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DEDICATION AND DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS THAT FRENCHMAN'S COVE, INC. A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF FRENCHMAN'S COVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AT THE SOUTH QUARTER CORNER OF SAID SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, SAID POINT BEING PALM BEACH COUNTY BRASS DISK, BEING THE INTERSECTION OF THE CENTERLINE OF PROSPERITY FARMS ROAD AND FLAMINGO ROAD; THENCE NORTH 01° 26' 48" EAST, ALONG SAID CENTERLINE OF PROSPERITY FARMS ROAD, A DISTANCE OF 30.00 FEET TO THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF FLAMINGO ROAD, AS NOW LAID OUT AND IN USE; THENCE SOUTH 88° 12' 48" EAST, ALONG SAID PROLONGATION, A DISTANCE OF 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD AND THE POINT OF BEGINNING; THENCE NORTH 01° 26' 48" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 629.96 FEET TO THE INTERSECTION OF THE SOUTH LINE OF HOLLY LANE PARK SUBDIVISION, RECORDED IN PLAT BOOK 26, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 88° 14' 34" EAST, ALONG THE SAID SOUTH LINE OF HOLLY LANE PARK, A DISTANCE OF 631.78 FEET; THENCE SOUTH 01° 26' 48" WEST, A DISTANCE OF 630.28 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FLAMINGO ROAD; THENCE NORTH 88° 12' 48" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF FLAMINGO ROAD, A DISTANCE OF 631.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.1389 ACRES, MORE OR LESS.

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

- 1. STREET: TRACT "S" FOR PRIVATE ROAD PURPOSES, AS SHOWN ARE HEREBY DEDICATED TO THE FRENCHMAN'S COVE PROPERTY OWNERS' ASSOCIATION 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 PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
C. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE FRENCHMAN'S COVE PROPERTY OWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
D. TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITIES, INC. FOR THE PURPOSE OF A LIFT STATION SITE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED BY THOMAS E. LEWIS, ITS PRESIDENT AND ATTESTED BY DONALD E. KILLOREN, ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF March, 1981.

ATTEST: FRENCHMAN'S COVE, INC. A CORPORATION OF THE STATE OF FLORIDA
DONALD E. KILLOREN, VICE PRESIDENT
THOMAS E. LEWIS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS E. LEWIS AND DONALD E. KILLOREN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF FRENCHMAN'S COVE, 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 5th DAY OF March, 1981.
MY COMMISSION EXPIRES:
NOTARY PUBLIC

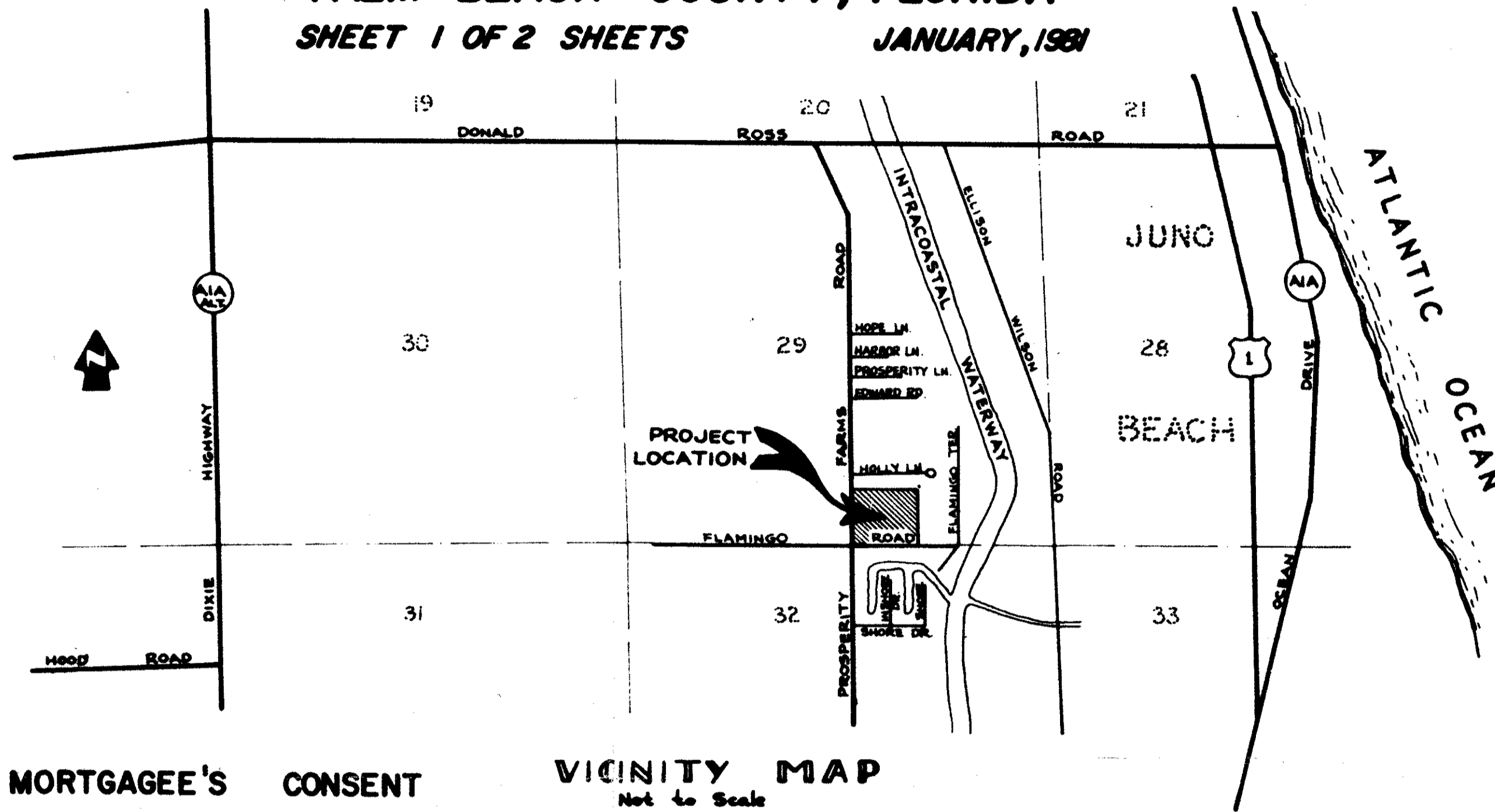
SURVEYOR'S CERTIFICATE

I HEREBY 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE COUNTY OF PALM BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE COUNTY OF PALM BEACH, FLORIDA.

DATE: MARCH 6, 1981 BY: George C. Panos
GEORGE C. PANOS, P.L.S.
FLORIDA CERTIFICATE NO. 1676

PLAT OF FRENCHMAN'S COVE

BEING A SUBDIVISION OF LAND IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2 SHEETS JANUARY, 1981



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON 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, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3472 PAGE 1427 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 ASSISTANT VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF March, 1981.

ATTEST: ELEANOR J. MYERS, SECRETARY, PAN AMERICAN BANK
DAVID J. SHEPARD, ASSISTANT VICE PRESIDENT, PAN AMERICAN BANK

ACKNOWLEDGEMENT

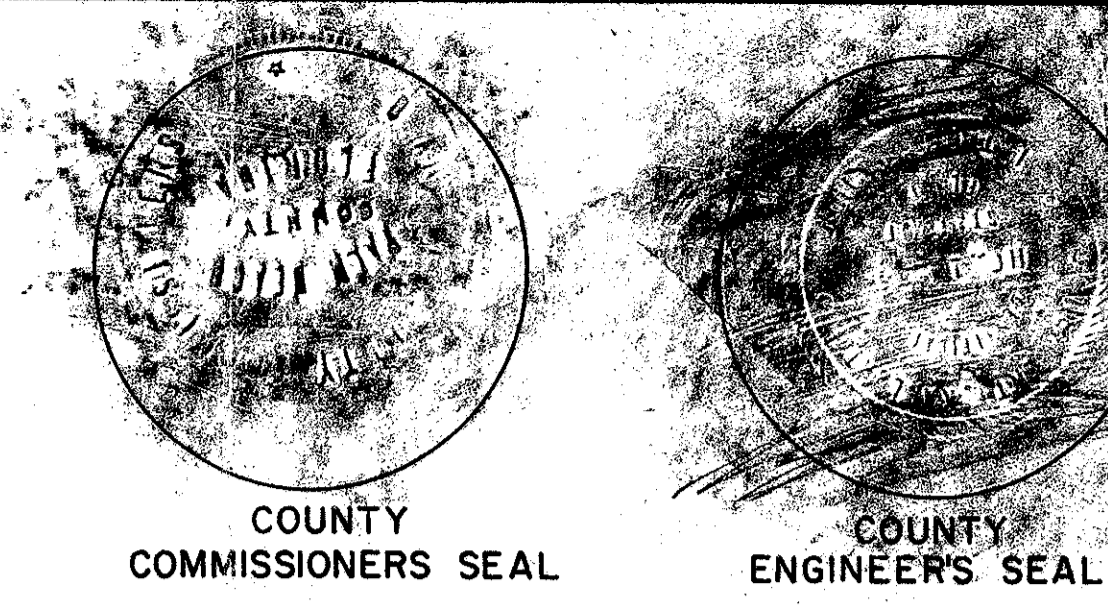
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID J. SHEPARD AND ELEANOR J. MYERS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED PAN AMERICAN BANK OF PALM BEACH COUNTY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH ASSISTANT VICE PRESIDENT AND 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 5th DAY OF March, 1981.

Betty Laur, Notary Public, My Commission Expires:
Ellen Holt, Notary Public, My Commission Expires:

Notary seals for Betty Laur, Pan American Bank, Ellen Holt, Frenchman's Cove Corporate Seal, Cecelia S. Sheets, and Surveyor's Seal.



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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record in 9:51A
Book 3 day of April
1981, and duly recorded in Plat Book 42 on page 56 + 57
JOHN B. DUNKLE, Clerk Circuit Court
By: Kyle Sherriffs

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF March, 1981.
BY: Frank Foster, Chairman

COUNTY ENGINEER
PALM BEACH COUNTY
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF March, 1981.
BY: H. F. Kahlert, County Engineer

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

BY: See Tuley, P.E.

TITLE CERTIFICATION

STATE OF FLORIDA ) SS
COUNTY OF PALM BEACH )

I, LEIGH W. CONOVER, AN OFFICER OF STEWART TITLE OF PALM BEACH COUNTY, A CERTIFIED TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FRENCHMAN'S COVE, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: MARCH 2, 1981
BY: Leigh W. Conover, Vice President, Stewart Title of Palm Beach Co.

NOTES:

- 1. Bearings cited herein are in a meridian assuming North 01° 26' 48" East, along the centerline of Prosperity Farms Road also being the North-South quarter section line of Section 29, Township 41 South, Range 43 East.
2. Permanent Reference Monuments (P.R.M.'s), are designated thusly: -
3. Permanent Control Points, (P.C.P.'s) are designated thusly: -
4. Building setback shall be as required and approved by Palm Beach County, Florida.
5. There shall be no buildings on any kind of construction or trees or shrubs placed on drainage easements.
6. There shall be no buildings or other structures placed on utility easements.
7. In instances where drainage and utility easements intersect, the areas of intersection are drainage and utility easements. Construction, operation and maintenance of utilities in these areas of intersection shall not interfere with the construction, operation or maintenance of drainage facilities located therein.
8. The five foot high privacy wall to be built within the limited access easement is to be dedicated to the Frenchman's Cove Property Owners Association at the time of its completion and is the perpetual maintenance obligation of said association.

0247-000

THIS INSTRUMENT PREPARED BY GEORGE C. PANOS IN THE OFFICE OF FLORIDA SURVEYING & MAPPING, INC. 941 NORTH MILITARY TRAIL, M.P.B., FLA. 33406

FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS WEST PALM BEACH, FLORIDA 33406. Includes a table with columns for Date, Day, Month, Year, and a section for Plat of Frenchman's Cove Sheet 1 of 2.