

DRAWING NUMBER  
**58/127**

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# WINDRIFT AT JONATHAN'S LANDING P.U.D.

PART OF JONATHAN'S LANDING P.U.D.  
BEING A REPLAT OF PARCEL T OF "JONATHAN'S LANDING, PLAT EIGHT, P.U.D."  
SITUATE IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA  
AUGUST, 1987

127

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD 10:41 A.M.  
THIS 1 DAY OF Dec  
AD, 1987 AND DULY RECORDED  
IN PLAT BOOK 52 ON PAGES  
127 AND 128 + 129.  
JOHN B. DUNKLE, CLERK  
By: Barbara A. Platt, D.C.

### DEDICATION

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 "WINDRIFT AT JONATHAN'S LANDING P.U.D.", SITUATE IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PARCEL T OF "JONATHAN'S LANDING, PLAT EIGHT, P.U.D.", AS RECORDED IN PLAT BOOK 48, PAGES 88 THROUGH 91 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF ALL OF PARCEL "T", JONATHAN'S LANDING, PLAT EIGHT, P.U.D., PALM BEACH COUNTY, FLORIDA, 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 48, PAGES 88, 89, 90, AND 91.

THE ABOVE DESCRIBED PARCEL CONTAINS 14.111 ACRES, MORE OR LESS.

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

- TRACT A, THE RIGHT-OF-WAY TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO WINDRIFT AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO WINDRIFT AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO CABLE AND WATCH SYSTEMS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO WINDRIFT AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C, THE RECREATION TRACT, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINDRIFT AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS D, E, F, G, H, AND I, THE LANDSCAPE TRACTS, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINDRIFT AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENT (L.A.E.) SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE 1.5 FOOT FOOT GUTTER EASEMENTS FOR MAINTENANCE ACCESS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR BUILDING MAINTENANCE.

IN WITNESS WHEREOF, JONATHAN'S LANDING, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY IN FACT AND ATTESTED TO BY ITS ATTORNEY IN FACT, AND ITS CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 14<sup>th</sup> DAY OF August, 1987.

JONATHAN'S LANDING, INC.

ATTEST: Robert M. Winter  
ROBERT M. WINTER,  
AS ATTORNEY IN FACT, PURSUANT TO THAT CERTAIN POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 5124, PAGE 1973, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BY: Richard W. Plovman  
RICHARD W. PLOWMAN,  
AS ATTORNEY IN FACT, PURSUANT TO THAT CERTAIN POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 5124, PAGE 1973, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED RICHARD W. PLOWMAN 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 ATTORNEYS IN FACT, PURSUANT TO THAT CERTAIN POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 5124, PAGE 1973, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF JONATHAN'S LANDING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 14<sup>th</sup> DAY OF August, 1987.

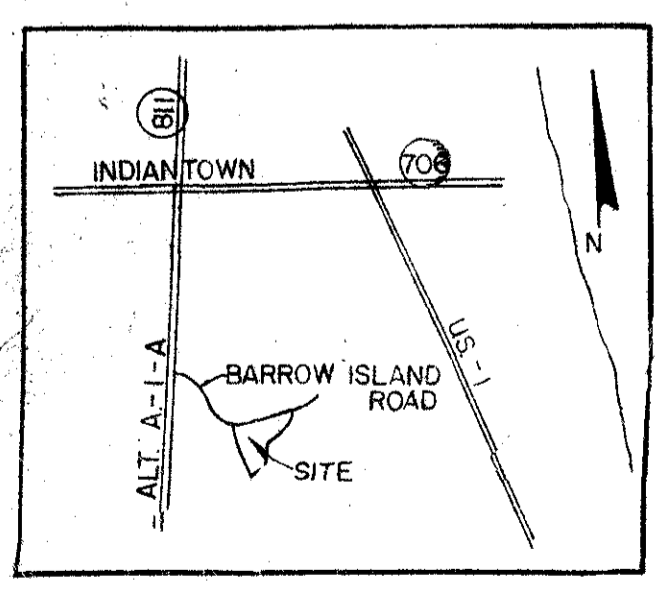
MY COMMISSION EXPIRES: Sept. 20, 1988 Andriana Fubel  
NOTARY PUBLIC

### TITLE CERTIFICATION

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 THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS FREE FROM ENCUMBRANCES

DATE: August 26, 1987

BY: Paul C. Wolfe  
PAUL C. WOLFE  
ATTORNEY AT LAW



SEAL  
PROFESSIONAL LAND SURVEYOR



### SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 10<sup>th</sup> DAY OF August, 1987.

BY: Wesley B. Haas  
WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THOSE SHOWN ON THE PLAT OF JONATHAN'S LANDING, PLAT EIGHT, P.U.D., AS RECORDED IN PLAT BOOK 48 AT PAGES 88 THROUGH 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE SPECIFICALLY, THE BEARING OF THE CENTERLINE OF BARROW ISLAND ROAD AT THE NORTHEAST CORNER OF PARCEL T IS N90°00'00"E.

- D.E. DENOTES DRAINAGE EASEMENT.
- G.E. DENOTES GUTTER EASEMENT.
- U.E. DENOTES UTILITY EASEMENT.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT.
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND, SHOWN THUS:
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS:
- P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION 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.

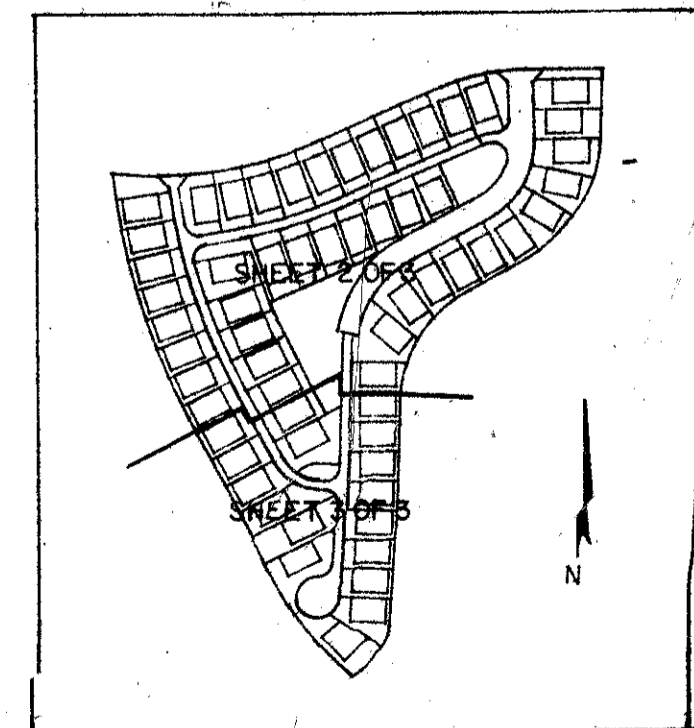
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.



SEAL  
COUNTY ENGINEER

SEAL  
BOARD OF COUNTY COMMISSIONERS

SEAL  
BOARD OF COUNTY COMMISSIONERS

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24<sup>th</sup> DAY OF NOVEMBER, 1987.

BY: Carol A. Roberts  
CAROL A. ROBERTS, CHAIR

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: Ruth H. Compton  
RUTH H. COMPTON  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24<sup>th</sup> DAY OF NOVEMBER, 1987.

BY: Herbert F. Kahler  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### P.U.D. TABLE

TOTAL ACREAGE	14.111 AC.
DENSITY	9.181 DU/AC.
TOTAL DWELLING UNITS	60 DU
BUILDING COVERAGE	5.22 AC.
OPEN SPACE	8.19 AC.

THIS INSTRUMENT WAS PREPARED BY JOANNE L. BRITO IN THE OFFICES OF STANLEY/MERIDIAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 3307.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TAZ 45

SUBDIVISION \* Jonathan's Landing

BOOK \* 58/127

PLAT \* PLAT EIGHT

SECTION \* 7

TOWNSHIP \* 41 SOUTH

RANGE \* 43 EAST

FLORA ZONE \* None

QUAD \* None

SE \* None

PUD NAME \* Jonathan's Landing P.U.D.

ZIP CODE \* 33409

Meridian Surveying and mapping inc. 2000 LOMBARD STREET WEST PALM BEACH, FL.

DRAWN	J.L.B.	DATE	MAY, 1987
CHECKED	D.M.W.	SCALE	NONE
DRAWING NO.			09199-1

WINDRIFT AT JONATHAN'S LANDING, P.U.D., PARCEL T, JONATHAN'S LANDING P.U.D.

5-79-230

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58/127