

PLAT OF

FRENCHMAN'S CREEK

PLANNED UNIT DEVELOPMENT
PLAT NO. 2

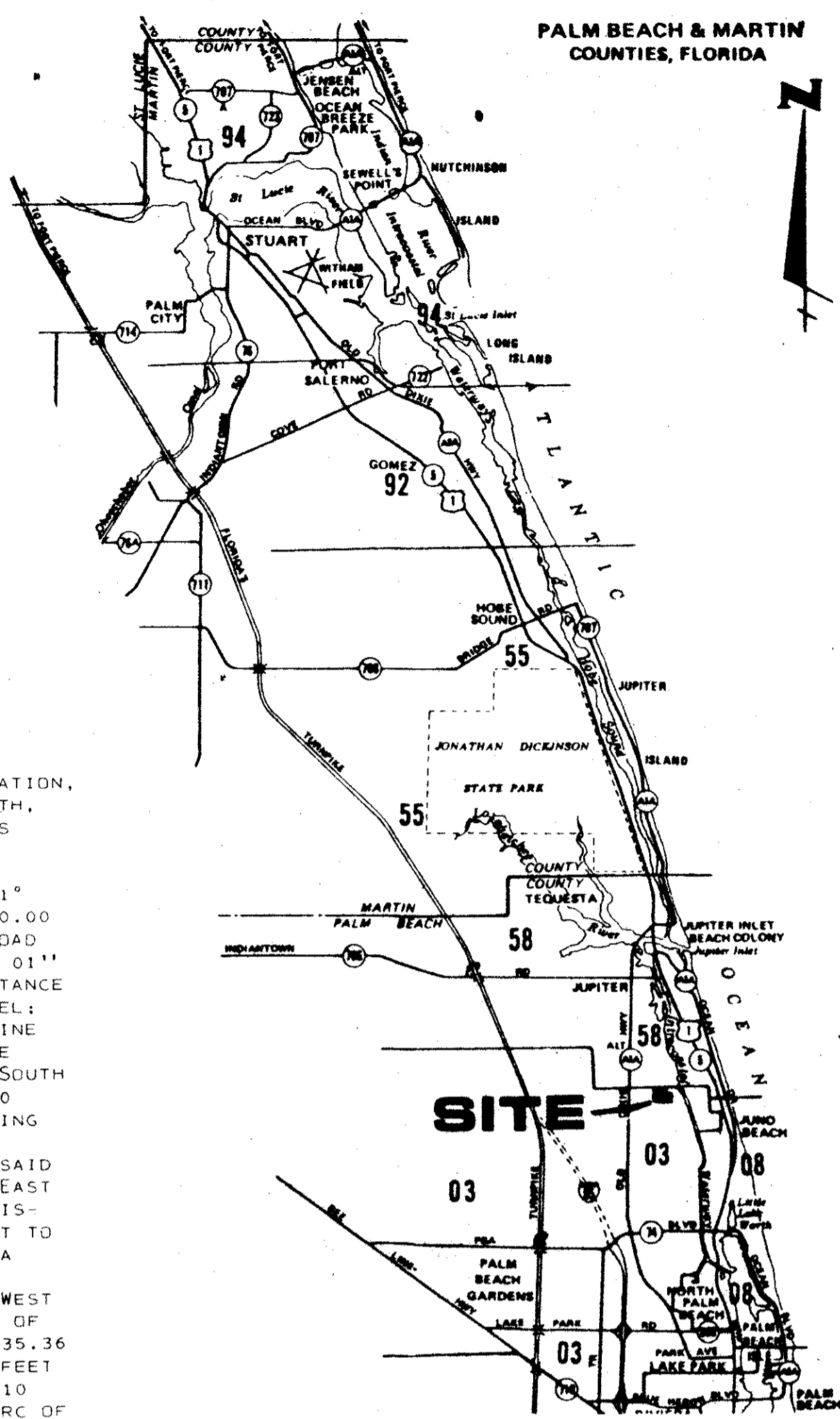
IN SEC. 30, TWP. 41S., RGE. 43E.

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 5

71

PLAT NO. 2
 78
 35
 71-75
 1978



DEDICATION

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. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE SOUTH 01° 58' 37" WEST ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 60.00 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF DONALD ROSS ROAD (120' RIGHT OF WAY), AS NOW LAID OUT AND IN USE; THENCE NORTH 88° 31' 01" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID DONALD ROSS ROAD A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 88° 31' 01" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID DONALD ROSS ROAD A DISTANCE OF 1040.00 FEET TO A POINT; THENCE SOUTH 41° 33' 43" WEST A DISTANCE OF 128.53 FEET TO A POINT; THENCE SOUTH 09° 11' 30" WEST, RADIAL TO THE FOLLOWING CURVE, A DISTANCE OF 350.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1680 FEET, A CENTRAL ANGLE OF 2° 33' 28", AND A TANGENT BEARING OF NORTH 80° 48' 30" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.00 FEET TO A POINT; THENCE NORTH 09° 11' 30" EAST A DISTANCE OF 210 FEET TO A POINT; THENCE NORTH 50° 48' 30" WEST A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 32° 08' 09" WEST A DISTANCE OF 111.76 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF DONALD ROSS ROAD (120' RIGHT OF WAY), AS NOW LAID OUT AND IN USE; THENCE NORTH 88° 31' 01" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID DONALD ROSS ROAD A DISTANCE OF 936.14 FEET TO A POINT; THENCE SOUTH 46° 28' 59" WEST A DISTANCE OF 35.36 FEET TO A POINT; THENCE SOUTH 01° 28' 59" WEST A DISTANCE OF 141.31 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1962.10 FEET AND A CENTRAL ANGLE OF 9° 31' 01"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.91 FEET TO A POINT; THENCE SOUTH 11° 00' 00" WEST A DISTANCE OF 130 FEET TO A POINT; THENCE NORTH 56° 00' 00" EAST A DISTANCE OF 35.36 FEET TO A POINT; THENCE SOUTH 79° 00' 00" EAST A DISTANCE OF 88.04 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 871.05 FEET AND A CENTRAL ANGLE OF 16° 28' 43"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 250.52 FEET TO A POINT; THENCE SOUTH 16° 03' 47" EAST A DISTANCE OF 881.04 FEET TO A POINT; THENCE EAST A DISTANCE OF 233.81 FEET TO A POINT; THENCE NORTH 17° 00' 00" EAST A DISTANCE OF 320 FEET TO A POINT; THENCE NORTH 60° 00' 00" EAST A DISTANCE OF 140 FEET TO A POINT; THENCE NORTH 09° 11' 30" EAST A DISTANCE OF 560 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1600 FEET, A CENTRAL ANGLE OF 2° 41' 12" AND A TANGENT BEARING OF SOUTH 83° 29' 42" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.03 FEET TO A POINT; THENCE SOUTH 09° 11' 30" WEST ALONG A RADIAL LINE OF SAID CURVE A DISTANCE OF 380 FEET TO A POINT; THENCE SOUTH 68° 18' 30" EAST A DISTANCE OF 200 FEET TO A POINT; THENCE NORTH 48° 43' 26" EAST A DISTANCE OF 189.44 FEET TO A POINT; THENCE NORTH 22° 37' 13" EAST, RADIAL TO THE FOLLOWING CURVE A DISTANCE OF 320 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1680 FEET, A CENTRAL ANGLE OF 14° 33' 25", AND A TANGENT BEARING OF SOUTH 67° 22' 47" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 426.84 FEET TO A POINT; THENCE NORTH 76° 54' 55" EAST A DISTANCE OF 150.58 FEET TO A POINT; THENCE NORTH 42° 38' 08" EAST A DISTANCE OF 300.0 FEET TO A POINT; THENCE NORTH 01° 58' 39" EAST A DISTANCE OF 133.84 FEET TO A POINT; THENCE NORTH 51° 58' 39" EAST A DISTANCE OF 153.37 FEET TO A POINT; THENCE NORTH 01° 58' 39" EAST A DISTANCE OF 200 FEET TO A POINT; THENCE NORTH 4° 00' 14" WEST A DISTANCE OF 70.72 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 42.60 ACRES, MORE OR LESS, INCLUDING TRACT "Z" WHICH IS TO BE MAINTAINED BY FRENCHMAN, INC., ITS SUCCESSORS AND ASSIGNS.

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

- STREETS:
THE TRACTS FOR PRIVATE ROAD PURPOSES AND THE LIMITED ACCESS EASEMENT ABUTTING THESE TRACTS AS SHOWN ARE HEREBY DEDICATED TO THE FRENCHMAN'S CREEK PROPERTY OWNERS ASSOCIATION INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS
THE UTILITY EASEMENTS AND DRAINAGE EASEMENT AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- LIMITED ACCESS EASEMENTS:
THE AREAS INDICATED AS LIMITED ACCESS EASEMENTS THAT ABUT DONALD ROSS ROAD AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 17th DAY OF July, 1978 A.D.

FRENCHMAN, INC.
By: B. D. Underwood, VICE PRESIDENT

ATTEST:
By: Ellen H. Peterson
ELLEN H. PETERSON
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED B. D. UNDERWOOD AND ELLA H. PETERSON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS B. D. UNDERWOOD, VICE PRESIDENT, AND ELLA H. PETERSON, ASSISTANT SECRETARY OF THE ABOVE NAMED FRENCHMAN, INC., A FLA. CORP., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, 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 17th DAY OF July, 1978 A.D.

Elizabeth Le Donette
NOTARY PUBLIC
My Commission Expires
August 29, 1979

MY COMMISSION EXPIRES:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July, 1978, A.D., BY L.J. LEHANE AND GEORGE E. WEAVER, VICE-PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF DATRONICS, INC., A CALIFORNIA CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES: Sept 6, 1980

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July, 1978, A.D., BY W.L. CARGILL AND B.D. UNDERWOOD PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF O.P. CORPORATION, ON BEHALF OF THE CORPORATION

MY COMMISSION EXPIRES: Sept 6, 1980

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 17th DAY OF July, 1978 AD.

APPROVAL - BOARD OF COUNTY COMMISSIONERS OF
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 8th DAY OF August, 1978, A.D.

By: Peggy Evans
PEGGY EVANS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

By: F. E. SINGER
F. E. SINGER, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: Margie A. Jennings
DEPUTY CLERK

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE HEREOF DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2224, PAGE 1467 AS ASSIGNED IN OFFICIAL RECORD BOOK 2576, AT PAGE 1702 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 BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF July, 1978 A.D.

DATRONICS, INC.
By: L.J. Lehane
L.J. LEHANE, VICE PRESIDENT

ATTEST:
By: George E. Weaver
GEORGE E. WEAVER
ASSISTANT SECRETARY

30/41/43

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE HEREOF DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2224, PAGE 1442, AS ASSIGNED IN OFFICIAL RECORD BOOK 2883, PAGE 863 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 BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF July, 1978 AD.

O.P. CORP.
By: W.L. Cargill
W.L. CARGILL, VICE PRESIDENT

ATTEST:
By: B. D. Underwood
B. D. UNDERWOOD, ASSISTANT SECRETARY

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, SOUTHEAST TITLE AND INSURANCE COMPANY, (A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN FRENCHMAN, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THE PROPERTY IS FOUND TO CONTAIN CERTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

By: Frank L. Smith
FRANK L. SMITH, VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF July, 1978 A.D., AT THE CITY OF Palm Beach, COUNTY of Palm Beach, STATE OF FLORIDA.

By: W. Virginia A. Miller
NOTARY PUBLIC, STATE OF FLORIDA,
AT LARGE

MY COMMISSION EXPIRES: 1-13-82

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND (P.C.P.) PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

By: William G. Wallace
WILLIAM G. WALLACE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 888

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF July, 1978 A.D., AT THE CITY OF Palm Beach, COUNTY of Palm Beach, STATE OF FLORIDA.

By: W. Virginia A. Miller
NOTARY PUBLIC, STATE OF FLORIDA,
AT LARGE

MY COMMISSION EXPIRES: 5-24-81

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NOTES:

- DENOTES PERMANENT CONTROL POINTS (P.C.P.)
- DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M.)
- D.E. DENOTES DRAINAGE EASEMENTS

THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON PUBLIC UTILITY EASEMENTS.

BEARINGS ON THE NORTH LINE SECTION 30 IS ASSUMED TO BEAR SOUTH 68° 01' EAST AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

THERE SHALL BE NO BUILDINGS OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.

0248-308

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, PROFESSIONAL LAND SURVEYOR, WILLIAM G. WALLACE, INC., CONSULTING ENGINEERS & LAND SURVEYORS, NORTH PALM BEACH, FLORIDA 33408.

35/71

SHEET 1, PLAT NO. 2

PLAT OF FRENCHMAN'S CREEK		
WILLIAM G. WALLACE, INC. Consulting Engineers & Land Surveyors U.S. Highway One, North Palm Beach, Florida		
FILED: T.B.	JOB NO.:	FILE NO. 30-41-43
OFFICE: C.A.W. II	DATE: 4 MARCH 1975	DWG. NO. LD74-1033
CHK: D.D.D.	APP:	SHEET 1 OF 5

FRENCHMAN'S CREEK PLAT 2