THREE PLAT

LANDING FRENCHMEN'S

LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 S., RANGE 43 E., PALM BEACH COUNTY, FLORIDA.

VICINITY SKETCH

150

KNOW ALL MEN BY THESE PRESENTS THAT LACASIBU PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT THREE FRENCHMEN'S LANDING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 50, ACCORDING TO PLAT ONE FRENCH-MEN'S LANDING, AS RECORDED IN PLAT BOOK 40, PAGES 170 AND 171, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 145° 42' 27" AND A RADIAL BEARING AT THIS POINT OF NORTH 2" 14' 42" EAST (BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO SAID PLAT ONE FRENCH-MEN'S LANDING); THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 406.89 FEET TO A POINT ON A NON-TANGENT GARVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 48° 07' 52" AND A TANGENT BEARING AT THIS POINT OF SOUTH 14° 50' 15" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 378.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90° 23' 10"; THENCE EASTERLY AND SOUTH-ERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.65 FET TO THE POINT OF TANGENCY: THENCE SOUTH 27° 25' 03" WEST A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 19° 19' 23"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46° 44° 26" WEST A DISTANCE OF 34.78 FEET TO THE BEGINING OF A CURVE CON-CAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 57° 59' 35"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 181° 26' 41"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 506.68 FEET TO A PRINT ON A NON-TANGENT LINE; THENCE NORTH 87° 45' 18" WEST A DISTANCE OF 631.16 FEET TO A POINT OF CUSP; THENCE EASTERLY AND NORTHERLY ALONG THE ARC DE A CURVE HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 64° 01' 32" A DISTANCE OF 491.68 FEET TO THE POINT OF TANGENCY; THENCE NORTH 28° 3' 10" EAST A DIS-TANCE OF 273.59 FEET TO A POINT; THENCE NORTH 2° 14' 44' EAST A DISTANCE OF 84.76 FEET TO A POINT: THENCE NORTH 75° 37' 41" WEST A DISTANCE OF 311.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 289.49 FEET AND A CENTRAL ANGLE OF 12° 07' 37'; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.27 FEET TO THE POINT OF TANGENCY: THENCE NORTH 87° 45' 18" WEST A DISTANCE OF 345.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RAILUS OF 160.00 FEET AND A CENTRAL ANGLE OF 22° 50' 41"; THENCE WESTERLY AIONG THE ARC OF SAID CURVE A DISTANCE OF 63.79 FEET TO A POINT; THENCE NON-ADIALLY NORTH 17° 10' 37" WEST A DISTANCE OF 80.10 FEET TO A POINT; THENE NORTH \$2° 18' 36" WEST A DISTANCE OF 74.41 FEET TO THE BEGINNING OF A CUVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 195.00 FEET AND A CENTRAL ANGLE OF 54° 33' 18" : THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SID CURVE A DISTANCE OF 185.67 FEET TO THE POINT OF TANGENCY; THENCE NORTH 2° 14' 42" EAST A DISTANCE OF 375.00 FEET TO A POINT ON A LINE 30.0 FEET SOUTH OF AND PARAL-LEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAD SECTION 32; THENCE SOUTH 87° 45' 18" EAST ALONG SAID PARALLEL LINE A DISANCE OF 1163.93 FEET

TO THE POINT OF BEGINNING. CONTAINING IN ALL 20.63 ACRES, MORE OR LESS.

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

1. STREETS:

THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE FRENCHMEN'S LANDING PROPERTY OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2. 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 AND DRAINAGE. B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS

RIGHTS. 3. WATER MANAGEMENT TRACTS:

THE WATER MANAGEMENT TRACTS AS SHOWN ARE DEDICATED TO THE FRENCHMEN'S LANDING PROPERTY OWNERS' ASSOCIATION, FOR THE PROPER PUR-POSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORP-



LACASIBU PROPERTIES, INC., A CORPORATION OF THE STATE OF FLORIDA.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD LACONTE AND LEWIS BUSLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EX-ECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE LACASIBU PROPERTIES, INC., A 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 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.

MY COMMISSION EXPIRES:

MAY 16, 1983 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 THERE-OF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3198 AT PAGE 1025 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL

BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. I WITNESS WHEREOF, THE SAID PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE 1988.

KNUTE HURL COMPANY, A PARTNERSHIP OF THE STATE OF OHIO BY: Robert a. Willey

'ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

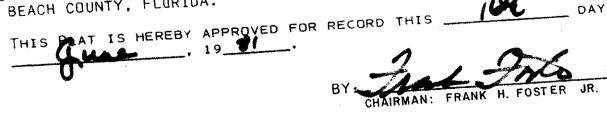
BEFORE ME PERSONALLY APPEARED ROBERT A. WILCOX, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PARTNER OF THE KNUTE HURL COMPANY, A PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRU-MENT AS PARTNER OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS

MY COMMISSION EXPIRES: MAY 16, 1983

APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA.



COUNTY ENGINEER.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS

JOHN B. DUNKLE, CLERK

MORTGAGEE'S CONSENT

STATE OF OHIO COUNTY OF CUYAHOGA

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 THERE-OF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3296 AT PAGE 1944 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 TO BY ITS SECRETARY AND ITS CORP-DRATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS LL DAY OF FOLIAM 19 81

CENTRAL LAND CORPORATION, A

<u>ACKNOWLEDGEMENT</u>

STATE OF OHIO COUNTY OF CUYAHOGA

ATTEST:

BEFORE ME PERSONALLY APPEARED THOMAS J. MILLER AND W.A. BLAIR, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EX-ECUTED THE FOREGOING INSTRUMENT AS (COME) PRESIDENT AND SECRETARY OF THE CENTRAL LAND 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 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 _____ DAY OF _FUNDAM, 19

MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

STATE OF OHIO COUNTY OF CUYAHOGA

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 THERE-OF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN DEFICIAL RECORD BOOK 3197 AT PAGE 1804 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I JOSEPHINE LOUISE HOPKINS, INDIVIDUAL AND AS TRUSTEE DO HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF ___

WITNESSES:

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, GERALD Z. ROSSOW, 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 LACASIBU PROPERTIES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROP-ERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

STATE OF OHIO' COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED JOSEPHINE LOUISE HOPKINS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

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) PERMA-NENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE 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,

> GRAIG L. WALLACE PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3357

> > This Instrument Prepared by

Craig L. Wallace William G. Wallace Inc. Consulting Engineers and Land Surveyors 321 Northlake Boulevard North Palm Beach, Florida 33408

PLAT

THREE

LANDING

WILLIAM IS. WALLACE, ITIC. 321 NORTHLAKE BLVD. NORTH PALM BEACH, FL 33408 + 305/842-4233 3241 S.W. MAPP RD., PALM CITY PLAZA, PALM CITY, FL 33490 • 305/263-0308

JOB NO J79-91 FEB. '81 OFFICE F MCE.

ATTEST:

LEWIS BUSLER. SECRETARY