

A REPLAT OF LOT 1 & TRACT "C"

PLAT OF
BRIDGEGATE NORTH AT JONATHAN'S LANDING, A P.U.D.
AS RECORDED IN PLAT BOOK 68, PAGES 117-118
LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

DECEMBER 1991 SHEET 1 OF 1

LEGAL DESCRIPTION

LOT 1 AND TRACT "C", AS RECORDED IN THE PLAT OF BRIDGEGATE NORTH AT JONATHAN'S LANDING, P.U.D., PLAT BOOK 68, PAGES 117-118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 6.271 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 A REPLAT OF LOT 1 AND TRACT "C" PLAT OF BRIDGEGATE NORTH AT JONATHAN'S LANDING, P.U.D., AS RECORDED IN PLAT BOOK 68, PAGES 117-118, 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. TRACT "C-1", AS SHOWN HEREON, IS 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.

2. UTILITY EASEMENT THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION AND WATCH SYSTEM, 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 27th DAY OF DECEMBER, 1992.

JONATHAN'S LANDING, INC., A DELAWARE CORPORATION

BY: Craig L. Combs
CRAIG L. COMBS
PRESIDENT

ATTEST: William W. Wier
WILLIAM W. WIER
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF DECEMBER, 1992 BY CRAIG L. COMBS AS PRESIDENT AND BY WILLIAM W. WIER AS VICE PRESIDENT OF JONATHAN'S LANDING, INC., A DELAWARE CORPORATION ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID TAKE AN OATH.

MY COMMISSION EXPIRES:

Lucy Ann Keller
NOTARY PUBLIC
PRINT NAME: Lucy Ann Keller
No. 423883
AA 656873

JOINDER AND CONSENT

BRIDGEGATE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC.

BY: Robert W. Kiskaddon
ROBERT W. KISKADDON, PRESIDENT

ATTEST: Craig L. Combs
CRAIG L. COMBS
VICE PRESIDENT

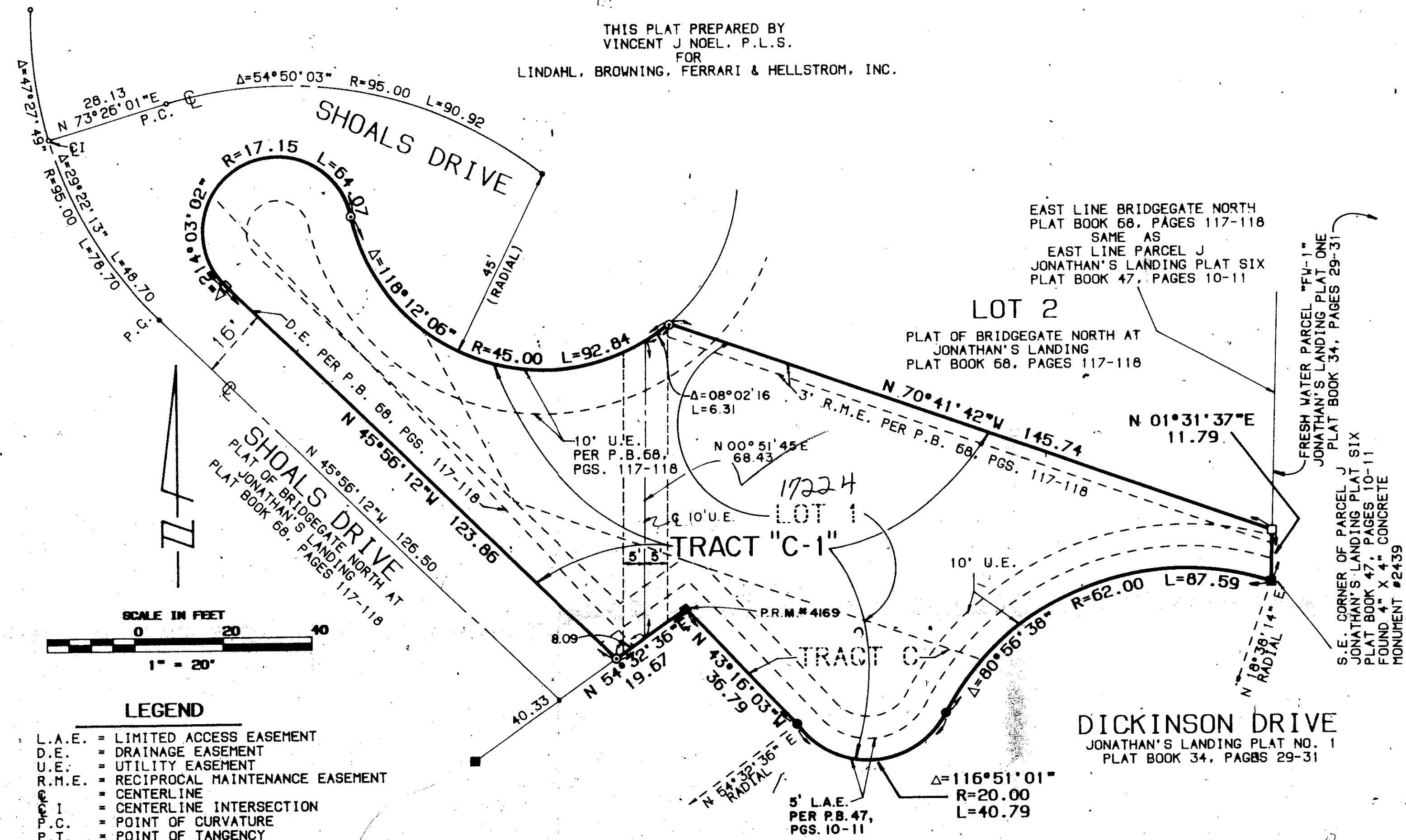
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF DECEMBER, 1992 BY ROBERT W. KISKADDON AS PRESIDENT AND BY CRAIG L. COMBS AS VICE PRESIDENT OF BRIDGEGATE AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC. ON BEHALF OF THE ASSOCIATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID TAKE AN OATH.

MY COMMISSION EXPIRES:

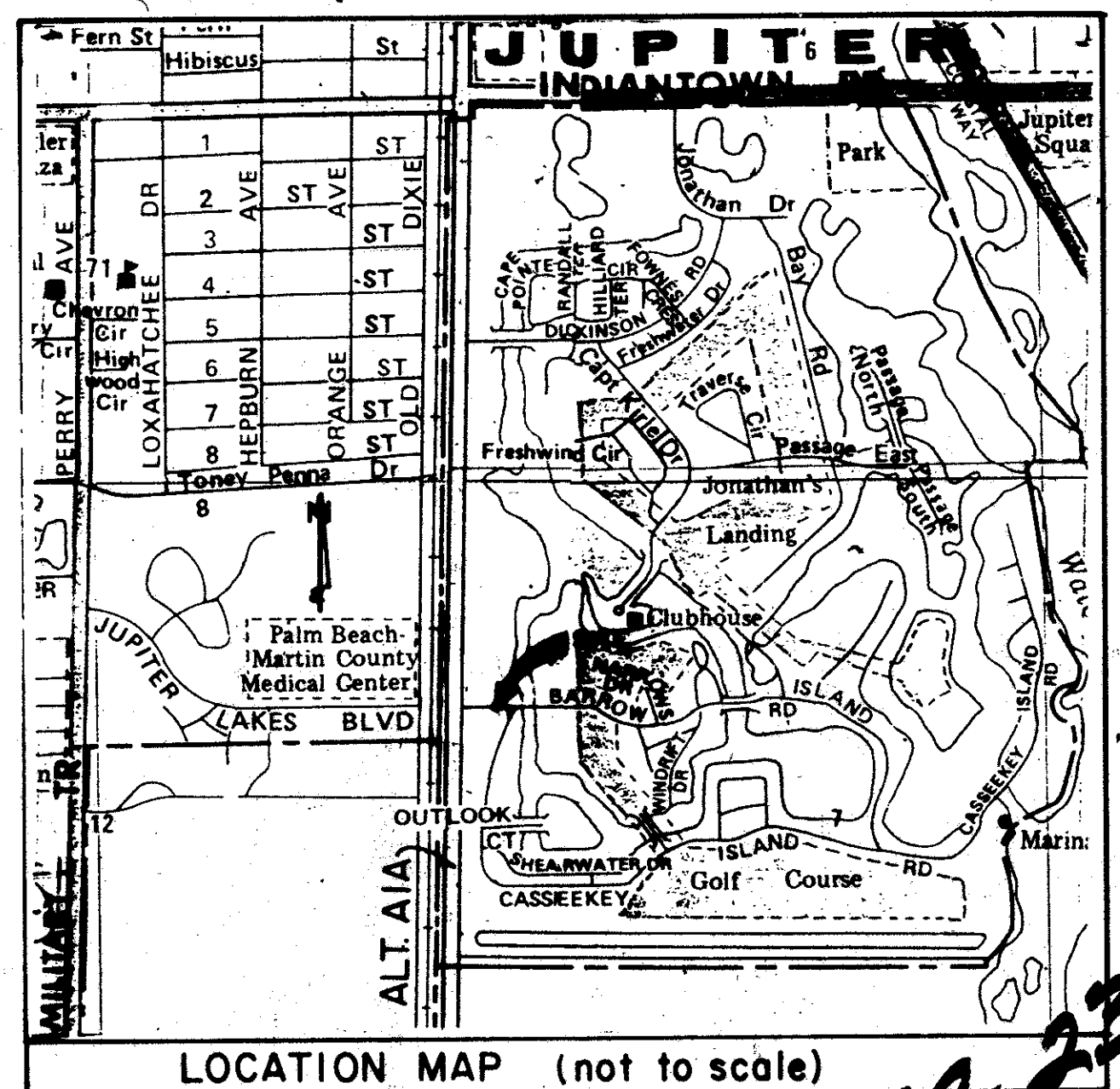
Lucy Ann Keller
NOTARY PUBLIC
PRINT NAME: Lucy Ann Keller
No. 423883
AA 656873

THIS PLAT PREPARED BY
VINCENT J. NOEL, P.L.S.
FOR
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



- ### LEGEND
- L.A.E. = LIMITED ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R.M.E. = RECIPROCAL MAINTENANCE EASEMENT
 - C.L. = CENTERLINE
 - C.I. = CENTERLINE INTERSECTION
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - SET PK NAIL & DISC "LB 959"
 - FOUND IRON ROD & CAP "LB 959"
 - FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT #2439 OR #4169
 - SET (P.R.M.) PERMANENT REFERENCE MONUMENT "LB 959"
- P.B. = PLAT BOOK
PGS. = PAGES

- ### NOTES
- BEARING BASE: THE EAST LINE OF BRIDGEGATE NORTH IS TAKEN TO BEAR N 01°31'37" E, AS SHOWN ON THE PLAT OF BRIDGEGATE NORTH, PLAT BOOK 68, PAGES 117-118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - NOTICE: THERE MAY BE ALSO BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - THERE SHALL BE NO LANDSCAPING, TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING THE SAME.
 - WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
 - UNDERLYING RECIPROCAL MAINTENANCE EASEMENTS HAVE BEEN ABANDONED PER OFFICIAL RECORD BOOK 7239, PAGE 1429.



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 HEREBY DESCRIBED PROPERTY. THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JONATHAN'S LANDING, INC., A DELAWARE CORPORATION; THAT ALL CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: 12-27-92
LARRY B. ALEXANDER
ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

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 KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) 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 ORDINANCE OF PALM BEACH COUNTY, FLORIDA.

VINCENT J. NOEL
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 4169

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 27 DAY OF DECEMBER, 1992.

BY: Mary McLean
MARY McLEAN, CHAIR

ATTEST: MILTON T. BAUER, CLERK

BY: Milton T. Bauer
CLERK OF THE CIRCUIT COURT 6/41/43

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF DECEMBER, 1992.

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

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

BRIDGEGATE NORTH AT JONATHAN'S LANDING LOT 1 & TRACT C

BOOK 68 PAGE 118
FLOOD ZONE B
QUAD 11
SE 74-195
PUB NAME Jonathan's Landing

TAZ = 45

PET. 79-230
FOR IMPACT FEES
0261-023 69/162