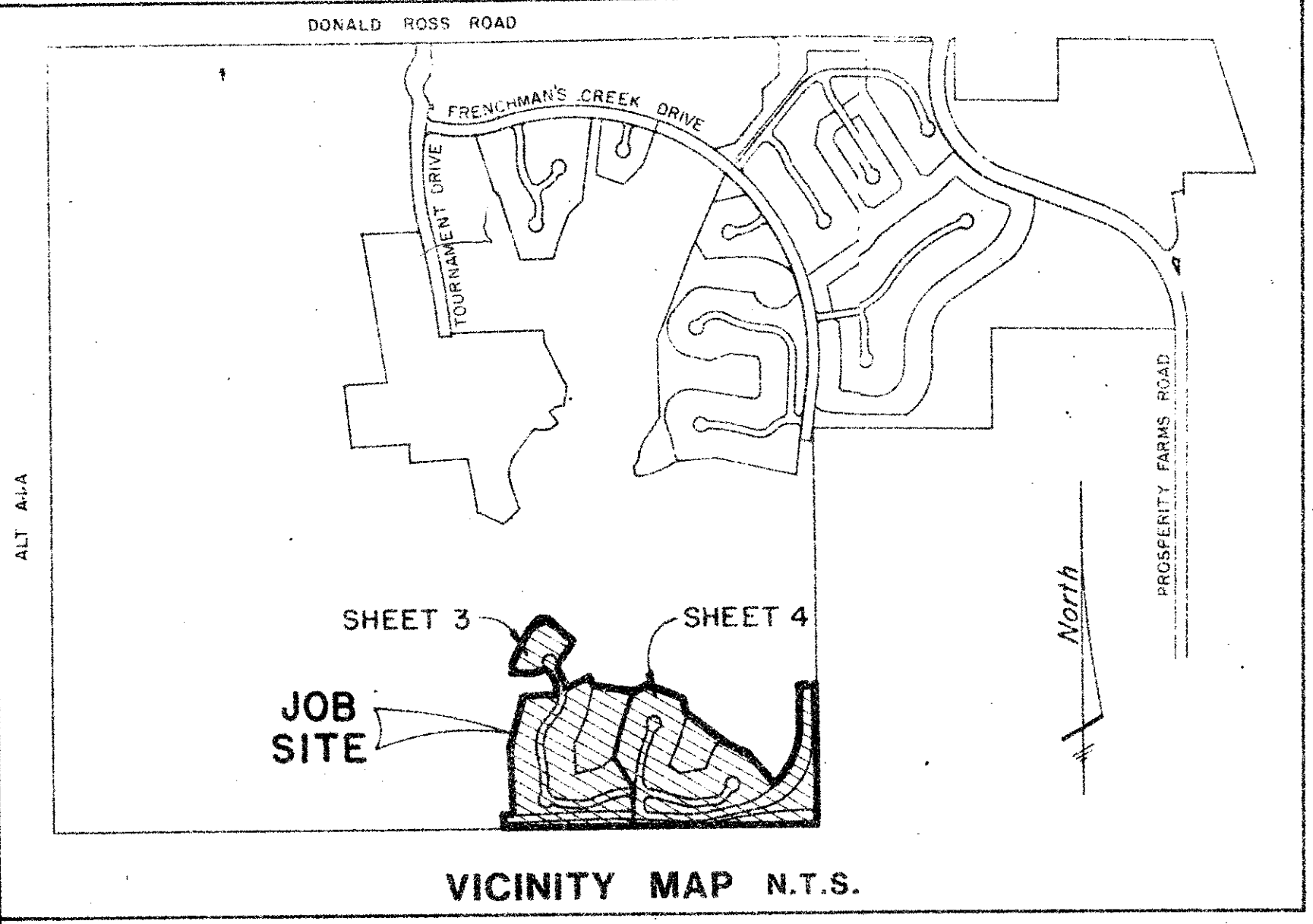


PLAT OF FRENCHMAN'S CREEK PARCEL E2 (A P.U.D.)

157

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 12/23/87
this 23 day of DECEMBER
1987, and duly recorded in Plat Book No. 58
on page 157, 159, 159-160
JOHN B. DUNKLE, Clerk, Circuit Court
of Barbara S. Platt P.C.

BEING A PORTION OF SECTION 30 AND 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
JUNE, 1987



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 AND 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF FRENCHMAN'S CREEK PARCEL E-2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01° 59' 49" WEST ALONG THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 1,754.91 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 01° 59' 49" WEST A DISTANCE OF 935.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88° 36' 42" WEST A DISTANCE OF 2156.27 FEET TO A POINT; THENCE NORTH 0° 19' 58" WEST A DISTANCE OF 83.47 FEET TO A POINT; THENCE NORTH 89° 40' 02" EAST A DISTANCE OF 59.70 FEET TO A POINT; THENCE NORTH 00° 17' 27" WEST A DISTANCE OF 466.36 FEET TO A POINT; THENCE NORTH 18° 11' 11" EAST A DISTANCE OF 346.72 FEET TO A POINT; THENCE NORTH 89° 24' 01" EAST A DISTANCE OF 218.56 FEET TO A POINT; THENCE NORTH 66° 03' 23" EAST A DISTANCE OF 40.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 171.10 FEET, A CENTRAL ANGLE OF 26° 28' 58" AND A RADIAL BEARING AT THIS POINT OF NORTH 89° 07' 02" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.08 FEET TO A POINT; THENCE NORTH 25° 36' 01" WEST A DISTANCE OF 73.70 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48° 11' 23" AND A RADIAL BEARING AT THIS POINT OF SOUTH 64° 23' 59" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.03 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 73° 12' 31" WEST A DISTANCE OF 106.15 FEET; THENCE NORTH 82° 19' 32" WEST A DISTANCE OF 158.66 FEET; THENCE NORTH 00° 06' 01" EAST A DISTANCE OF 61.02 FEET TO A POINT; THENCE NORTH 30° 32' 57" EAST A DISTANCE OF 238.54 FEET TO A POINT; THENCE NORTH 44° 41' 55" EAST A DISTANCE OF 101.98 FEET TO A POINT; THENCE NORTH 85° 42' 04" EAST A DISTANCE OF 80.55 FEET TO A POINT; THENCE SOUTH 46° 56' 28" EAST A DISTANCE OF 231.59 FEET TO A POINT; THENCE SOUTH 38° 32' 33" WEST A DISTANCE OF 159.92 FEET; THENCE SOUTH 86° 30' 15" WEST A DISTANCE OF 20.28 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 26° 05' 07" AND A RADIAL BEARING AT THIS POINT OF SOUTH 86° 30' 15" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE.

CONCAVE TO THE EAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48° 11' 23" AND A RADIAL BEARING AT THIS POINT OF SOUTH 67° 24' 38" EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.03 FEET TO A POINT; THENCE SOUTH 25° 36' 01" EAST A DISTANCE OF 73.70 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 221.10 FEET, A CENTRAL ANGLE OF 20° 36' 59" AND A RADIAL BEARING AT THIS POINT OF SOUTH 64° 23' 59" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.56 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 66° 03' 23" EAST, ALONG SAID LINE, A DISTANCE OF 185.64 FEET; THENCE SOUTH 21° 46' 12" EAST A DISTANCE OF 64.91 FEET TO A POINT; THENCE SOUTH 79° 02' 59" EAST A DISTANCE OF 271.95 FEET TO A POINT; THENCE NORTH 70° 20' 57" EAST A DISTANCE OF 117.69 FEET TO A POINT; THENCE SOUTH 66° 03' 58" EAST A DISTANCE OF 256.18 FEET TO A POINT; THENCE SOUTH 14° 00' 44" EAST A DISTANCE OF 106.51 FEET TO A POINT; THENCE SOUTH 51° 01' 43" EAST A DISTANCE OF 282.27 FEET TO A POINT; THENCE SOUTH 51° 59' 00' 12" EAST A DISTANCE OF 191.68 FEET TO A POINT; THENCE SOUTH 39° 39' 00" EAST A DISTANCE OF 296.21 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 47° 45' 45" AND A RADIAL BEARING AT THIS POINT OF NORTH 40° 14' 25" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 458.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01° 59' 49" EAST A DISTANCE OF 274.55 FEET TO A POINT; THENCE SOUTH 38° 00' 11" EAST A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

BEARINGS RECITED HEREIN REFER TO AN ASSUMED BEARING OF SOUTH 01° 59' 49" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
CONTAINING IN ALL 39.187 ACRES MORE OR LESS.

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

- EASEMENTS:
 - UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
 - DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS IS 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.
 - 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.
 - 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.
 - 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.
 - INGRESS-EGRESS EASEMENT - AN INGRESS-EGRESS EASEMENT OVER ALL OF FRENCHMAN'S CREEK DRIVE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR ACCESS FOR WATER MANAGEMENT PURPOSES.
 - LIFT STATION EASEMENT - THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- HOOD ROAD RIGHT-OF-WAY
THE HOOD ROAD RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

- TRACTS:
 - 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.
 - 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.
 - TRACTS FOR PRIVATE ROAD PURPOSES SHOWN AS:
 - FRENCHMAN'S CREEK DRIVE
 - MONET LANE
 - MONET DRIVE
- ARE HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS' 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 29 DAY OF NOVEMBER, 1987.

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.
ATTEST: *Burt Haft*, SECRETARY

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 29th DAY OF NOVEMBER, 1987.
MY COMMISSION EXPIRES: 10/1/87
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 Secretary 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 10th DAY OF November, 1987.

JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS, NOT FOR PROFIT, CORPORATION
BY: *Lawrence Martin, Vice President*
ATTEST: *William T. O'Neil, Secretary*
ACKNOWLEDGEMENT
STATE OF Illinois
COUNTY OF Cook

BEFORE ME PERSONALLY APPEARED Lawrence Martin AND William T. O'Neil 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 10 DAY OF November, 1987.
MY COMMISSION EXPIRES: 4-2-89
NOTARY PUBLIC

Annexed - P.B.G.
12-88
02748-012

P.73-90
Floor 8
Civic Center 7-
3rd Floor RSPD
Sub Area 1

MAZ-48
SUBDIVISION * Frenchman's Creek
BOOK 58
PAGE 157
FLOOD ZONE B
QUAD * 100B
SE ZONING
ZIP CODE 33410
PUD NAME Parcel C-3

SHEET INDEX		TABULAR DATA	
SHEET NO. 1	SIGNATURE SHEET	TOTAL AREA	= 39.187 ACRES
SHEET NO. 2	SIGNATURE SHEET	NO. UNITS	= 35
SHEET NO. 3	LOT LAYOUT SHEET	DENSITY	= 112 UNITS/ACRE
SHEET NO. 4	LOT LAYOUT SHEET		

HAFT-GAINES GROUP	NOTARY	MACARTHUR	NOTARY

58/157

PLAT OF FRENCHMAN'S CREEK PARCEL E2 (A P.U.D.)

WALLACE SURVEYING CORPORATION
9176 ALTERNATE AIA, LAKE PARK, FLORIDA 33403 • 305/842-4238

FIELD	JOB NO.	F.B. NO.	PG.
OFFICE	R. M. RODANO	DATE	1987
CD	W. D. JORDAN	REF.	SHEET 1 OF 4