

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

41

LOCATED IN SECTION 30, TOWNSHIP 41 S., RANGE 43 E.  
PALM BEACH COUNTY, FLORIDA.

30/4/43

SUBDIVISION \* Frenchman's Creek  
BOOK 55 PAGE 41  
FLOOD ZONE B FLOOD MAP # 100B  
QUAD # 12 ZONING  
CE 22 000033410  
PUD NAME Parcel D

**MORTGAGEE'S CONSENT**

STATE OF New York  
COUNTY OF Morris

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 4833 at pages 161-162 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 Gen. V. Pres. and attested to by its Asst. Secy. and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 13th day of November, 1986.

Rochester Community Savings Bank, a corporation of the State of New York  
By: Timothy A. Hanna

ATTEST: David O. Smith

**MORTGAGEE'S CONSENT**

STATE OF Florida  
COUNTY OF Broward

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 4987 at page 1743 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 V.P./Secretary and attested to by its V.P./Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 5th day of November, 1986.

Atlantic Federal Savings and Loan Association of Fort Lauderdale, a corporation existing under the laws of the United States of America.

ATTEST: Jean M. Jason

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, Boase, Casey, Ciklin, Lubitz, Martens, McBane and O'Connell, P.A., (duly licensed attorneys in the State of Florida) do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to: Haft-Gaines Associates, a FLORIDA GENERAL PARTNERSHIP

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.

Michael J. Haft  
Attorney-at-Law  
Licensed in the State of Florida  
Date: November 14, 1986

**ACCEPTANCE**

The NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT hereby accepts the dedication of the Water Management Easement for Canal EPB-3 as shown hereon, and acknowledges that said District has the right, but not the obligation, to maintain the lands and waters therein and thereunder.

Northern Palm Beach County  
Water Control District

DATE: \_\_\_\_\_  
Donald C. Walker, President  
Board of Supervisors

ATTEST: \_\_\_\_\_  
Peter L. Pimintel, Secretary

APPROVALS:  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 1 day of Dec, 1986.

Attest: John B. Dunkle, Clerk  
By: Kathryn L. Miller  
Deputy Clerk

**COUNTY ENGINEER**

This plat is hereby approved for record this 9 day of Dec, 1986.

By: Herbert F. Kahlert, P.E.  
County Engineer

**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.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantee posted with Palm Beach County 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 Palm Beach County, Florida.

William G. Wallace  
Registered Surveyor No. 3357  
State of Florida

Boundary data shown herein is taken from William G. Wallace, Inc. Drawing No. 86-310 titled "Boundary Survey Parcel D" and is certified in compliance with F.A.C. 21HH-6.

**NOTES:**

1. No buildings or any kind of construction shall be placed on utility or drainage easements.
2. Bearings shown hereon are based on Frenchman's Creek Plat No. 2, as recorded in Plat Book 35, Pages 71-75.
3. ○ = Denotes Permanent Control Point (P.C.P.)
4. ○ = Denotes Permanent Reference Monument (P.R.M.)
5. (R.) = Denotes Radial Line
6. (N.R.) = Denotes Non-Radial Line
7. U.E. = Denotes Utility Easement
8. L.A.E. = Denotes Limited Access Easement
9. D.E. = Denotes Drainage Easement
10. Where utility and drainage easements intersect, the drainage easement shall take precedence.
11. No structures, trees or shrubs shall be placed on drainage easements.
12. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.
13. All building setbacks shall conform to the Palm Beach County Zoning Code.
14. No buildings, structures, any kind of construction, trees nor shrubs shall be placed on or in the Water Management Easement, as shown hereon, unless approved, in permit form, by the NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

0248-006 55/41

PLAT OF  
**FRENCHMAN'S CREEK  
PARCEL D**

**WILLIAM G. WALLACE, INC.**  
SURVEYORS & ENGINEERS  
1000 N. W. 10th St., Ft. Lauderdale, FL 33304

FILED	FG	BOOK	55	SHEET	2 OF 5
OFFICE	RR	DATE	JUNE 1, 1986	EWG	3

NPBCWCD	ATLANTIC	NOTARY	ROCHESTER	NOTARY	COUNTY	SURVEYOR

DRAWING NUMBER 55/41

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07548