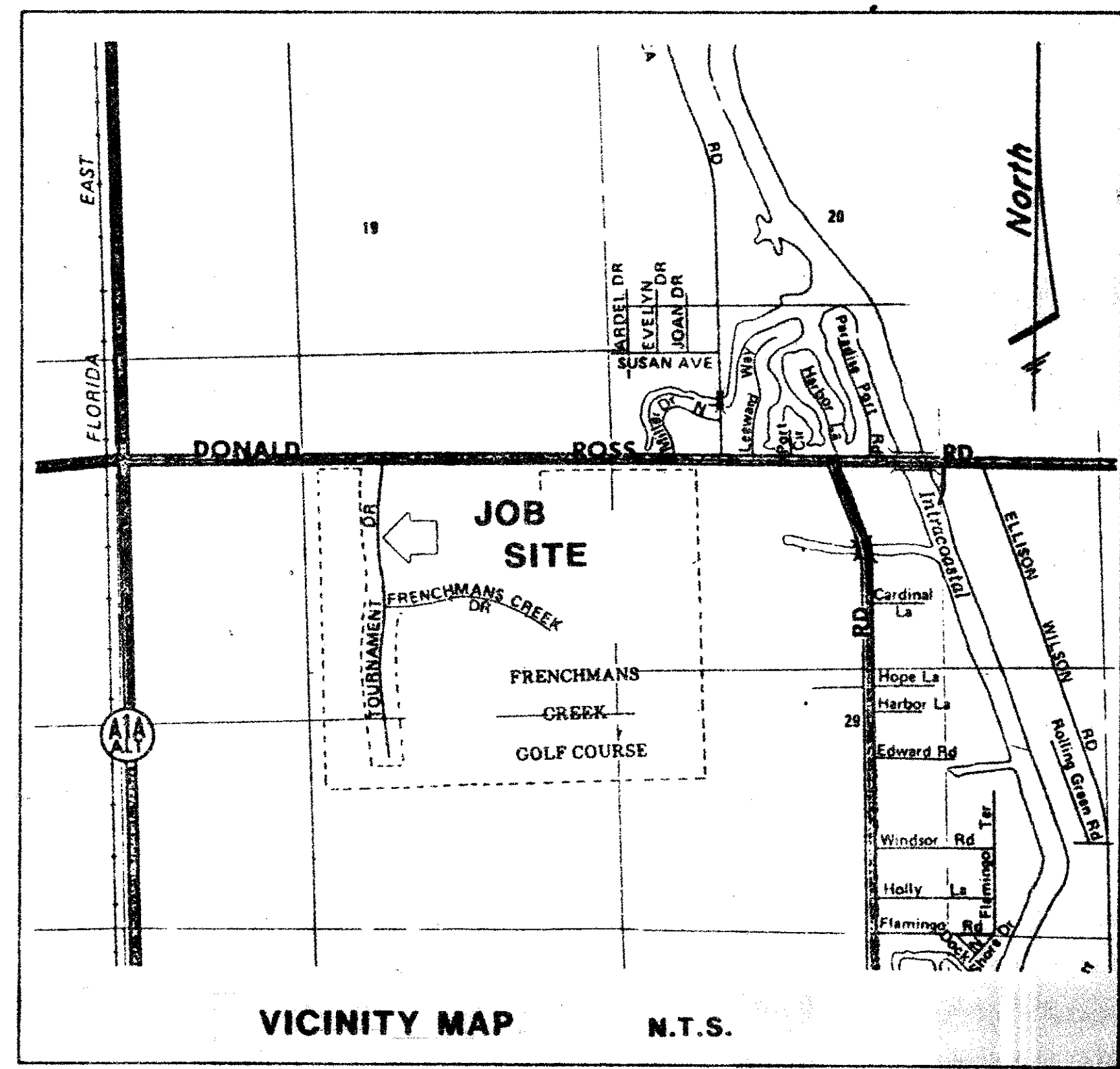


REPLAT OF FRENCHMAN'S CREEK PLAT NO. 1 (A P.U.D.)

40

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 2:51 P.M.
 this 12th day of March
 1988, and duly recorded in Plat Book No. 56
 pages 40, 41, 42
 JOHN B. DUNKLE, Clerk Circuit Court
Barbara A. Plant



- NOTES:
- No buildings or any kind of construction shall be placed on utility or drainage easements.
 - Bearings shown hereon are based on Frenchman's Creek Plat No. 2, as recorded in Plat Book 35, Pages 71-75.
 - o Denotes Permanent Control Point (P.C.P.)
 - Denotes Permanent Reference Monument (P.R.M.)
 - (R.L.) Denotes Radial Line
 - (N.R.L.) Denotes Non-Radial Line
 - U.E. Denotes Utility Easement
 - L.A.E. Denotes Limited Access Easement
 - D.E. Denotes Drainage Easement
 - Where utility and drainage easements intersect, the drainage easement shall take precedence.
 - No structures, trees or shrubs shall be placed on drainage easements.
 - Approval of landscaping on utility easements other than water and sewer shall be only with the approval of the utilities occupying same.
- 30/4/83*
Annexed 56/40
0248-002

This instrument was prepared by Craig L. Wallace, in the offices of William G. Wallace, Inc., 9176 Alternate A-1-A, Lake Park, Florida, 33403.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Heft-Gaines Associates, a Florida general partnership,
 By: N-G Associates, Ltd., a Florida Limited Partnership and General Partner of Heft-Gaines Associates.
 Heft-Gaines Group, Inc., a Florida Corporation and Corporate General Partner of N-G Associates, Ltd.

BEING A REPLAT OF PORTIONS OF THE FOLLOWING PLATS IN FRENCHMAN'S CREEK P.U.D.: PLAT No. 1, AS RECORDED IN P.B. 30, PGS. 241-243; PORTIONS OF TRACT "Z", P.U.D., AS RECORDED IN P.B. 35, PGS. 71-75; AND PORTIONS OF TRACT 'A', PLAT No. 6 AS RECORDED IN P.B. 44, PGS. 133-137; ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH OTHER LANDS LYING AND BEING IN SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

DEDICATION - (cont'd.)

owners of land shown hereon, being in Section 30, Township 41 South, Range 43 East, Palm Beach County, Florida, shown hereon as REPLAT OF FRENCHMAN'S CREEK, PLAT NO. 1, being more particularly described as follows:

1. Streets:

That tracts for private road purposes as shown are hereby dedicated to the 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.

2. Easements:

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

IN WITNESS WHEREOF, the above-named parties have caused these presents to be signed this 12th day of March, 1988.

Heft-Gaines Associates, a Florida general partnership.

By: N-G Associates, Ltd., a Florida Limited Partnership and General Partner of Heft-Gaines Associates.

Heft-Gaines Group, Inc., a Florida Corporation and Corporate General Partner of N-G Associates, Ltd.

By: *Jack Gaines*, President Attest: *Burt Heft*, Secretary

ACKNOWLEDGEMENT

STATE OF Florida
 COUNTY OF Palm Beach

BEFORE ME personally appeared Jack Gaines and Burt Heft, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Heft-Gaines Group, Inc., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said partnership, and that said instrument is the free act and deed of said partnership.

WITNESS my hand and official seal this 12th day of March, 1988.

My commission expires: 4/23/90
Craig L. Wallace
 Notary Public

owners of land shown hereon, being in Section 30, Township 41 South, Range 43 East, Palm Beach County, Florida, shown hereon as REPLAT OF FRENCHMAN'S CREEK, PLAT NO. 1, being more particularly described as follows:

Commence at the North quarter corner of said Section 30; thence South 1° 29' 03" West a distance of 60.00 Feet to a point on the South right-of-way line of Donald Ross Road and the POINT OF BEGINNING of the hereinafter described parcel; thence North 88° 30' 54" West along said South right-of-way line a distance of 45.00 Feet to a point; thence South 43° 30' 57" East a distance of 35.35 Feet to a point; thence South 1° 28' 59" West a distance of 13.00 Feet to the beginning of a curve concave to the West having a radius of 102.84 Feet and a central angle of 92° 30' 00"; thence Southerly along the arc of said curve a distance of 60.13 Feet to the point of tangency; thence South 34° 58' 59" West a distance of 65.00 Feet to the beginning of a curve concave to the East having a radius of 169.00 Feet and a central angle of 70° 00' 00"; thence Southerly along the arc of said curve a distance of 206.47 Feet to the beginning of a reverse curve concave to the West having a radius of 102.59 Feet and a central angle of 46° 01' 01"; thence Southerly along the arc of said curve a distance of 82.40 Feet to the point of tangency; thence South 11° 00' 00" West a distance of 155.15 Feet to a point; thence South 0° 16' 32" West a distance of 315.94 Feet to the beginning of a curve concave to the East having a radius of 1,533.67 Feet and a central angle of 11° 46' 39"; thence Southerly along the arc of said curve a distance of 315.25 Feet to the point of tangency; thence South 11° 30' 00" East a distance of 156.98 Feet to the beginning of a curve concave to the West having a radius of 4,684.31 Feet and a Delta of 7° 45' 00"; thence Southerly along the arc of said curve a distance of 633.61 Feet to a point; thence radially North 86° 15' 00" East a distance of 80.00 Feet to a point on a curve concentric to the last described curve, said curve being concave to the West having a radius of 4,764.31 Feet and a central angle of 7° 45' 00"; thence Northerly along the arc of said curve a distance of 644.43 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 of 1,453.87 Feet and a central angle of 22° 30' 00"; thence Northerly along the arc of said curve a distance of 570.93 Feet to the point of tangency, said point also lying on the West line of Frenchman's Creek Drive as shown on Frenchman's Creek Plat No. 2 as recorded in Plat Book 35, Page 71, Public Records of Palm Beach County, Florida; thence North 11° 00' 00" East along said West line of Frenchman's Creek Drive and its Northerly prolongation thereof, a distance of 181.74 Feet to a point; thence South 82° 51' 50" East a distance of 26.65 Feet to a point; thence North 7° 08' 10" East a distance of 30.00 Feet to a point; thence North 82° 51' 50" West a distance of 28.93 Feet to a point on a curve concave to the West having a radius of 113.82 Feet, a central angle of 26° 52' 17" and a radial bearing at this point of South 81° 51' 16" West; thence Northerly along the arc of said curve a distance of 53.38 Feet to the point of tangency; thence North 35° 01' 01" West a distance of 7.06 Feet to the beginning of a curve concave to the East having a radius of 71.00 Feet and a central angle of 70° 00' 00"; thence Northerly along the arc of said curve a distance of 86.74 Feet to the point of tangency; thence North 34° 58' 59" East a distance of 65.00 Feet to the beginning of a curve concave to the West having a radius of 119.00 Feet and a central angle of 30° 00' 00"; thence Northerly along the arc of said curve a distance of 103.85 Feet to the beginning of a reverse curve concave to the East having a radius of 71.00 Feet and a central angle of 16° 30' 00"; thence Northerly along the arc of said curve a distance of 20.45 Feet to the point of tangency; thence North 1° 28' 59" East a distance of 75.00 Feet to a point; thence North 46° 28' 59" East a distance of 35.36 Feet to a point on 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 108.00 Feet to the POINT OF BEGINNING.

Bearings recited herein are based on said Frenchman's Creek, Plat No. 2, as recorded in Plat Book 35, Pages 71 through 75, Public Records of Palm Beach County, Florida.

Containing in all 4.3665 Acres, more or less.

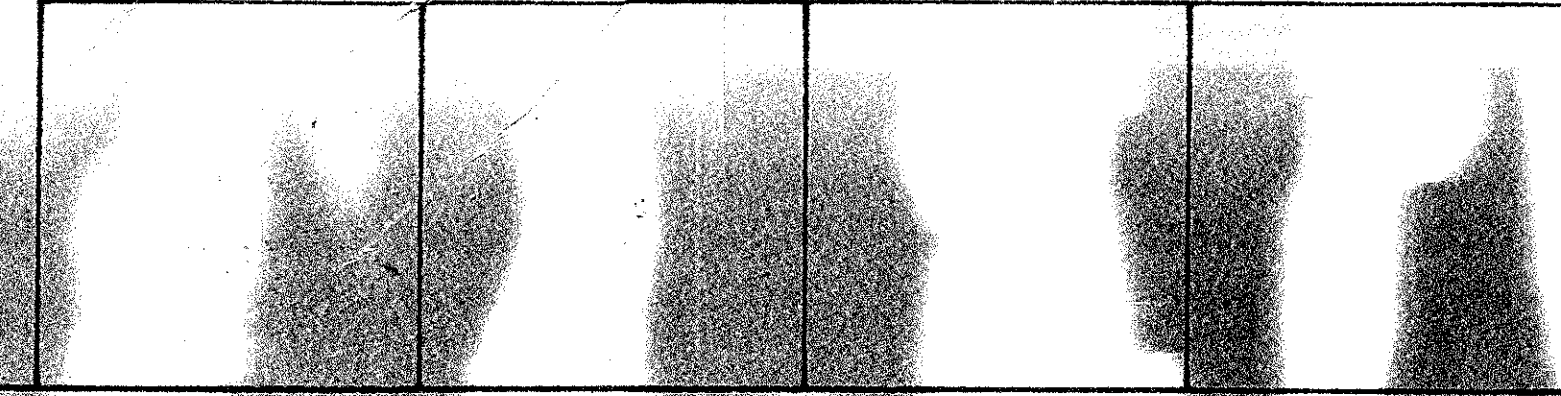
SHEET INDEX

SHEET NO. 1 SIGNATURE SHEET
 SHEET NO. 2 SIGNATURE SHEET
 SHEET NO. 3 ROAD LAYOUT SHEET

TABULAR DATA

TOTAL AREA = 4.3665
 TOTAL UNITS = 0
 DENSITY = 0 UNITS PER ACRE

SEALS:



REPLAT OF FRENCHMAN'S CREEK PLAT NO. 1

WILLIAM G. WALLACE, INC.
 CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
 9176 ALTERNATE A-1-A, LAKE PARK, FL 33410 • 305-842-4231

JOB NO.	86-003 "J"	FB FL	PG
DATE	APR 29 1986	DWG NO	86-003 "J"
REF		SHEET	1 OF 3