

VICINITY SKETCH & SHEET INDEX

SCALE 1" = 800"

DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FRENCHMAN, INC., A FLORIDA CORPORATION, DWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FRENCHMAN'S CREEK. PLAT NO. 6 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30, AS SAID QUARTER CORNER 18 SHOWN ON THE PLAT OF FRENCHMAN'S CREEK, PLAT NO. 1, AS RECORDED IN PLAT BOOK 30. PAGES 241. 242 AND 243, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) THENCE NORTH 48" 31" 01" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 THEARINGS CITED HEREIN ARE RELATIVE TO SAID PLAT NO. 11 A DISTANCE OF 98.00 PEET TO A POINT, THENCE SOUTH 01" 28" 59" WEST A DISTANCE OF GO.DO FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF DONALD THENCE NORTH 88" 31' 01" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2.102.28 FEET TO A POINT; THENCE SOUTH 61" 45" 52" WEST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 414.96 FEET TO A POINT; THENCE SOUTH 06" 31' 57" EAST A QISTANCE OF 135.44 FEET TO A POINT; THENCE SOUTH 81" 26" 13" EAST A DISTANCE OF 86.18 FEET TO A POINT; THENCE SOUTH 02" 02" 04" EAST A DISTANCE OF 914.52 FEET TO A POINT, THENCE SOUTH 06" 14" 21" WEST A DIS-TANCE OF 317.18 FEET TO A POINT, THENCE SOUTH 01" 45' 52" WEST A DISTANCE OF 142.76 FEET TO A POINT: THENCE NORTH 59" 46' 25" WEST A DISTANCE OF 85.59 FEET TO A POINT; THENCE SOUTH 30" 13" 35" NEST A DISTANCE OF 120.00 FEET TO A POINT; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 90.00 FEET TO A POINT; THENCE SOUTH 17" 22' 21" WEST A DISTANCE OF 492.50 FEET TO A POINT; THENCE SOUTH 83" 43' 25" EAST A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 66" 03' 00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.81 FEET TO THE POINT OF TANGENCY; THENCE NORTH 30" 13' 35" EAST A DISTANCE OF 252.00 FEET TO A POINT; THENCE NORTH 90" 00" EAST A DISTANCE OF 85.00 FEET TO A POINT; THENCE NORTH 30" 13" 35" EAST A DISTANCE OF 41.05 FEET TO A POINT; THENCE SOUTH 01" 45" 52" WEST A DISTANCE OF 912.06 FEET TO A POINT: THENCE SOUTH 89" 04" 30" EAST A D'STANCE OF 1,185.11 FEET TO A POINT; THENCE NORTH 75" 32" 30" EAST A DISTANCE OF 809.78 FEET TO A POINT; NORTH O' OO' OO" EAST A DISTANCE OF 128.00 FEET TO A POINT; THENC NORTH 90" 00" 00" WEST A DISTANCE OF 100.00 FEET TO A POINT: THENCE NORTH "0" 00" 00" EAST A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTH 12" 56" 13" WEST A DISTANCE OF 201.29 FEET TO A POINT: THENCE SOUTH 87" 43" 33" EAST A DISTANCE OF 399.98 FEET TO A POINT: THENCE NORTH 03° 45' 00" WEST A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF TOURNAMENT DRIVE. ACCORD-ING TO SAID PLAT OF FRENCHMAN'S CREEK. PLAT NO. 1 AND THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4,684.31 FEET AND A CENTRAL ANGLE OF 7° 45' 00"; THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID TOURNAMENT DRIVE, AND THE ARC OF SAID CURVE A DISTANCE OF 633.61 FEET TO THE POINT OF TANGENCY, THENCE NORTH 11" 30" 00" WEST A DISTANCE OF 156.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS DF 1.533.87 FEET AND A CENTRAL ANGLE OF 01* 49* 25": THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 863.77 FEET. A CENTRAL ANGLE OF 34" 46' 30" AND A RADIAL BEARING AT THIS POINT OF SOUTH 64" 17" 00" WEST; THENCE NORTHERLY DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE A DISTANCE OF 524.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST. HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 45" 40" 33"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 114.00 FEET AND A CENTRAL ANGLE OF 94" 22" 48"; THENCE NORTH-ERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 187.79 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST. HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 48" 32" 14": THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.36 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1.809.10 FEET AND A CENTRAL ANGLE OF 07" 44" 32": THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 244.46 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01" 28" 59" EAST A DISTANCE OF 141.31 FEET TO A POINT: THENCE NORTH 43° 31' 01" WEST & DISTANCE OF 35.36 FEET TO A POINT IN SAID SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD AND THE POINT OF BEGINNING.

BEGINNING AT THE NORTHEAST CORNER OF LOT 21. ACCORDING TO THE PLAT OF FRENCHMAN'S CREEK, PLAT NO. 2, AS RECORDED IN PLAT BOOK 35, PAGES 71 THROUGH 75. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER LYING IN THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, THENCE SOUTH 32" 08" 09" EAST ALONG THE EAST LINE OF SAID LOT 21 (BEARINGS CITED HEREIN ARE RELATIVE TO SAID PLAT NO. 2) A DISTANCE OF 111.76 FEET TO A POINT; THENCE SOUTH O' OO' 00" EAST A DISTANCE OF 50.00 FEET TO A POINT, THENCE SOUTH 50" AB! 30" EAST A DISTANCE OF 140.00 FEET TO A POINT! THENCE SOUTH 09" 11' 30" WEST A DIS-TANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF LOT 24, ACCORDING TO SAID PLAT OF FRENCHMAN'S CREEK, PLAT NO. 2, SAID CORNER LYING IN THE NORTH RIGHT-OF-WAY LINE OF FRENCHMAN'S CREEK DRIVE AND LYING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1.680.00 FEET. A CENTRAL ANGLE OF 02" 33' 28" AND A RADIAL BEARING AT THIS POINT OF NORTH 06" 38' 02" EAST: THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF LOT 28. ACCORDING TO SAID PLAT OF FRENCHMAN'S CREEK, PLAT NO. 2: THENCE NORTH 09" 11" 30" EAST A DISTANCE OF 350.00 FEET TO A POINT: THENCE NORTH 41" 33' 43" EAST A DIS-TANCE OF 128.53 FEET TO THE NORTHWEST CORNER OF LOT 31, ACCORDING TO SAID PLAT OF FRENCHMAN'S CREEK, PLAT NO. 2, SAID CORNER LYING IN SAID SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD: THENCE NORTH 88" 31' 01" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 349.99 FEET TO THE POINT OF BEGINNING.

PLAT OF

FRENCHMAN'S CREEK

PLANNED UNIT DEVELOPMENT PLAT No. 6

IN SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

OUNTY OF PALM BEACH IS

BEGINNING AT THE NORTHWEST CORNER OF LOT 91. ACCORDING TO THE PLAT OF FRENCHMAN'S CREEK. PLAT NO. 2. AS RECORDED IN PLAT BOOK 35, PAGES 71 THROUGH 75. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER LYING IN THE SOUTH RIGHT-OF-WAY LINE OF FRENCHMAN'S CREEK DRIVE AND LYING ON A CURVE CON-CAVE TO THE NORTH, HAVING A RADIUS OF 871.05 FEET, A CENTRAL ANGLE OF 16" 28' 43" AND A RADIAL BEARING AT THIS POINT OF SOUTH 05" 28" 43" EAST, THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE A DIS-TANCE OF 250.52 FEET TO THE POINT OF TANGENCY, THENCE MORTH 79" 00" WEST A DISTANCE OF 88.04 FEET TO A POINT; THENCE SOUTH 56" 00' 00" WEST A DISTANCE OF 35.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TOURNAMENT DRIVE. ACCORDING TO THE PLAT OF FRENCHMAN'S CREEK, PLAT NO. 1, AS RECORDED IN PLAT. BOOK 30, PAGES 241, 242 AND 243, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF. 1.453.87 FEET. A CENTRAL ANGLE OF 22" 30' 00" AND A RADIAL BEARING AT THIS POINT OF NORTH 79" 00" 00" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE OF TOURNAMENT DRIVE A DISTANCE OF 570.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11" 30" OO" EAST A DISTANCE OF 156.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4,764.31 FEET AND A CENTRAL ANGLE OF 7" 45' 00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 644.43 FEET TO THE SOUTHEAST CORNER OF SAID TOURNAMENT DRIVE: THENCE RADIALLY NORTH 86" 15' 00" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE A DISTANCE OF 234.36 FEET TO A POINT; THENCE SOUTH 1° 02' 54" WEST A DISTANCE OF 360.77 PEET TO A POINT; THENCE SOUTH 34" 45' 54" EAST A DISTANCE OF 120.39 FEET TO A POINT; THENCE NORTH 78° 14' 44" EAST A DISTANCE OF 229.05 FEET TO A POINT; THENCE SOUTH 26" 23' 51" EAST A DISTANCE OF 180.28 FEET TO A POINT IN THE PROPOSED NORTHERLY LINE OF E.P.B.-3 SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 32" 44" 14" AND A RADIAL BEARING AT THIS POINT OF SOUTH 4" 42' 05" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE OF E.P.B.-3 A DISTANCE OF 51.42 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 42" 16" 19"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 110.67 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 83° 14' 51"; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.79 FEET TO THE POINT OF TANGENCY; THENCE NORTH 11" 35' 09" EAST A DSITANCE OF 125.06 FEET TO THE BEGIN-NING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 16° 20' 21"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 44.20 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 21° 15' 22", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.10 FEET TO THE POINT OF TANGENCY: THENCE NORTH 16" 30' 10" EAST A DISTANCE OF 156.00 FEET TO THE BEGIN-NING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 35° 36' 21"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 170.90 FEET TO A POINT: THENCE NORTH 28" 26' 40" EAST, DEPARTING FROM SAID NORTHERLY LINE OF E.P.B.-3. A DISTANCE OF 1,424.17 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1.600.00 FEET. A CENTRAL ANGLE OF 6° 08' 36" AND A RADIAL BEARING AT THIS POINT OF NORTH 28" 45" 49" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.56 FEET TO THE NORTHEAST CORNER OF LOT 65, ACCORDING TO SAID PLAT OF FRENCHMAN'S CREEK. PLAT No. 2: THENCE RADIALLY SOUTH 22° 37' 13" WEST A DISTANCE OF 240.00 FEET TO A POINT; THENCE SOUTH 48" 43' 26" WEST A DISTANCE OF 189.44 FEET TO A POINT; THENCE NORTH 68" 18" 30" WEST A DISTANCE OF 200.00 FEET TO A POINT; THENCE RADIALLY NORTH 09° 11' 30" EAST A DISTANCE OF 380.00 FEET TO THE NORTHWEST CORNER OF LOT 71, ACCORDING TO SAID PLAT OF FRENCHMAN'S CREEK, PLAT NO. 2. SAID CORNER LYING IN THE SOUTH RIGHT-OF-WAY LINE OF FRENCHMAN'S CREEK DRIVE AND LYING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,600.00 FEET A CENTRAL ANGLE OF 2° 41' 12" AND A RADIAL BEARING AT THIS POINT OF NORTH 09" 11" 30" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 75.03 FEET TO THE NORTH-EAST CORNER OF LOT 75, ACCORDING TO SAID PLAT OF FRENCHMAN'S CREEK, PLAT NO. 2; THENCE SOUTH 09" 11' 30" WEST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DIS-TANCE OF 560.00 FEET TO A POINT, THENCE SOUTH 60° 00' 00" WEST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 17" 00" WEST A DISTANCE OF 320.00 FEET TO A POINT: THENCE NORTH 90" 00" WEST A DISTANCE OF 233.81 FEET TO A POINT: THENCE NORTH 16" 03" 47" WEST A DISTANCE OF 881.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 91 AND THE POINT OF BEGINNING.

CONTAINING IN ALL 180.46 ACRES, MORE OR LESS.

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

ATRACT A AS SHOWN IS RESERVED BY FRENCHMAN, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES. B.TRACTS"B" AND "C" AS SHOWN ARE RESERVED BY FRENCHMAN, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ALL LAWFUL PURPOSES IN ACCORDANCE WITH THE MASTER LAND USE PLAN FOR FRENCHMAN'S TOTALS CREEK, PUD, AS MAY BE AMENDED FROM TIME TO TIME.

2. EASEMENTS

- A. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAIN-AGE FACILITIES.
- B. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDI-CATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURIS-DICTION OVER ACCESS RIGHTS.

3. WATER MANAGEMENT TRACTS

THE WATER MANAGEMENT TRACTS AS SHOWN ARE TO BE RETAINED B FRENCHMAN, INC., ITS SUCCESSORS AND ASSIGNS, AND A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS' ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF MAINTAINING IN PERPETUITY SAID TRACTS.

STREETS

TRACT "O" AS SHOWN IS FOR PRIVATE ROAD PURPOSES AND IS HEREBY DEDICATED TO FRENCHMAN'S CREEK PROPERTY OWNERS! ASSOCIATION. INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS AND IS 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 ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DRIECTORS, THIS 15T

> FRENCHMAN, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST:

WILLIAM E. FINLEY. PRESIDENT

ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM E. FINLEY AND ELIZABETH LEMASTER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESI-DENT AND ASSISTANT SECRETARY OF FRENCHMAN, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS IST DAY OF JOLY

MY COMMISSION EXPIRES:

AUGUST 13, 1982

STATE OF FLORIDA AT LARGE

TABULAR

UNITS DENSITY PARCEL II.84 DU/AC 81.89 ACRES 970 GOLF COURSE 96.09 TRACT"C" GOLF MAIN.T 180.43 ACRES 5.38 DU/AC

This instrument

Wray D. Jordan. at the offices of William G. Wallace, Inc. 321 Northlake Boulevard

