASEMENTS" AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE T.V., AND THE WATCH SYSTEM.

**RECREATION AREA**  
TRACT "B" IS HEREBY DEDICATED FOR RECREATION PURPOSES TO LANTERN BAY 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.

**OPEN SPACE**  
TRACTS "C", "D", "E", AND "F" AS SHOWN ARE FOR THE LANDSCAPING PURPOSES AND ARE HEREBY DEDICATED TO THE LANTERN BAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, JONATHAN'S LANDING, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE 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 30 DAY OF Oct., 1986.

JONATHAN'S LANDING, INC., A CORPORATION OF THE STATE OF DELAWARE  
BY: *Richard W. Plowman*  
RICHARD W. PLOWMAN, PRESIDENT

ATTEST:  
*William A. Forgan*  
WILLIAM A. FORGAN, ASSISTANT SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD W. PLOWMAN AND WILLIAM A. FORGAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN THE SAID INSTRUMENT THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, 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 THE BOARD OF DIRECTORS OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF Oct., 1986.

BY COMMISSION EXPIRES: *Frederica Fiebel*  
FREDERICA FIEBEL, NOTARY PUBLIC

IN WITNESS WHEREOF, J.L. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF Oct., 1986.

J.L. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION  
BY: *Richard W. Plowman*  
RICHARD W. PLOWMAN, PRESIDENT

ATTEST:  
*William A. Forgan*  
WILLIAM A. FORGAN, SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD W. PLOWMAN AND WILLIAM A. FORGAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF J.L. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA 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 THE BOARD OF DIRECTORS OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF Oct., 1986.

BY COMMISSION EXPIRES: *Frederica Fiebel*  
FREDERICA FIEBEL, NOTARY PUBLIC

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Nov., 1986.

BY: *John B. Dunkle*  
JOHN B. DUNKLE, CLERK

BY: *Kathryn S. Miller*  
KATHRYN S. MILLER, DEPUTY CLERK

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Nov., 1986.

BY: *James E. Neuhaus*  
JAMES E. NEUHAUS, COUNTY ENGINEER

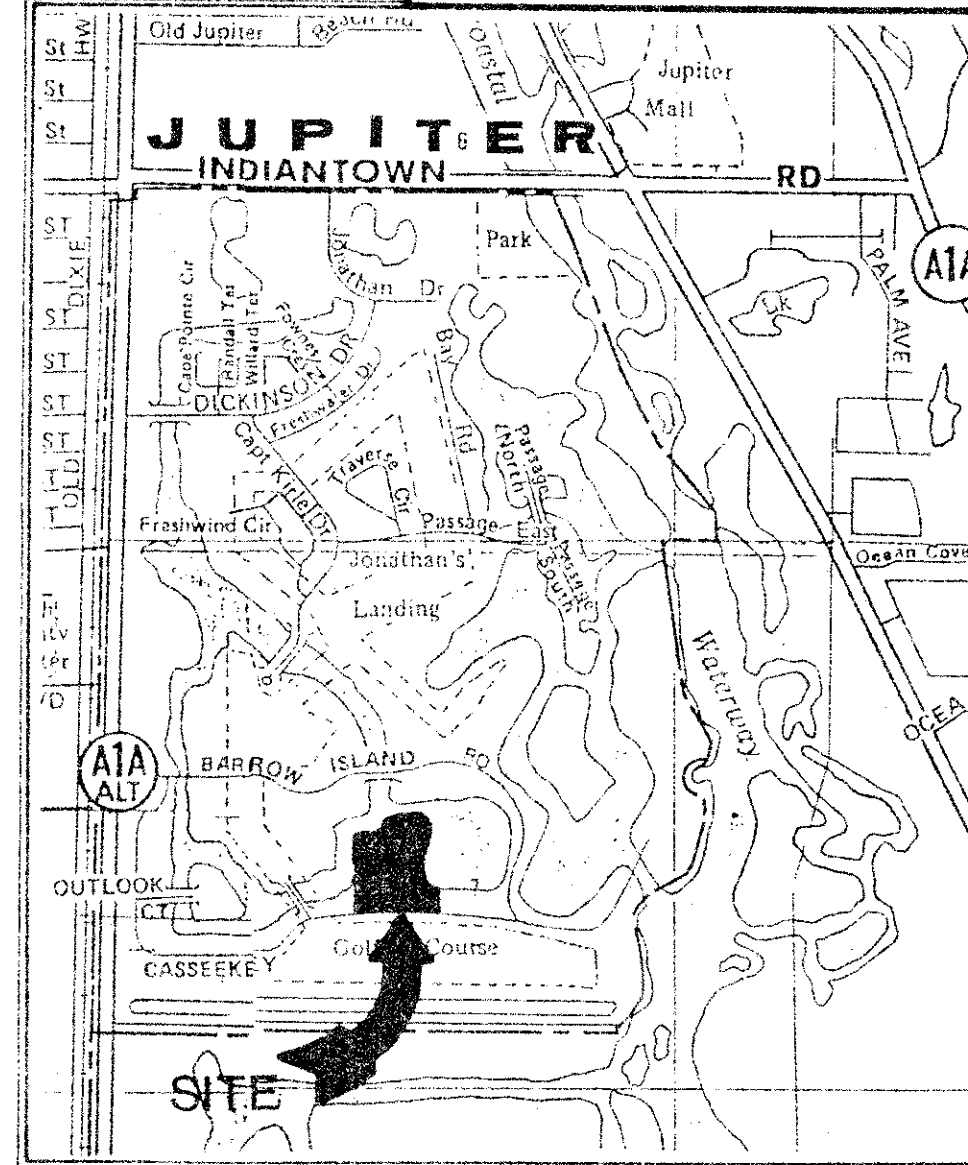
### TITLE CERTIFICATION

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 IN JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, EXCEPT AS TO A PORTION OF P.L. 3 JONATHAN'S LANDING PLAT 7, P.U.D. AS RECORDED IN PLAT BOOK 47, PAGES 51 AND 52 AND PORTIONS OF PARCEL "C-C" AND PARCEL "EE" OF JONATHAN'S LANDING PLAT 4, P.U.D. AS RECORDED IN PLAT BOOK 41, PAGES 183, 184 AND 185, THE TITLE TO WHICH IS VESTED IN J.L. PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

BY: *Paul C. Wolfe*  
PAUL C. WOLFE, ATTORNEY

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:18 A.M. THIS 26 DAY OF Nov. 1986 AND WAS RECORDED IN PLAT BOOK 54 ON PAGE 199 AND BY JOHN B. DUNKLE, CLERK CIRCUIT COURT  
BY: *Barbara Platt*



LOCATION

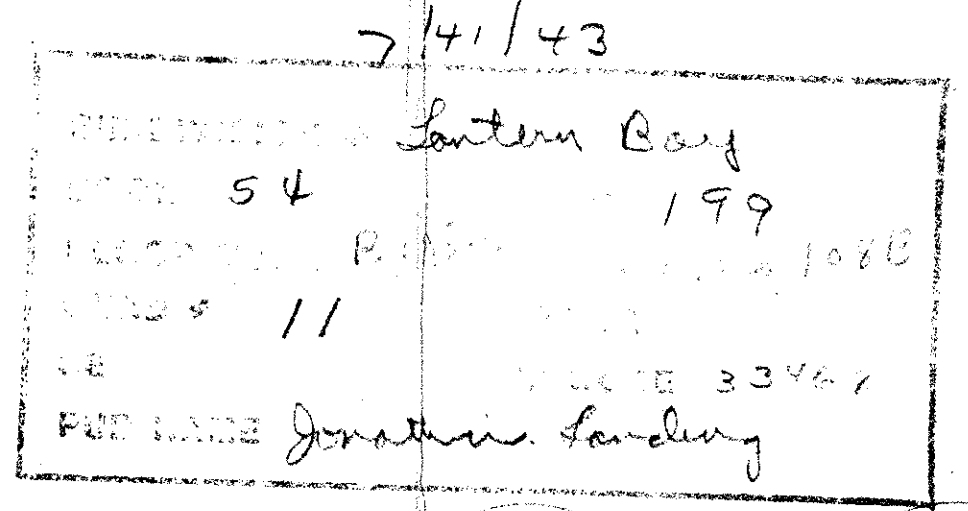
### SURVEYOR'S CERTIFICATION

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 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 SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH THE MINIMUM TECHNICAL STANDARD SET FORTH IN CHAPTER 21 HB 6 (F.S.) BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *James E. Neuhaus*  
JAY BONNER, PLS. REGISTERED SURVEYOR NO. 4088  
STATE OF FLORIDA  
DATE: 11-3-86

### LAND USE

RESIDENTIAL DWELLING UNITS	40
DENSITY	4.14 DWELLINGS/ACRE
BUILDING COVERAGE	1.10 ACRES
STREETS AND DRIVEWAYS	1.44 ACRES
OPEN SPACE	5.114 ACRES
TOTAL AREA: 9.654 ACRES	



J.L. PROPERTY OWNERS ASSOCIATION, INC. NOTARY COUNTY COUNTY ENGINEER

0261-005  
PLAT PREPARED IN THE OFFICE OF JAMES E. NEUHAUS, BY JAY BONNER, P.L.S.

**JAMES E. NEUHAUS, Inc.**  
Consulting Engineers, Surveyors, Planners  
Suite 201 4114 Northlake Boulevard Palm Beach Gardens, FL 33410 305/222-1300

DRAWING NUMBER 54/199

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RESPONSIBLE NUMBER 07348