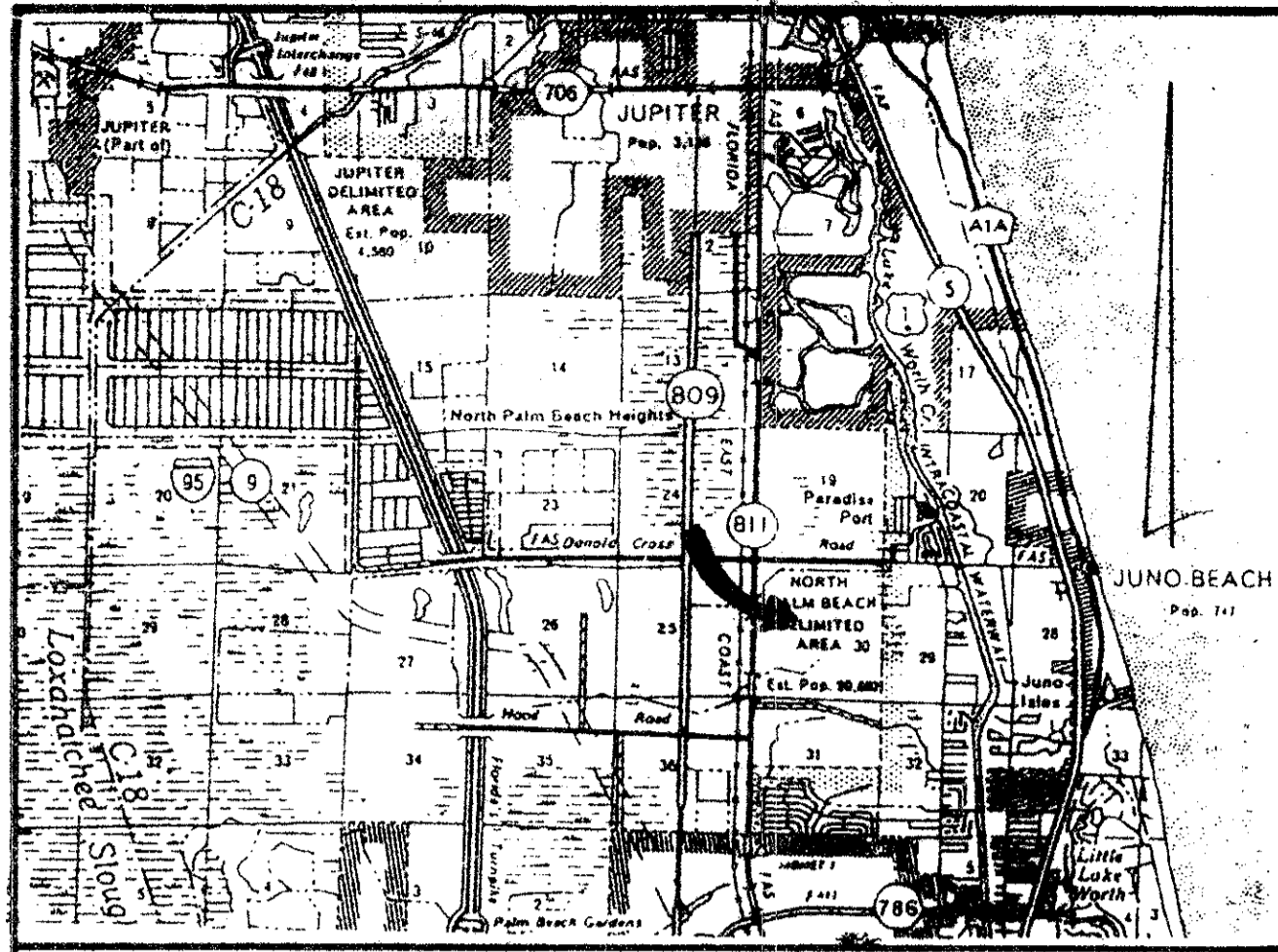
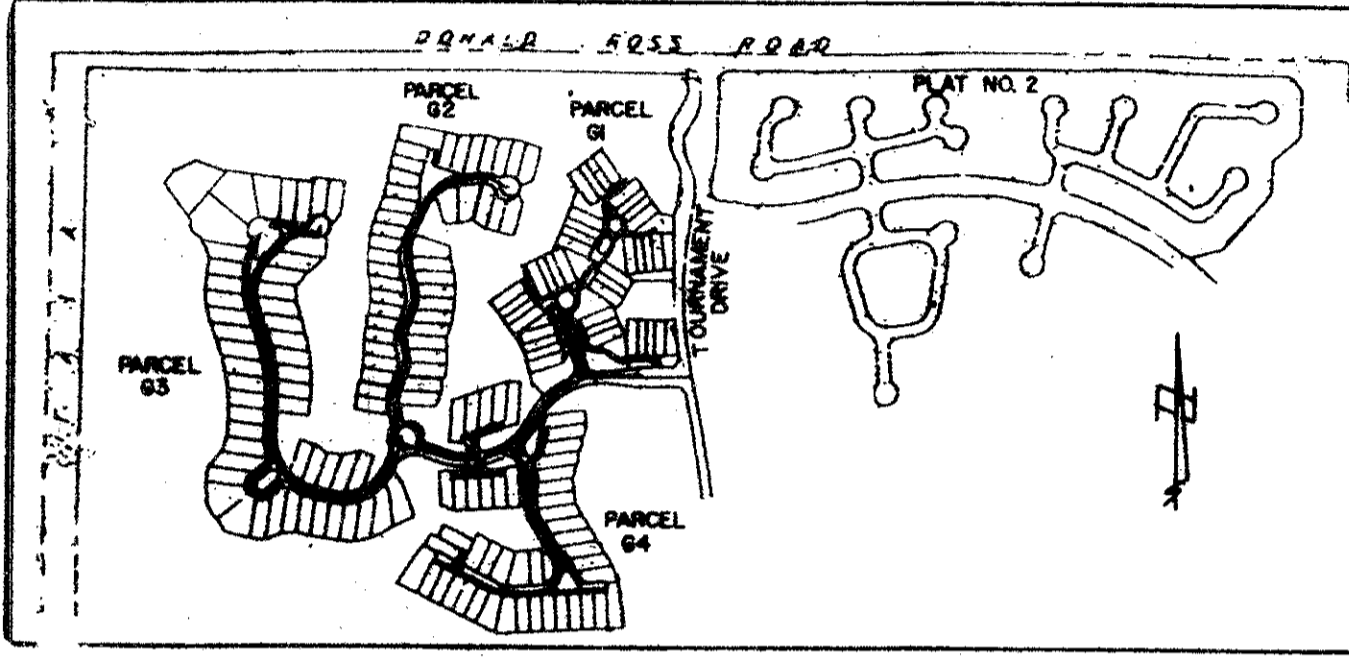


55/119



LOCATION MAP (n.t.s.)

VICINITY MAP n.t.s.



# A PLAT OF PARCEL G2 FRENCHMAN'S CREEK, A P.U.D.

## BEING A REPLAT OF A PORTION OF TRACT "A" PLAT NO. 6 FRENCHMAN'S CREEK, A P.U.D. RECORDED IN PLAT BOOK 44, PAGES 133 THROUGH 137 LYING IN SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

# 119

JULY 1986

### CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF PALM BEACH STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT HAFT-GAINES ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, BY H-G ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND GENERAL PARTNER OF HAFT-GAINES ASSOCIATES; HAFT-GAINES GROUP, INC., A FLORIDA CORPORATION AND CORPORATE GENERAL PARTNER OF H-G ASSOCIATES, LTD., OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS FRENCHMAN'S CREEK PARCEL G2, MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.
- WATER MANAGEMENT TRACT "B" AND 20' MAINTENANCE EASEMENT: THE WATER MANAGEMENT TRACT "B" AND 20' MAINTENANCE EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS ASSOCIATION INC. FOR DRAINAGE EASEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- THE LANDSCAPE TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS ASSOCIATION INC. FOR LANDSCAPE AND UTILITY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS ASSOCIATION INC. FOR THE CONSTRUCTION, MAINTENANCE OF ROADS, LANDSCAPE, UTILITIES AND DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS ASSOCIATION INC. FOR THE CONSTRUCTION, MAINTENANCE OF PRIVATE ROADS, PUBLIC AND PRIVATE UTILITIES AND DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY NOR TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS ASSOCIATION INC. FOR LANDSCAPE, UTILITIES AND DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- DRAINAGE EASEMENTS: THE DRAINAGE EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FRENCHMAN'S CREEK PROPERTY OWNERS ASSOCIATION, INC. IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE DRAINAGE.
- THE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS ASSOCIATION INC. FOR THE CONSTRUCTION, MAINTENANCE OF DADS, LANDSCAPE, UTILITIES AND DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, HAFT-GAINES ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, BY H-G ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND GENERAL PARTNER OF HAFT-GAINES ASSOCIATES; HAFT-GAINES GROUP, INC., A FLORIDA CORPORATION AND CORPORATE GENERAL PARTNER OF H-G ASSOCIATES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF November 1986.

ATTEST: *Burt Haft* BY: *Jack Gaines*  
BURT HAFT SECRETARY JACK GAINES PRESIDENT

### ACKNOWLEDGEMENT

COUNTY OF PALM BEACH STATE OF FLORIDA

BEFORE ME, PERSONALLY APPEARED JACK GAINES AND BURT HAFT, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF HAFT-GAINES GROUP, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF November, A.D., 1986.

MY COMMISSION EXPIRES: 6/23/90 *John M. Schweitzer* NOTARY PUBLIC

### MORTGAGEE'S CONSENT

COUNTY OF PALM BEACH STATE OF ILLINOIS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 475, PAGE 877-781 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SECRETARY AND ATTESTED TO BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF November, A.D., 1986.

JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS NOT FOR PROFIT CORPORATION

ATTEST: *William T. Kelly* BY: *John D. MacArthur*  
SECRETARY PRESIDENT

### ACKNOWLEDGEMENT

COUNTY OF PALM BEACH STATE OF ILLINOIS

BEFORE ME, PERSONALLY APPEARED JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS NOT FOR PROFIT 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 CONSENT OF MORTGAGE HOLDER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF November, A.D., 1986.

MY COMMISSION EXPIRES: 6/23/90 *John M. Schweitzer* NOTARY PUBLIC

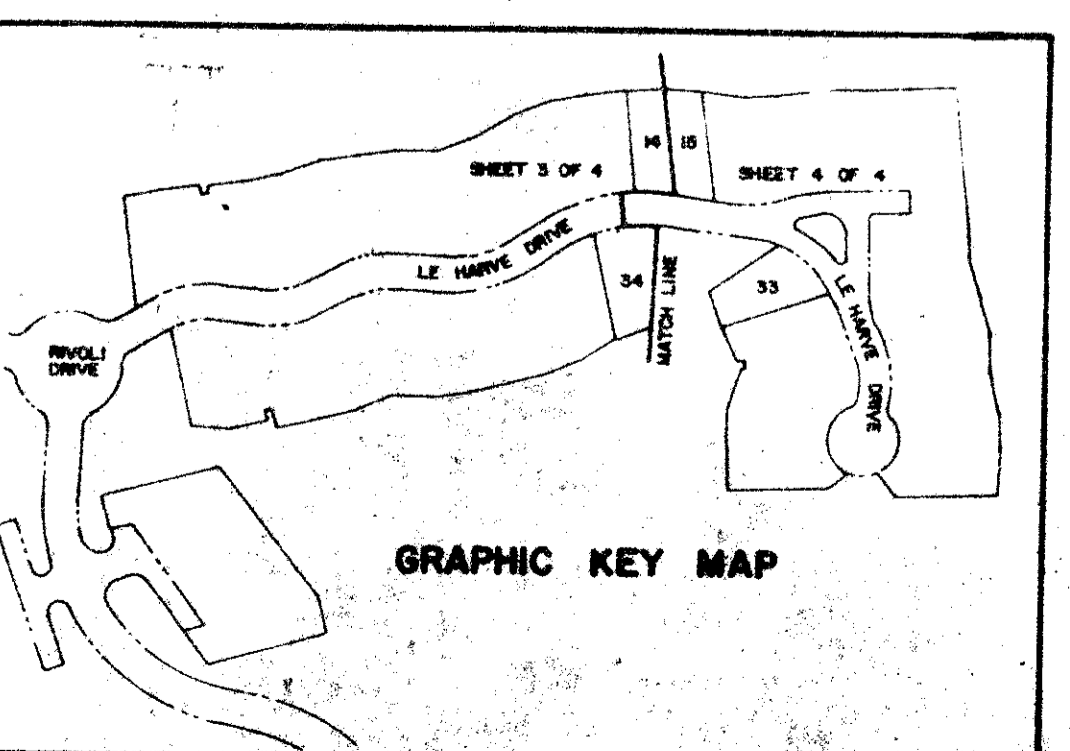
### TABULAR DATA

TOTAL AREA = 25.319  
DWELLING UNITS = 50  
DWELLING UNITS PER ACRE = 1.97

30/4/1/43  
SUBDIVISION \* Frenchman's Creek  
BOOK 55 PAGE 119  
FLOOD ZONE B FLOOD MAP # 120B  
LEAD # 12  
PUD NAME Parcel G2



HAFT-GAINES  
NOTARY  
MACARTHUR  
NOTARY



GRAPHIC KEY MAP

# PARCEL G2, FRENCHMAN'S CREEK 55/119

INDIAN BROWSING TERRACE & BILHARUM, INC.  
Consulting Engineers - Planners - Surveyors

0248-008

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA