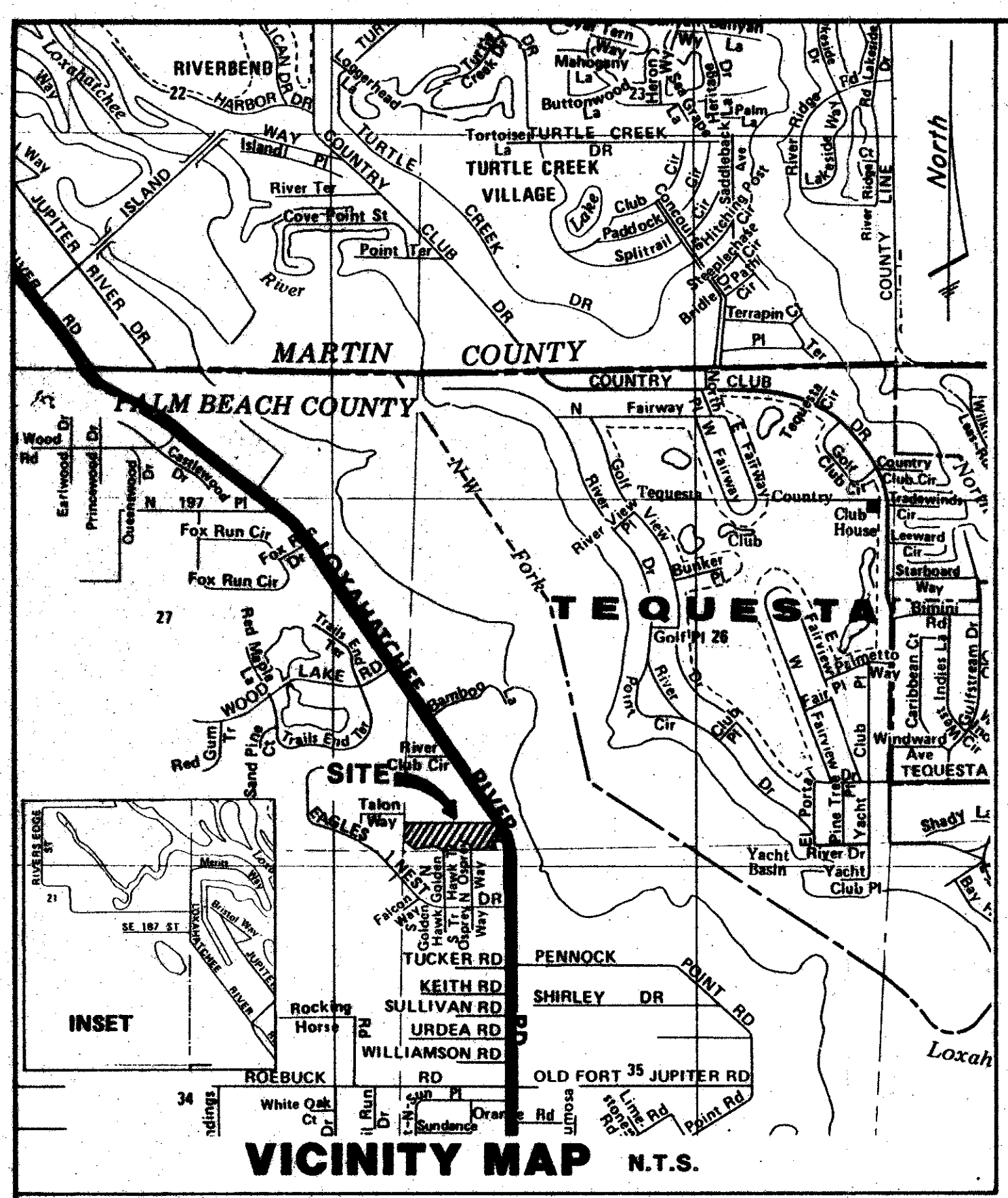
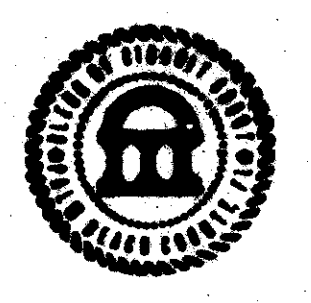


PLAT OF FRAN'S FOLLIE

BEING A PORTION OF SECTION 26 AND 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
JUNE 1988



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10:55 AM
July 7th day of SEP
1988, and duly recorded in Plat Book No. 60 on page 160-161
JOHN B. DUNKLE, Clerk, Circuit Court
Barbara Q. Allen, D.C.



APPROVALS:
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF SEPTEMBER 1988
BY: Carol A. Roberts
HONORABLE CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
Deputy Clerk
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF SEPTEMBER 1988
BY: Herbert P. Kahlert, 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.
Francis Gryta
REGISTERED SURVEYOR NO. 4351
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY: FRANCIS GRYTA
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 OR DRAINAGE EASEMENTS.
2. (P.R.M.) = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
3. (R.) = DENOTES RADIAL LINE
4. (N.R.) = DENOTES NON-RADIAL LINE
5. U.E. = DENOTES UTILITY EASEMENT
6. D.E. = DENOTES DRAINAGE EASEMENT
7. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
8. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, MAINTENANCE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
9. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
10. ALL BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.
11. THE WEST LINE OF SAID SECTION 35 IS ASSUMED TO BEAR SOUTH 00° 16' 19" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- 2. TRACTS:
A. THE ACCESS TRACT, AS SHOWN HEREON, (OUR ROBBIE'S ROAD) IS HEREBY DEDICATED TO THE FRAN'S FOLLIE PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF INGRESS & EGRESS PURPOSES, UTILITIES AND DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
B. THE RETENTION AREA TRACT AS SHOWN IS HEREBY DEDICATED TO FRAN'S FOLLIE PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
3. NATURAL PRESERVE - THE NATURAL PRESERVE AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF JULY, 1988.

CEREPCO, INC.
CORPORATION OF THE STATE OF FLORIDA
BY: Robert A. Dias, PRESIDENT

ATTEST:
Glen A. Dias, VICE PRESIDENT

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 DEDICATED BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5559, PAGE 603-607 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 PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF JULY, 1988.

CEREPCO, INC.
BY: Robert A. Dias, ITS PRESIDENT

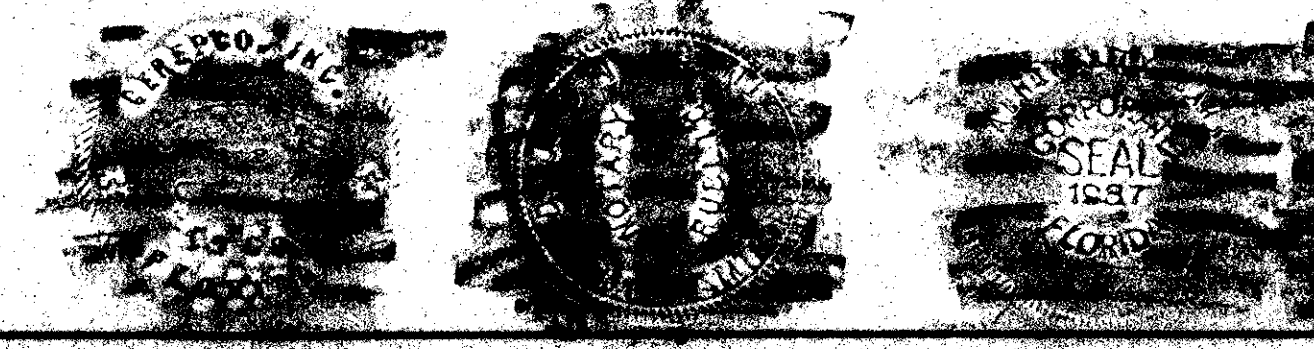
ATTEST:
Glen A. Dias, VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. DIAS, AND GLEN A. DIAS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF CEREPCO, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF JULY, 1988.

MY COMMISSION EXPIRES: 7/19/91
NOTARY PUBLIC
SEAL: CEREPCO CORPORATION, NOTARY, ADMIRALTY BANK, NOTARY



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 BY THE OWNER AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5141, PAGE 1694, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID MORTGAGE BEING ASSIGNED TO THE UNDERSIGNED MORTGAGEE BY VIRTUE OF THAT ASSIGNMENT OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 5528, PAGE 1628 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 PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF JULY, 1988.

ADMIRALTY BANK
BY: John H. Grieb, ITS PRESIDENT
ATTEST: Rebecca J. Haag, VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN H. GRIEB AND REBECCA J. HAAG, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ADMIRALTY 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 15th DAY OF JULY, 1988.
MY COMMISSION EXPIRES: 7/19/91
NOTARY PUBLIC

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ALBERT GAMOT (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 CEREPCO INC. & THAT THE CURRENT TAXES HAVE BEEN PAID AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

Albert Gamot
ALBERT GAMOT, ATTORNEY-AT-LAW
LICENSED IN THE STATE OF FLORIDA
DATE: July 14, 1988

TABULAR DATA
TOTAL AREA = 8.77 ACRES
NO. LOTS = 11
DENSITY = 1.26 DU/AC
MIN. LOT SIZE = 1/2 ACRE (EXCLUDING WETLAND AREA)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CEREPCO INCORPORATED, A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON, BEING PORTIONS OF SECTION 26, AND SECTIONS 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FRAN'S FOLLIE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1
THE SOUTH 200 FEET OF GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA LYING WEST OF THE WESTERLY MAINTENANCE LINE OF LOXAHATCHEE RIVER ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 71 AND 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 5.4908 ACRES, MORE OR LESS.

PARCEL 2
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 00° 16' 19" EAST ALONG THE WEST LINE OF SAID SECTION 35 (THE WEST LINE OF SAID SECTION 35 IS ASSUMED TO BEAR SOUTH 00° 16' 19" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 74° 14' 23" EAST A DISTANCE OF 181.04 FEET TO A POINT; THENCE NORTH 82° 22' 17" EAST A DISTANCE OF 100.48 FEET TO A POINT; THENCE NORTH 75° 07' 05" EAST A DISTANCE OF 105.17 FEET TO A POINT; THENCE SOUTH 73° 16' 25" EAST A DISTANCE OF 134.70 FEET TO A POINT; THENCE NORTH 77° 10' 34" EAST A DISTANCE OF 107.41 FEET TO A POINT; THENCE SOUTH 25° 23' 51" EAST A DISTANCE OF 41.35 FEET TO A POINT; THENCE SOUTH 88° 31' 05" EAST A DISTANCE OF 269.25 FEET TO A POINT; THENCE NORTH 76° 03' 25" EAST A DISTANCE OF 165.00 FEET TO A POINT; THENCE NORTH 53° 08' 56" EAST A DISTANCE OF 83.50 FEET TO A POINT; THENCE SOUTH 81° 30' 25" EAST A DISTANCE OF 67.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD, SAID POINT LYING ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1869.86 FEET AND RADIAL BEARING AT THIS POINT OF SOUTH 74° 34' 22" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 58' 15", A DISTANCE OF 96.95 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 35; THENCE SOUTH 88° 13' 32" WEST, ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 1164.59 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
CONTAINING IN ALL 3.277 ACRES, MORE OR LESS.

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

- 1. EASEMENTS
A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, CABLE TELEVISION SYSTEMS AND DRAINAGE, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE PRIVATELY DEDICATED DRAINAGE SYSTEM THAT SERVES TO DRAIN SURFACE WATERS FROM ANY PUBLIC LAND.
B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
C. F & L EASEMENTS - THE F & L EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY FOR PERPETUAL USE OF THE COMPANY FOR PROPER PURPOSES.

SUBDIVISION: Fran's Follie
BOOK 60
PAGE 160-161
DATE: 7/14/88
BY: F&L

60/160

0529-001
PLAT OF
FRAN'S FOLLIE
JUPITER, FLORIDA
WALLACE SURVEYING CORPORATION
9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33403 • 305/842-4233
FIELD: J. PEDEN JOB NO.: 86-998C" FB: PG.
OFFICE: R.M. RODANO DATE: 3/25/88 DWG. NO.: 86-998
CK'D: F. GRITA REF: SHEET: 1 OF 2