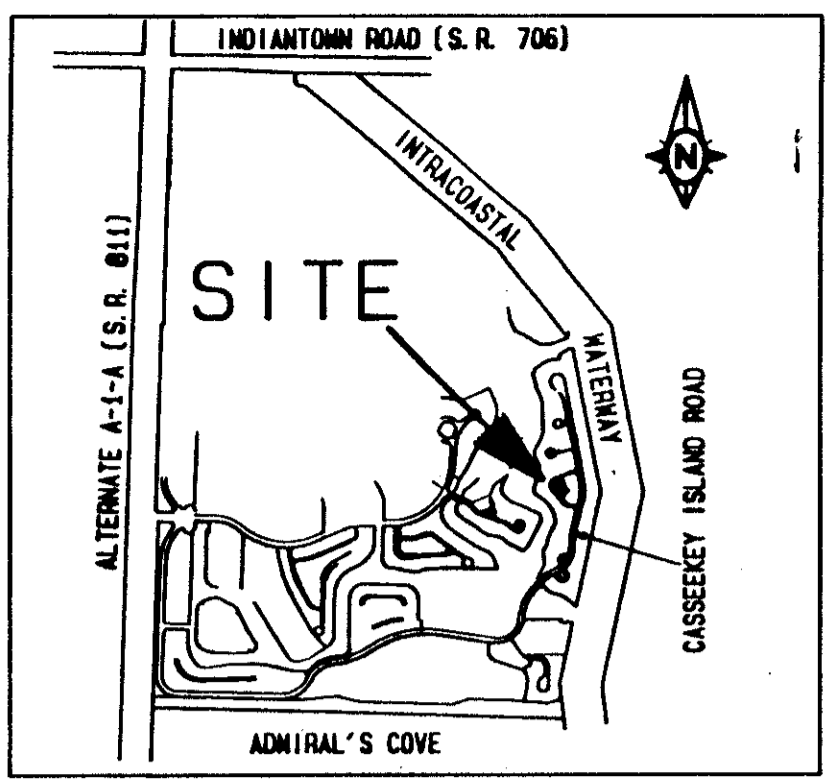


CASSEEKEY ISLAND REPLAT NO. 3 AT JONATHAN'S LANDING P. U. D.

BEING A REPLAT OF LOTS 61 AND 63 OF THE PLAT OF A REPLAT OF A PORTION OF CASSEEKEY ISLAND AT JONATHAN'S LANDING P. U. D., AS RECORDED IN PLAT BOOK 60, PAGES 111 AND 112, PALM BEACH COUNTY, FLORIDA, IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST.

NOVEMBER 1997
SHEET 1 OF 1



LOCATION MAP:

DEDICATION & RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT JAMES M. TYLER AND CHARLENE TYLER OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOTS 61 AND 63 OF THE PLAT OF A REPLAT OF A PORTION OF CASSEEKEY ISLAND AT JONATHAN'S LANDING P. U. D., AS RECORDED IN PLAT BOOK 60, PAGES 111 AND 112, PALM BEACH COUNTY, FLORIDA, IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, SHOWN HEREON AS CASSEEKEY ISLAND REPLAT NO. 3 AT JONATHAN'S LANDING P. U. D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 61 AND 63 OF THE PLAT OF A REPLAT OF A PORTION OF CASSEEKEY ISLAND AT JONATHAN'S LANDING P. U. D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 111 AND 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

CONTAINING 14,421 SQUARE FEET OR 0.331 ACRES, MORE OR LESS.

SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

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

TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR JAMES M. TYLER AND CHARLENE TYLER, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE JAMES M. TYLER AND CHARLENE TYLER, HUSBAND AND WIFE, DO HERETO SET OUR HANDS THIS 23 DAY OF March 1998.

WITNESS: [Signature] BY: James M. Tyler
WITNESS: [Signature] BY: Charlene Tyler

ACKNOWLEDGEMENT:

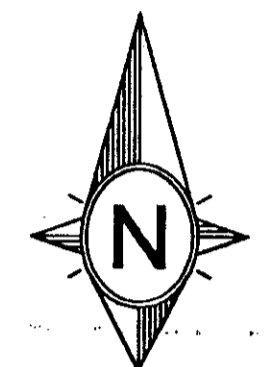
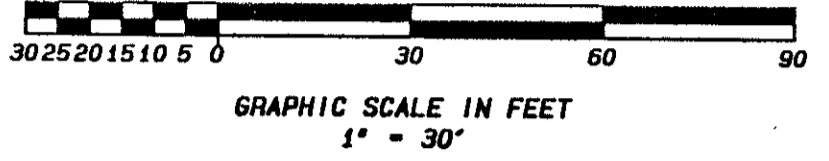
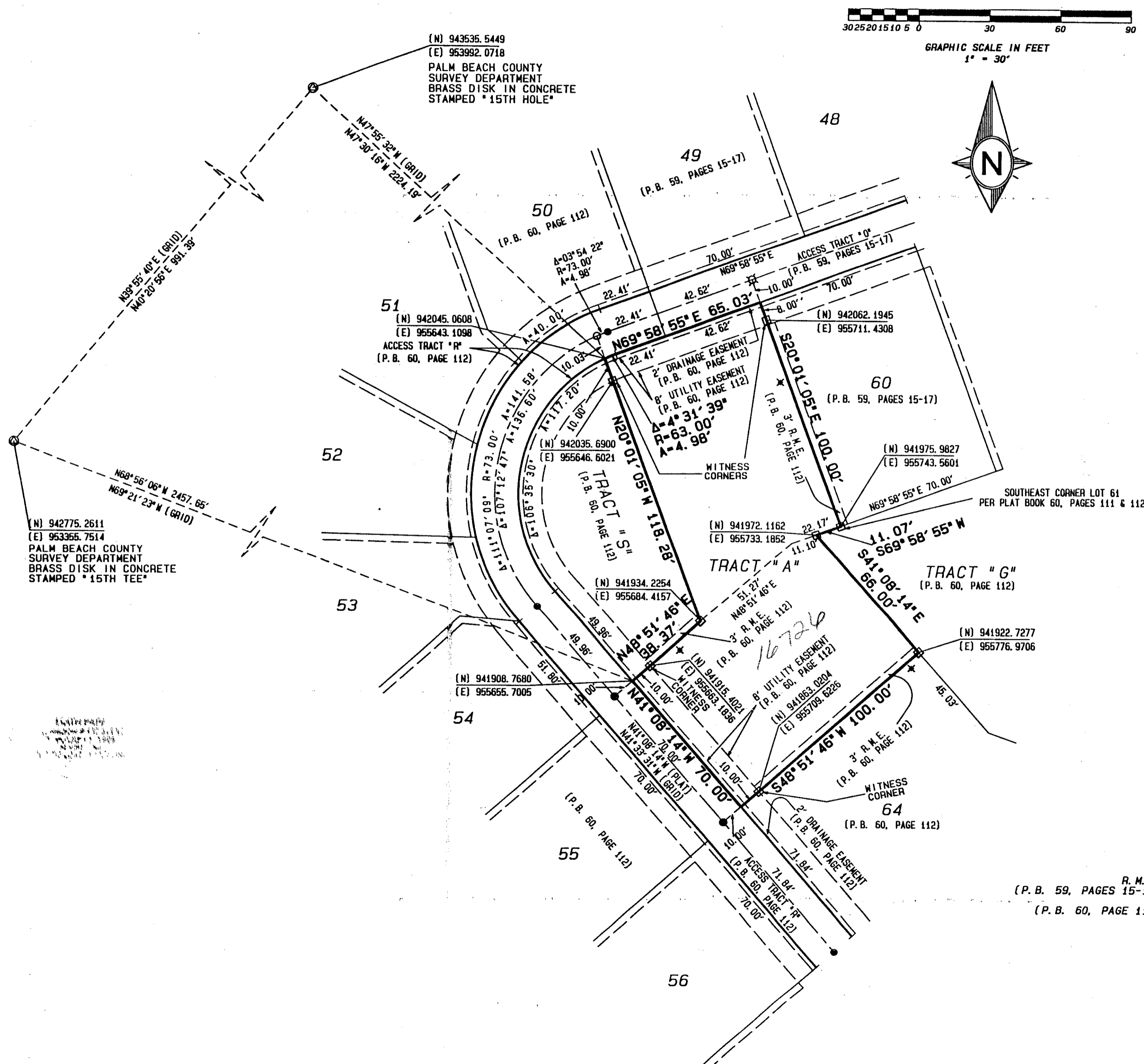
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JAMES M. TYLER AND CHARLENE TYLER WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED (AND RESPECTEDLY AS IDENTIFICATION) AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF March 1998.

MY COMMISSION EXPIRES: June 1, 1998 [Signature]
NOTARY PUBLIC
CCK 3712329

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF ACCESS TRACT "R" BEING N41°08'14" W, ACCORDING TO A REPLAT OF A PORTION OF CASSEEKEY ISLAND AT JONATHAN'S LANDING P. U. D., AS RECORDED IN PLAT BOOK 60, PAGES 111 AND 112, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.0000441 TO CONVERT TO GRID DISTANCE.
- COORDINATES SHOWN HEREON ARE BASED UPON DATUM = NAD 83 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
- GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- STATE PLANE COORDINATE BEARING ROTATION EQUATION:
N 41°08'14" W (PLAT BEARING) 00°25'17" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)
N 41°33'31" W (GRID BEARING)
- CENTERLINE OF ACCESS TRACT "R", A REPLAT OF A PORTION OF CASSEEKEY ISLAND AT JONATHAN'S LANDING P. U. D., AS RECORDED IN PLAT BOOK 60, PAGES 111 AND 112, PALM BEACH COUNTY, PUBLIC RECORDS.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.



PET. 79-230
ALOC. #0001-PALM
ESCROW AGENT
ROADS
5/11/1A

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ROBERT B. COOK, 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 JAMES M. TYLER AND CHARLENE TYLER; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES ON RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES ON RECORD;
DATED: 3/13/98 [Signature]
ROBERT B. COOK, ATTORNEY-AT-LAW
LICENSED IN FLORIDA

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
[Signature]
DOUGLAS J. BLANKENSHIP, P. L. S.
LICENSE NO. 4699
STATE OF FLORIDA

COUNTY APPROVALS:

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), F. S., THIS 22 DAY OF March, 1998.
[Signature]
EDWIN A. JACOB, JR., COUNTY ENGINEER

NOTICE:

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

LEGEND:

- FOUND PERMANENT CONTROL POINT (P. C. P. #1652)
- SET PERMANENT REFERENCE POINT (P. C. P. #4699)
- SET PERMANENT REFERENCE MONUMENT (P. R. M. #4699)
- FOUND NAIL & DISK LB 6504
- FOUND NAIL & DISK LB 2799
- ZERO LOT LINE SIDE OF UNIT
- RECIPROCAL MAINTENANCE EASEMENT (PLAT BOOK 59, PAGES 15-17)
- REPLAT OF A PORTION OF CASSEEKEY ISLAND AT JONATHAN'S LANDING, P. U. D. (PLAT BOOK 60, PAGES 111 & 112)

LAND USE

ZONING PETITION No. 74-195
AREA = 0.331 ACRES
TYPE USE = SINGLE FAMILY RESIDENTIAL

THIS INSTRUMENT WAS PREPARED BY ROSS H. DAILEY P. L. S., DAILEY AND ASSOCIATES, INC., 112 N. US HWY. 1, TEQUESTA, FL 33469

0261-028



DAILEY AND ASSOCIATES, INC.
SURVEYING & MAPPING
112 N. U.S. HIGHWAY No. 1
TEQUESTA, FLORIDA 33469
PHONE: (561) 746-8424
JOB No. 96-328-2

Casseekey Island Replat #3
DATE: 5/11/98
BY: [Signature]
74-195
Jonathan's Landing

82/52