

# PLAT OF FRENCHMAN'S CREEK PARCEL F1 (A P.U.D.)

BEING A PORTION OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. OCTOBER, 1987

MORTGAGEE'S CONSENT

STATE OF New York  
COUNTY OF Madison

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4833 AT PAGES 1808 TO 1837 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 C.V. President from Banking Div. AND ATTESTED TO BY ITS Corporate Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8 DAY OF March, 1988.

ROCHESTER COMMUNITY SAVINGS BANK,  
A CORPORATION OF THE STATE OF NEW YORK

BY: Timothy G. Hanna  
TIMOTHY G. HANNA

ATTEST: Celia J. Pavlish  
CELIA J. PAVLISH

ACKNOWLEDGEMENT

STATE OF New York  
COUNTY OF Madison

BEFORE ME PERSONALLY APPEARED Timothy G. Hanna AND Celia J. Pavlish, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS C.V. President from Banking Div. AND Corporate Secretary OF THE ROCHESTER COMMUNITY SAVINGS BANK A CORPORATION OF THE STATE OF NEW YORK 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 INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF March, 1988.

MY COMMISSION EXPIRES: 3/30/89  
NOTARY PUBLIC Joyce G. Smack

JOYCE G. SMACK  
NOTARY PUBLIC, State of N.Y., Member of N.Y. Notary Association Since March 10, 1987

ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER DEAVILLE DRIVE, AS SHOWN HEREON, AND ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO THE SAID DISTRICT NOR IS THE DISTRICT INCURRING ANY MAINTENANCE RESPONSIBILITIES IN THE DEDICATIONS AND NOTES AS CITED HEREON.

BOARD OF SUPERVISORS  
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

BY: William L. Kerslake  
WILLIAM L. KERSLAKE, PRESIDENT

ATTEST: Peter L. Pimentel  
PETER L. PIMENTEL, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Bertram Copeland AND Lowell F. Bower, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Vice President OF THE FLORIDA NATIONAL BANK 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 INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF March, 1988.

MY COMMISSION EXPIRES: June 9, 1988  
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5436 AT PAGE 119 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 Vice President AND ATTESTED TO BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF March, 1988.

FLORIDA NATIONAL BANK  
A CORPORATION OF THE STATE OF FLORIDA

BY: Bertram Copeland  
BERTRAM COPELAND

ATTEST: Lowell F. Bower  
LOWELL F. BOWER

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, BOOSE, CASEY, CITKIN, LUBITZ, MARTENS, McBANE AND O'CONNELL, (DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO HAFT-GAINES ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

ROBERT L. CRANE  
ATTORNEY-AT-LAW  
LICENSED IN THE STATE OF FLORIDA

DATE: April 6, 1988

APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF April, 1988.

BY: Carol Elmquist  
HONORABLE CAROL ROBERTS, CHAIR  
CAROL ELMQUIST, VICE

ATTEST: JOHN B. DUNKLE, CLERK

BY: Paul H. Crayton  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF April, 1988.

BY: Wray D. Jordan  
WRAY D. JORDAN, P.E.  
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

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 MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Wray D. Jordan  
WRAY D. JORDAN  
REGISTERED SURVEYOR No. 4244  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY: WRAY D. JORDAN  
WALLACE SURVEYING CORPORATION, 9176 ALTERNATE A-1-A,  
LAKE PARK, FLORIDA 33403

NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.
2. BEARINGS BASED ON AN ASSUMED BEARING OF NORTH 86° 57' 04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST.
3. —o— = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
4. —o— = DENOTES PERM CONTROL POINT (P.C.P.)
5. (R.) = DENOTES RADIAL LINE
6. (N.R.) = DENOTES NON-RADIAL LINE
7. U.E. = DENOTES UTILITY EASEMENT
8. D.E. = DENOTES DRAINAGE EASEMENT
9. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
10. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
11. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
12. ALL BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.
13. LANDSCAPING WILL NOT BE PERMITTED ON ANY MAINTENANCE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.

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

NPBCWCD	ROCHESTER	NOTARY	FLORIDA NATIONAL BANK	NOTARY	COUNTY ENGINEER	CLERK	SURVEYOR
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PLAT OF  
FRENCHMAN'S CREEK  
PARCEL F1 (A P.U.D.)

WS WALLACE SURVEYING CORPORATION  
9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33403 • 305/842-4233

FILED D.W.	FILE NO. 87-1275	FB	PG
OFFICE R.M. RODRIG	DATE OCT, 1987	DWG NO	87-1275
BY W.D. JORDAN	REF	SHEET	2 OF 3

Handwritten notes and stamps on the left margin, including 'TAZ 48' and 'OR PUD 73-90'.