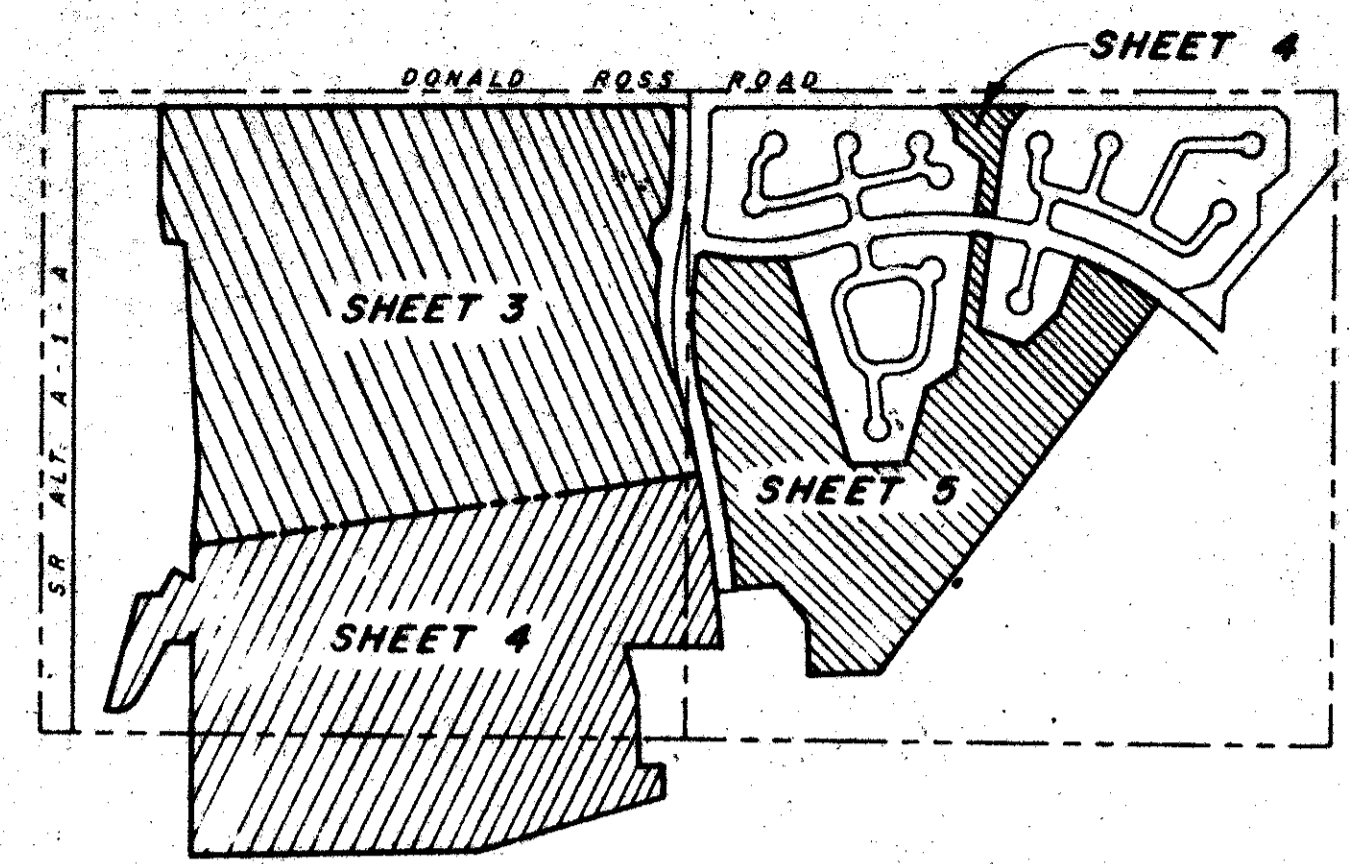


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VICINITY SKETCH & SHEET INDEX

SCALE 1" = 800'

PLAT OF FRENCHMAN'S CREEK

PLANNED UNIT DEVELOPMENT
PLAT No. 6
IN SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:01 A.M.
this 6th day of August
1982 and duly recorded in Plat Book No. 82
44 on page 133-137
Lynette Shirreffs

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FRENCHMAN, INC., A FLORIDA CORPORATION, OWNERS 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 IS 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 86° 31' 01" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 (BEARINGS CITED HEREIN ARE RELATIVE TO SAID PLAT No. 1) A DISTANCE OF 98.00 FEET TO A POINT; THENCE SOUTH 01° 28' 59" WEST A DISTANCE OF 60.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTH 90° 31' 01" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.28 FEET TO A POINT; THENCE SOUTH 01° 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 DISTANCE 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 DISTANCE 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" WEST 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' 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 50° 04' 30" EAST A DISTANCE OF 1,186.11 FEET TO A POINT; THENCE NORTH 76° 32' 30" EAST A DISTANCE OF 809.78 FEET TO A POINT; THENCE NORTH 0° 00' 00" EAST A DISTANCE OF 128.00 FEET TO A POINT; THENCE 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, ACCORDING TO SAID PLAT OF FRENCHMAN'S CREEK, PLAT No. 1 AND THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4,664.31 FEET AND A CENTRAL ANGLE OF 73° 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 OF 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 32° 46' 30" AND A RADIAL BEARING AT THIS POINT OF SOUTH 64° 17' 00" NORTH; THENCE NORTHERLY DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE A DISTANCE OF 824.25 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 NORTHERLY 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 244.45 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 A DISTANCE OF 35.36 FEET TO A POINT IN SAID SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD AND THE POINT OF BEGINNING.

PARCEL No. 2

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 0° 00' 00" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 50° 48' 30" EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 09° 11' 30" WEST A DISTANCE 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 26, 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 DISTANCE 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 86° 31' 01" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 349.99 FEET TO 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:

1. TRACTS

A. TRACT "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 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 DRAINAGE FACILITIES.

B. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY 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
- 4. STREETS

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 DIRECTORS, THIS 1ST DAY OF JULY, 1982 A.D.

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

ATTEST: BY: William E. Finley
WILLIAM E. FINLEY, PRESIDENT

BY: Elizabeth LeMaster
ELIZABETH LEMASTER
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 PRESIDENT 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 1ST DAY OF JULY, 1982.

My COMMISSION EXPIRES: August 13, 1982

Russell K. Schaffer
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

P.U.D. TABULAR DATA

PARCEL	USE	AREA	UNITS	DENSITY
TRACT "A"	RESIDENTIAL	81.89 ACRES	970	11.84 DU/AC
TRACT "B"	GOLF COURSE	96.09	0	
TRACT "C"	GOLF MAIN.T	2.45	0	
TOTALS		180.43 ACRES		5.38 DU/AC

30-41-43
0248-004

This instrument was prepared by:

Wray D. Jordan,
at the offices of
William G. Wallace, Inc.
321 Northlake Boulevard
North Palm Beach, FL 33408

44/133

FRENCHMAN'S CREEK
PLAT No. 6

WILLIAM G. WALLACE, INC.

SEAL: FRENCHMAN, INC. SEAL: NOTARY PUBLIC

W.D. W.D. W.D. W.D.

82-1296

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