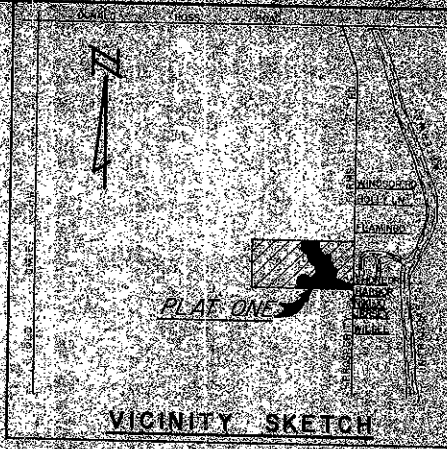


40-170

PLAT ONE FRENCHMEN'S LANDING

LYING IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 41S., RANGE 43 E., PALM BEACH COUNTY, FLORIDA

170



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11-30-60
at 10:00 AM in the Book No. 100
on page 170
JOHN B. DRINKLE, Clerk of Court
W. H. [Signature]

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT LACASIBU PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF AND SHOWN HEREON, BEING IN SECTION 32, TOWNSHIP 41 SOUTH RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT ONE FRENCHMEN'S LANDING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32, THENCE SOUTH 02° 57' 21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER THE FIRST LINE BEING SAID NORTHWEST QUARTER IS ASSUMED TO BEAR SOUTH 02° 57' 21" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO, A DISTANCE OF 913.34 FEET TO A POINT, THENCE SOUTH 77° 57' 21" WEST A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING OF THE NORTHWEST QUARTER, THENCE THENCE CONTINUING SOUTH 77° 57' 21" WEST A DISTANCE OF 75.95 FEET TO A POINT, THENCE NORTH 02° 57' 21" WEST A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 64° 02' 51" THENCE WESTWARD ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.00 FEET TO THE POINT OF TANGENCY, THENCE NORTH 00° 34' 57" WEST A DISTANCE OF 145.00 FEET TO A POINT, THENCE NORTH 27° 25' 44" EAST A DISTANCE OF 110.00 FEET TO A POINT, THENCE NORTH 17° 14' 08" EAST A DISTANCE OF 80.60 FEET TO A POINT, THENCE NORTH 27° 25' 44" EAST A DISTANCE OF 117.62 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 130° 02' 51" WEST, THENCE WESTWARD ALONG THE POINT OF TANGENCY, THENCE NORTH 00° 34' 57" WEST A DISTANCE OF 206.33 FEET TO THE POINT OF TANGENCY, THENCE NORTH 00° 34' 57" WEST A DISTANCE OF 239.17 FEET TO A POINT, THENCE SOUTH 80° 34' 57" WEST A DISTANCE OF 69.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 130° 02' 51" WEST, THENCE WESTWARD ALONG THE ARC OF SAID CURVE A DISTANCE OF 130.00 FEET TO THE POINT OF TANGENCY, THENCE NORTH 00° 34' 57" WEST A DISTANCE OF 160.00 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 00° 34' 57" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 143° 52' 27" THENCE WESTWARD AND SOUTHWESTWARD ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 143° 52' 27" EAST, THENCE SOUTHEASTWARD ALONG THE ARC OF SAID CURVE A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 143° 52' 27" THENCE WESTWARD AND SOUTHWESTWARD ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.00 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 27° 25' 44" WEST A DISTANCE OF 209.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 139° 19' 23" THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.70 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 44° 57' 21" WEST A DISTANCE OF 34.70 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 57° 59' 21" THENCE WESTWARD ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 181° 26' 41" THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.08 FEET TO A POINT ON A NON-TANGENT LINE, THENCE SOUTH 07° 57' 21" EAST A DISTANCE OF 274.33 FEET TO A POINT, THENCE NORTH 02° 57' 21" EAST A DISTANCE OF 367.26 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD LACONTE AND LEWIS GUBERS, 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 THE LACASIBU PROPERTIES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 ONE OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY ONE OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August 1960

NOTARY PUBLIC

MORTGAGEE'S CONSENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 2197 AT PAGE 1504 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE SAID PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 19th DAY OF August 1960.

NOTARY PUBLIC

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPHINE LOUISE HOPKINS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THE TRUST DESCRIBED IN SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August 1960

NOTARY PUBLIC

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STATE OF FLORIDA
COUNTY OF PALM BEACH

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IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 19th DAY OF August 1960

NOTARY PUBLIC

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPHINE LOUISE HOPKINS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THE TRUST DESCRIBED IN SAID INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August 1960

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE SURVEY HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND SUPERVISOR AND THAT SAID SURVEY IS ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.) PERMANENT RECORD MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW TO BE SET UNDER THE CHARGES OF THE PALM BEACH COUNTY FOR THE REQUIRED ENCLOSURES AND THE SURVEY HEREON IS IN ACCORDANCE WITH ALL THE REQUIREMENTS OF CHAPTER 117, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

WITNESS MY HAND AND SURVEYOR'S CERTIFICATE THIS 19th DAY OF August 1960

NOTARY PUBLIC

CONTAINING THE SEVERAL ACCESS, MOORE OR BARRS.

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

1. STREETS.

THE STRIPS FOR PRIVATE ROADS SHOWN ARE HEREBY DEDICATED TO THE FRENCHMEN'S LANDING PROPERTY OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2. EASEMENTS.

A. UTILITY AND DRAINAGE EASEMENTS-THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

B. LIMITED ACCESS EASEMENTS-THE LIMITED ACCESS EASEMENTS 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 ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF August 1960.

LACASIBU PROPERTIES, INC., A CORPORATION OF THE STATE OF FLORIDA

Richard Laconte, President

Secretary

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. WILSON TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PARTNER IN THE KNUTE HURL COMPANY, A PARTNERSHIP OF THE STATE OF OHIO.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August 1960

NOTARY PUBLIC

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COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August 1960

NOTARY PUBLIC

APPROVALS:
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS FILED FOR RECORD THIS 19th DAY OF August 1960

BY: [Signature]

COUNTY ENGINEER

THIS INSTRUMENT WAS FILED FOR RECORD THIS 19th DAY OF August 1960

BY: [Signature]

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

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NOTARY PUBLIC

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STATE OF FLORIDA
COUNTY OF PALM BEACH

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COUNTY OF PALM BEACH

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WITNESS MY HAND AND SURVEYOR'S CERTIFICATE THIS 19th DAY OF August 1960

NOTARY PUBLIC

0249-001

PLAT ONE
FRENCHMEN'S LANDING

WILLIAM G. WALLACE, INC.