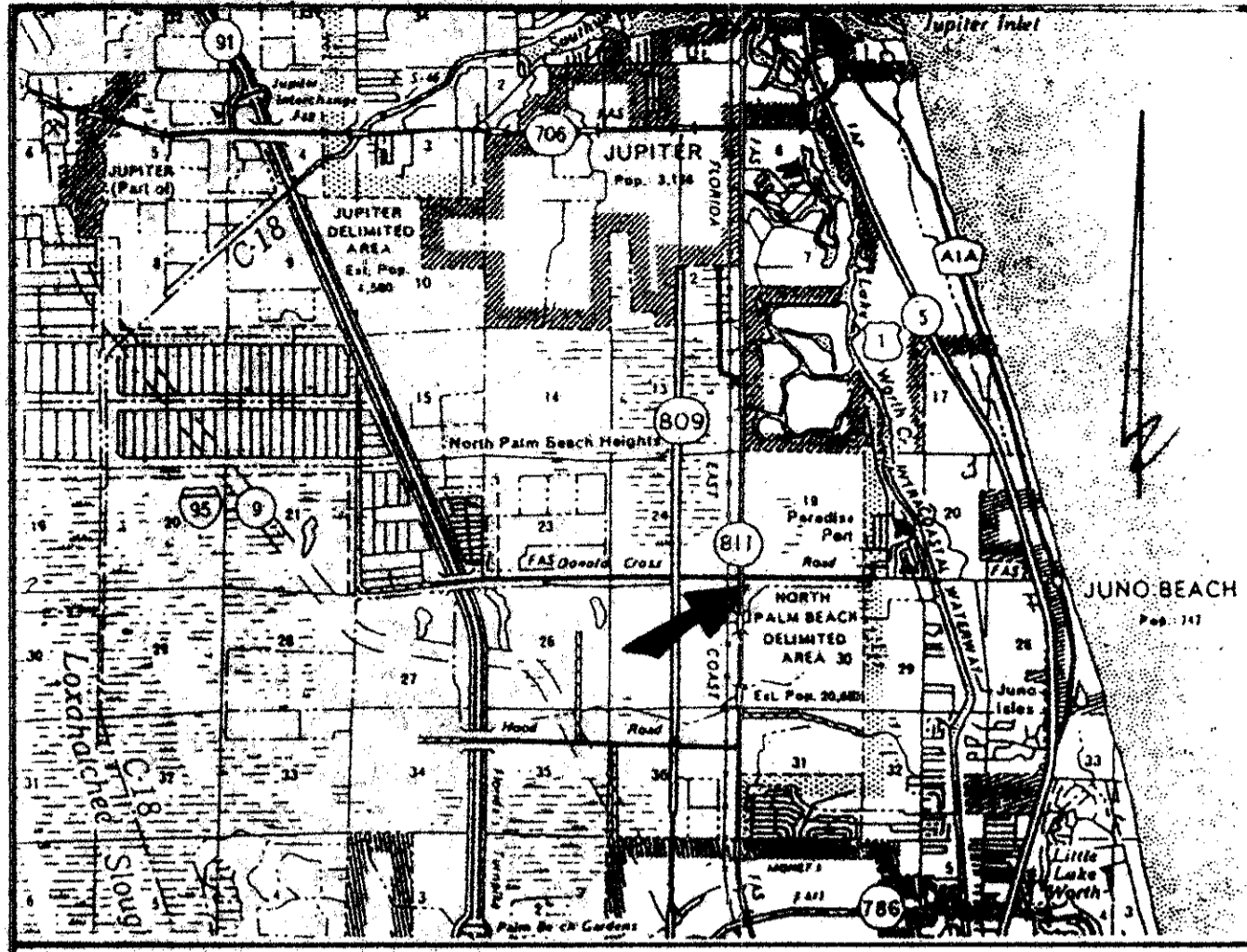


55/126

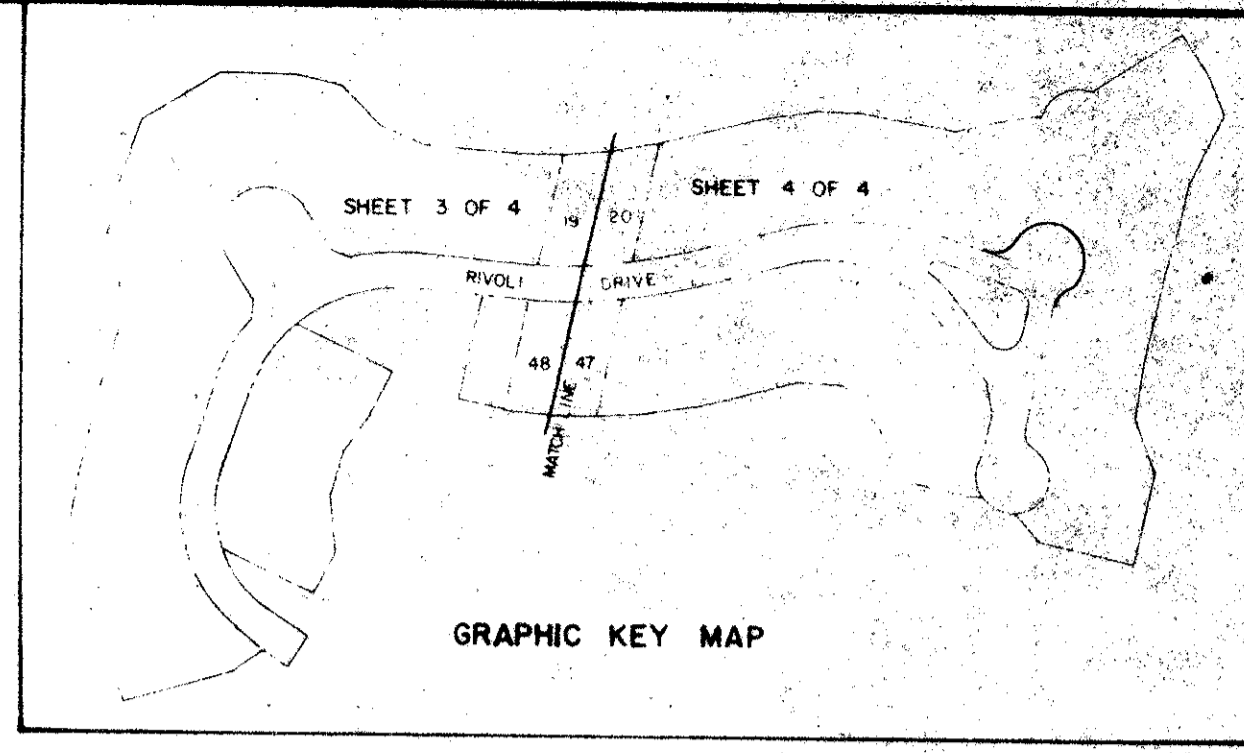


LOCATION MAP (n.t.s.)

# A PLAT OF PARCEL G3 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



# 126

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on the 15 day of January 1987 and duly recorded in Plat Book No. 44 on page 133, 134, 135, 136, 137, 138, 139  
John B. Dunkle, Clerk Circuit Court  
John B. Dunkle



JULY, 1986

## DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30 PROCEED S 88°30'54" E ALONG THE NORTH LINE OF SAID SECTION 30 (THE NORTH LINE OF SAID SECTION 30 IS TAKEN TO BEAR S 88°30'54" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 1421.26 FEET; THENCE S 01°29'06" W, A DISTANCE OF 60.0 FEET; THENCE S 25°45'39" W, A DISTANCE OF 495.61 FEET TO THE POINT OF BEGINNING;  
THENCE S 09°01'25" W, A DISTANCE OF 572.22 FEET;  
THENCE S 20°47'25" E, A DISTANCE OF 603.55 FEET;  
THENCE S 25°54'04" E, A DISTANCE OF 68.41 FEET;  
THENCE N 29°59'58" E, A DISTANCE OF 64.90 FEET;  
THENCE S 60°01'02" E, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS S 60°01'02" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°38'48" AN ARC DISTANCE OF 26.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 77.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°33'53" AN ARC DISTANCE OF 55.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°38'48" AN ARC DISTANCE OF 26.46 FEET TO THE POINT OF TANGENCY; THENCE S 70°17'19" E, A DISTANCE OF 91.32 FEET;  
THENCE S 24°40'01" W, A DISTANCE OF 59.31 FEET;  
THENCE S 27°29'18" W, A DISTANCE OF 416.49 FEET;  
THENCE N 65°24'08" W, A DISTANCE OF 35.28 FEET;  
THENCE S 87°35'41" W, A DISTANCE OF 82.00 FEET;  
THENCE S 63°22'41" W, A DISTANCE OF 65.54 FEET;  
THENCE S 35°59'23" W, A DISTANCE OF 23.14 FEET;  
THENCE S 81°26'21" W, A DISTANCE OF 46.63 FEET;  
THENCE N 84°06'55" W, A DISTANCE OF 52.43 FEET;  
THENCE N 82°30'14" W, A DISTANCE OF 50.94 FEET;  
THENCE N 84°36'46" W, A DISTANCE OF 54.15 FEET;  
THENCE N 86°27'45" W, A DISTANCE OF 56.82 FEET;  
THENCE N 71°24'25" W, A DISTANCE OF 57.03 FEET;  
THENCE N 60°05'14" W, A DISTANCE OF 278.02 FEET;  
THENCE N 54°03'43" E, A DISTANCE OF 35.65 FEET;  
THENCE N 35°54'47" W, A DISTANCE OF 130.00 FEET;  
THENCE N 02°10'10" W, A DISTANCE OF 103.68 FEET;  
THENCE N 09°01'25" E, A DISTANCE OF 65.00 FEET;  
THENCE N 42°38'11" E, A DISTANCE OF 78.05 FEET;  
THENCE N 20°59'53" E, A DISTANCE OF 66.45 FEET;  
THENCE N 01°36'52" E, A DISTANCE OF 65.55 FEET;  
THENCE N 01°22'09" E, A DISTANCE OF 65.58 FEET;  
THENCE N 02°43'36" W, A DISTANCE OF 66.39 FEET;  
THENCE N 08°13'53" W, A DISTANCE OF 68.06 FEET;  
THENCE N 13°54'27" W, A DISTANCE OF 70.58 FEET;  
THENCE N 17°54'11" W, A DISTANCE OF 72.90 FEET;  
THENCE N 18°01'50" W, A DISTANCE OF 72.99 FEET;  
THENCE N 12°58'45" W, A DISTANCE OF 70.11 FEET;  
THENCE N 02°35'57" W, A DISTANCE OF 66.36 FEET;  
THENCE N 06°50'23" E, A DISTANCE OF 65.05 FEET;  
THENCE N 09°01'25" E, A DISTANCE OF 65.00 FEET;  
THENCE N 17°41'56" W, A DISTANCE OF 72.77 FEET;  
THENCE N 13°27'11" W, A DISTANCE OF 54.24 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE FROM SAID POINT BEARS N 12°56'04" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°32'08" AN ARC DISTANCE OF 81.63 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS S 73°31'48" E;  
THENCE N 36°39'37" W, A DISTANCE OF 154.00 FEET;  
THENCE N 53°20'23" E, A DISTANCE OF 66.55 FEET;  
THENCE N 65°44'28" E, A DISTANCE OF 66.55 FEET;  
THENCE S 67°13'00" E, A DISTANCE OF 102.41 FEET;  
THENCE S 80°58'35" E, A DISTANCE OF 67.00 FEET;  
THENCE S 76°47'01" E, A DISTANCE OF 67.10 FEET;  
THENCE S 80°58'35" E, A DISTANCE OF 134.00 FEET;  
THENCE S 86°20'15" E, A DISTANCE OF 67.19 FEET;  
THENCE N 65°12'11" E, A DISTANCE OF 80.65 FEET;  
THENCE S 80°58'35" E, A DISTANCE OF 67.00 FEET;  
THENCE S 79°50'34" E, A DISTANCE OF 67.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.634 ACRES

## 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 G-3, MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE WATER MANAGEMENT TRACTS "A", "B", "C" 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. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.
- 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 OR TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.

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 FIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF November 1986.

ATTEST: *Burt Haft* BURT HAFT SECRETARY  
*Jack Gaines* 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: 4/29/90  
*Lucia M. Schwesinger* NOTARY PUBLIC

TABULAR DATA	
TOTAL AREA =	23.634
DWELLING UNITS =	52
DWELLING UNITS PER ACRE =	2.200

## MORTGAGEE'S CONSENT

COUNTY OF Cook  
STATE OF ILLINOIS  
S.S.  
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 1752, PAGE 47-173 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF November, A.D., 1986.

JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION,  
AN ILLINOIS NOT FOR PROFIT CORPORATION  
ATTEST: *William H. Hays* SECRETARY  
*Louise J. Hays* Vice President

## ACKNOWLEDGEMENT

COUNTY OF Cook  
STATE OF ILLINOIS  
S.S.  
BEFORE ME, PERSONALLY APPEARED *John D. MacArthur* AND *Catherine T. MacArthur*, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER, *John D. MacArthur* OF THE ABOVE NAMED 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 *John D. MacArthur* RESPECTIVELY 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 14th DAY OF November, A.D., 1986.

COMMISSION EXPIRES: *William H. Hays* NOTARY PUBLIC

30/4/1/43  
SUBDIVISION = Frenchman's Creek  
BOOK 55 PAGE 126  
FLOOD ZONE B FLOOD MAP # 1208  
GRID # 12 ZONE RS  
PUN ZIP CODE 33410  
PUD NAME Parcel G-3

Flood B MSP1 FSZ 7  
Ret # 73-90 do cashier

0248-009

PARCEL G3, FRENCHMAN'S CREEK 55/126 4

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

HAFT-GAINES  
NOTARY  
MACARTHUR  
NOTARY