

55/130
DRAWING NUMBER
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
RECORDED BY NUMBER 0258

PLAT OF FRENCHMAN'S CREEK PARCEL B (A P.U.D.)

130

SHEET INDEX

SHEET NO. 1	SIGNATURE SHEET
SHEET NO. 2	SIGNATURE SHEET
SHEET NO. 3	KEY SHEET & BOUNDARY
SHEET NO. 4	LOT LAYOUT SHEET
SHEET NO. 5	LOT LAYOUT SHEET
SHEET NO. 6	LOT LAYOUT SHEET
SHEET NO. 7	LOT LAYOUT SHEET

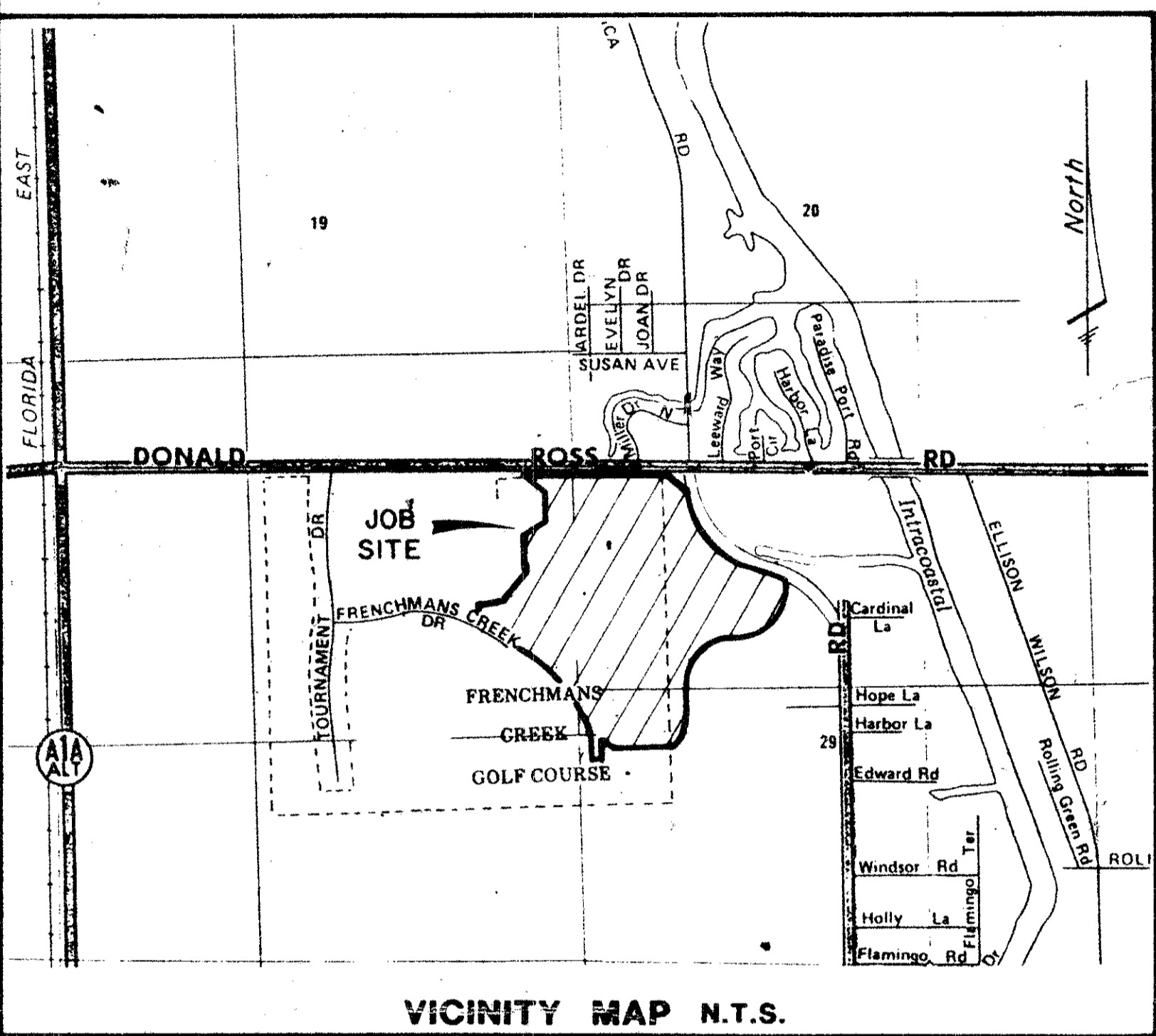
TABULAR DATA

TOTAL AREA	79.5407
NO. UNITS	65
DENSITY	1.22 UNITS/AC.

COUNTY OF PALM BEACH, FLORIDA
 This was filed for record on 11:39 AM
 15th day of January
 1987 and duly recorded in Plat Book No.
 55, page 130 thru 136
 Notary B. D. DUNKLE, Clerk Circuit Court
 Barbara Q. Reed, D.C.



LYING IN SECTIONS 29 AND 30, TOWNSHIP 41 SOUTH,
 RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.



VICINITY MAP N.T.S.

a central angle of 77° 01' 20"; thence southeasterly and southerly along the arc of said curve a distance of 2,150.87 Feet to the point of tangency; thence South 09° 38' 33" West a distance of 286.41 Feet to the beginning of a curve concave to the East, having a radius of 7,240.79 Feet, and a central angle of 00° 45' 30"; thence southerly, along the arc of said curve a distance of 95.83 Feet to the end of said curve; thence, radially, South 81° 06' 37" East a distance of 80.00 Feet to a point on a curve concentric with the last described curve, concave to the East, having a radius of 7,160.79 Feet, and a central angle of 00° 45' 30"; thence northerly, along the arc of said curve, a distance of 34.77 Feet to the East Quarter corner of said Section 29 and the point of tangency; thence North 09° 38' 33" East a distance of 145.45 Feet to a point; thence South 07° 44' 15" East a distance of 65.00 Feet to a point on a non-tangent curve having a radius of 2,719.21 Feet, a central angle of 0° 16' 25" and a radial bearing at this point of North 79° 38' 33" East; thence easterly along the arc of said curve a distance of 345.21 Feet to a point on a line 90.00 Feet North of, as measured at right angles to, and parallel with the South line of the Northwest Quarter of said Section 29; thence South 87° 37' 51" East along said parallel line a distance of 316.32 Feet to a point on a curve concave to the West having a radius of 395.00 Feet, a central angle of 56° 28' 41" and a radial bearing at this point of North 31° 09' 11" West; thence northerly along the arc of said curve a distance of 389.37 Feet to the point of tangency; thence North 02° 22' 08" East a distance of 189.63 Feet to the beginning of a curve concave to the Southeast having a radius of 330.18 Feet and a central angle of 56° 22' 52"; thence northerly and easterly along the arc of said curve a distance of 323.11 Feet to the point of tangency; thence North 58° 45' 00" East a distance of 435.31 Feet to the beginning of a curve concave to the North having a radius of 232.30 Feet and a central angle of 16° 48' 59"; thence northeasterly along the arc of said curve a distance of 68.18 Feet to the beginning of a compound curve concave to the West having a radius of 359.53 Feet and a central angle of 42° 21' 20"; thence northerly along the arc of said curve a distance of 413.63 Feet to a point on the westerly right-of-way line of Prosperity Ferns Road (108.00 foot right-of-way) as recorded in Official Record Book 3537, Page 989 of the Public Records of Palm Beach County, Florida; thence North 68° 14' 59" West along said westerly right-of-way line a distance of 234.57 Feet to the beginning of a curve concave to the Northeast having a radius of 768.00 Feet and a central angle of 80° 48' 12"; thence northwesterly and northerly along the arc of said curve a distance of 1,083.10 Feet to the point of tangency; thence North 12° 39' 13" East a distance of 97.74 Feet; thence North 37° 26' 30" West a distance of 38.30 Feet to a point on a line 60.00 Feet South of and parallel with the North line of said Section 29; thence North 87° 26' 33" West along said parallel line a distance of 905.05 Feet to the POINT OF BEGINNING.

d. Streets - Easements are hereby granted within the right-of-way of private roads as dedicated to Frenchman's Creek Property Owners' Association, Inc., its successors and assigns, for the construction and maintenance of public and private underground utilities.

e. Water Management Easement (EPB-3) - The Water Management Easement shown hereon as Canal EPB-3, is hereby dedicated to the Northern Palm Beach County Water Control District for water management purposes and is the perpetual maintenance obligation of the Frenchman's Creek Property Owners' Association, its successors and assigns, without recourse to Palm Beach County nor the Northern Palm Beach County Water Control District.

f. Landscape Buffer Tracts (Tract "L") - Tracts "L", as shown hereon, are hereby dedicated for landscape buffer to Frenchman's Creek Property Owners' Association, Inc., its successors and assigns and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named parties have caused these presents to be signed this 15th day of January, 1987.

Haft-Gaines Associates, a Florida general partnership.

By: H-G ASSOCIATES, LTD., a Florida Limited Partnership and General Partner of Haft-Gaines Associates.

By: HAFT-GAINES Group, Inc., a Florida Corporation and Corporate General Partner of H-G ASSOCIATES, LTD.

By: Jack Gaines, President
 Attest: Burt Haft, Secretary

29630/4143

SUBDIVISION	Frenchman's Creek
BOOK	55
PAGE	130
FLOOD ZONE	B
FLOOD MAP	1209
QUAD	12
ZONING	
SE	
ZIP CODE	33410
PUD NAME	Parcel B

DEDICATION

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;

By: Haft-Gaines Group, Inc., a Florida Corporation and Corporate General Partner of H-G ASSOCIATES, LTD.

Containing in all 79.5407 acres more or less.

Bearings recited herein refer to said Frenchman's Creek Plat No. 2.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Streets:

That tracts for private road purposes as shown are hereby dedicated to Frenchman's Creek Property Owners' Association and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County nor the Northern Palm Beach County Water Control District.

2. Easements:

a. Utility Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.

b. Drainage Easements - The drainage easements as shown are hereby dedicated to Frenchman's Creek Property Owners' Association, Inc. its successors and assigns, for the proper purposes and the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County nor the Northern Palm Beach County Water Control District. Palm Beach County reserves the right, but not the obligation, to maintain those portions of the drainage system, associated with County Rights-of-Way.

c. Limited Access Easements - The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

owners of land shown hereon, being in Sections 29 and 30, Township 41 South, Range 43 East, Palm Beach County, Florida, shown hereon as PLAT OF FRENCHMAN'S CREEK, PARCEL B, being more particularly described as follows:

Commence at the Northeast corner of said Section 30, thence South 01° 58' 58" West along the East line of said Section 30 a distance of 60.00 Feet to the POINT OF BEGINNING of the hereinafter described parcel; thence North 88° 31' 01" West parallel with the North line of said Section 30 a distance of 250.25 Feet to a point on the easterly line of the Plat of Frenchman's Creek Plat No. 2 as recorded in Plat Book 35, Pages 71 through 75 of the Public Records of Palm Beach County, Florida; thence South 43° 00' 14" East along said plat line a distance of 70.72 Feet to a point; thence South 01° 58' 39" West a distance of 200.00 Feet to a point; thence South 51° 58' 39" West a distance of 153.38 Feet to a point; thence South 01° 58' 39" West a distance of 133.79 Feet to a point; thence South 42° 38' 07" West a distance of 300.00 Feet to a point; thence South 76° 54' 55" West a distance of 150.61 Feet to a point on a curve concave to the Southwest having a radius of 1,680.00 Feet, a central angle of 14° 33' 21" and a radial bearing at this point of South 37° 10' 34" West; thence northwesterly along the arc of said curve a distance of 426.80 Feet to a point on the East line of Frenchman's Creek Drive as shown on said Plat of Frenchman's Creek Plat No. 2; thence radially South 22° 37' 13" West along the easterly line of said Frenchman's Creek Drive a distance of 80.00 Feet to a point on a curve concentric to the last described curve having a radius of 1,600.00 Feet and

HAFT-GAINES	NOTARY
-------------	--------

7/10/87
 See Affidavit
 in file
 Re: Drainage
 Easements

0248-005

55/130

PLAT OF FRENCHMAN'S CREEK PARCEL B			
WILLIAM E. WALLACE, INC.			
CONSULTING ENGINEERS - LAND SURVEYORS & SURVEYORS			
10741 FERRELL AVE., LAKE PARK, FLORIDA 33413			
FIELD	FG	JOB NO.	86-003-1
OFFICE	RR	DATE	APRIL 1986
CVD	REF	ONW NO.	86-003-1
		SHEET	7

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
 RECORDED BY NUMBER 0258

44-112-80334-2