

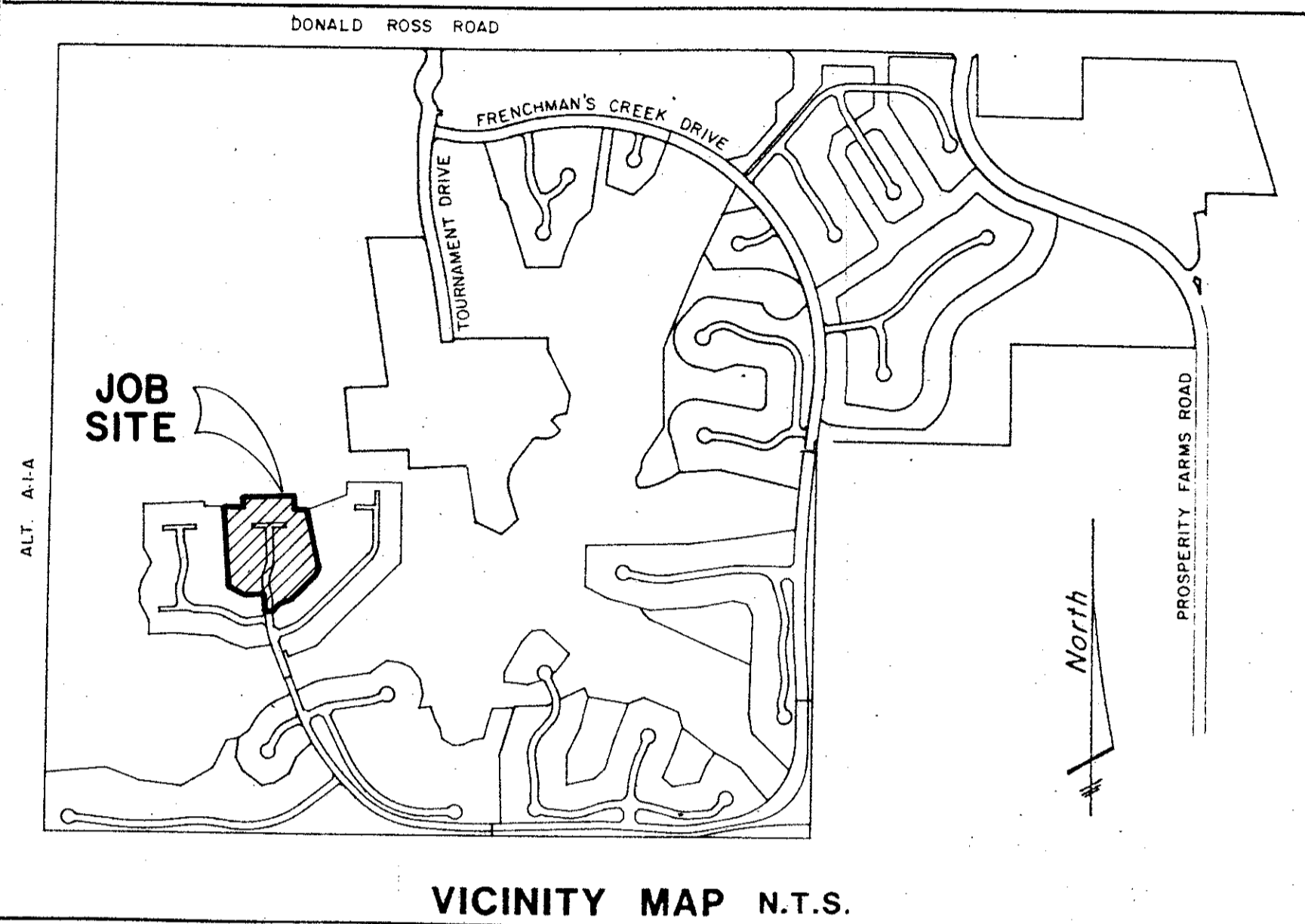
PLAT OF FRENCHMAN'S CREEK PARCEL F2 (A P.U.D.)

123

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 3:41 P.M.
this 22 day of April
1988 and duly recorded by Plat Book No.
59 on page 129 thru 125
JOHN B. DUNKLE, Clerk Circuit Court
by William C. Platt D.C.



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



VICINITY MAP N.T.S.

- B. DRAINAGE EASEMENTS - The drainage easements as shown are hereby dedicated to FRENCHMAN'S CREEK PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR THE PROPER PURPOSES AND IS 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. PALM BEACH COUNTY RESERVES 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 LANDS.
- C. STREETS - EASEMENTS ARE HEREBY GRANTED WITHIN THE TRACTS FOR PRIVATE ROAD PURPOSES AS DEDICATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UNDERGROUND UTILITIES.
- D. LIMITED ACCESS EASEMENTS - The limited access easements as shown hereon are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- E. THE 20 FOOT MAINTENANCE EASEMENTS SHOWN WITHIN THE WATER MANAGEMENT TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JACK GAINES AND BURT HAFT, 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 HAFT-GAINES GROUP, INC., A FLORIDA 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF March, 1988.
MY COMMISSION EXPIRES: 6-28-91
Walter R. DeNagy
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF Illinois
COUNTY OF Cook

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 4752 AT PAGE 1647 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 Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF March, 1988.

JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION,
AN ILLINOIS, NOT FOR PROFIT, CORPORATION

By: Lawrence G. Martin V.P.

ATTEST: William T. Kirby
WILLIAM T. KIRBY

ACKNOWLEDGEMENT

STATE OF Illinois
COUNTY OF Cook

BEFORE ME PERSONALLY APPEARED Lawrence G. Martin AND William T. Kirby TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Secretary OF THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS, NOT FOR PROFIT, 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 14 DAY OF March, 1988.
MY COMMISSION EXPIRES: 4-2-89
Lucie Z. McQuinn
NOTARY PUBLIC

0248-014 59/123

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HAFT-GAINES ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP,

By: H-G ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND GENERAL PARTNER OF HAFT-GAINES ASSOCIATES;

By: HAFT-GAINES GROUP, INC., A FLORIDA CORPORATION AND CORPORATE GENERAL PARTNER OF H-G ASSOCIATES, LTD.

OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SHOWN HEREON AS PLAT OF FRENCHMAN'S CREEK PARCEL F-2; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88°36'42" WEST A DISTANCE OF 2156.27 FEET TO A POINT; THENCE, RADIIALLY NORTH 00°19'58" WEST A DISTANCE OF 33.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 3180.93 FEET, A CENTRAL ANGLE OF 05°43'46", AND A RADIAL BEARING AT THIS POINT OF NORTH 00°19'58" WEST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 318.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84°36'12" WEST A DISTANCE OF 165.63 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 695.73 FEET, AND A CENTRAL ANGLE OF 40°53'02"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 496.44 FEET TO THE POINT OF TANGENCY; THENCE NORTH 43°43'10" WEST A DISTANCE OF 93.59 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1525.00 FEET, AND A CENTRAL ANGLE OF 23°43'10"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 631.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°00'00" WEST A DISTANCE OF 480.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 20°37'42"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 216.02 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL:

THENCE SOUTH 89°22'18" EAST A DISTANCE OF 50.00 FEET TO A POINT;
THENCE NORTH 37°52'24" EAST A DISTANCE OF 58.73 FEET TO A POINT;
THENCE NORTH 67°57'29" EAST A DISTANCE OF 113.01 FEET TO A POINT;
THENCE NORTH 46°29'59" EAST A DISTANCE OF 217.93 FEET TO A POINT;
THENCE NORTH 26°10'36" EAST A DISTANCE OF 57.58 FEET TO A POINT;
THENCE NORTH 10°45'54" WEST A DISTANCE OF 399.38 FEET TO A POINT;
THENCE NORTH 87°14'15" WEST A DISTANCE OF 92.58 FEET TO A POINT;
THENCE NORTH 00°45'50" WEST A DISTANCE OF 88.49 FEET TO A POINT;
THENCE SOUTH 89°14'10" WEST A DISTANCE OF 350.00 FEET TO A POINT;
THENCE SOUTH 00°45'50" EAST A DISTANCE OF 66.90 FEET TO A POINT;
THENCE NORTH 87°14'06" WEST A DISTANCE OF 131.54 FEET TO A POINT;
THENCE SOUTH 02°30'12" EAST A DISTANCE OF 535.17 FEET TO A POINT;
THENCE SOUTH 62°01'46" EAST A DISTANCE OF 118.69 FEET TO A POINT;
THENCE NORTH 87°36'34" EAST A DISTANCE OF 114.60 FEET TO A POINT;
THENCE SOUTH 81°26'44" EAST A DISTANCE OF 26.62 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 12°42'21" AND A RADIAL BEARING AT THIS POINT OF NORTH 77°55'21" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°37'42" WEST A DISTANCE OF 59.93 FEET TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 86°57'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30.

CONTAINING IN ALL 8.7047 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 EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION.

2. TRACTS:

- A. THE WATER MANAGEMENT TRACTS AS SHOWN ARE HEREBY DEDICATED TO FRENCHMAN'S CREEK 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.
- B. LANDSCAPE BUFFER TRACTS (TRACT "L") - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- C. THE ACCESS TRACT (TRACT "A"), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS ASSOCIATION INC. FOR THE CONSTRUCTION AND MAINTENANCE OF ROADS, LANDSCAPE, UTILITIES AND DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS FOR PRIVATE ROAD PURPOSES SHOWN AS:

- A. DEAUVILLE DRIVE

ARE HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY NOR NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTIES HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 4 DAY OF March, 1988.

HAFT-GAINES ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP.

By: H-G ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND GENERAL PARTNER OF HAFT-GAINES ASSOCIATES.

By: HAFT-GAINES GROUP, INC., A FLORIDA CORPORATION AND CORPORATE GENERAL PARTNER OF H-G ASSOCIATES, LTD.

By: Jack Gaines ATTEST: Burt Haft
JACK GAINES, PRESIDENT BURT HAFT, SECRETARY

SHEET INDEX

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

TABULAR DATA

TOTAL AREA = 8.7047 ACRES
NO. UNITS = 19
DENSITY = 218 UNITS/ACRE

HAFT-GAINES GROUP	NOTARY	MACARTHUR	NOTARY

PLAT OF FRENCHMAN'S CREEK PARCEL F2 (A P.U.D.)

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

FILED D.W. JOB NO. 87-1276 P.B. PG.
OFFICE R.M. RODANO DATE OCT., 1987 DWG NO. 87-1276
CKD W.D. JORDAN REF SHEET 1 OF 3

SUBDIVISION: FRENCHMAN'S CREEK PARCEL F2
BOOK: 57 PAGE: 123
QUAD: 12, 2000 AS
SE PUD 78-90
PUB NAME AND JOB CODE: 3-110

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