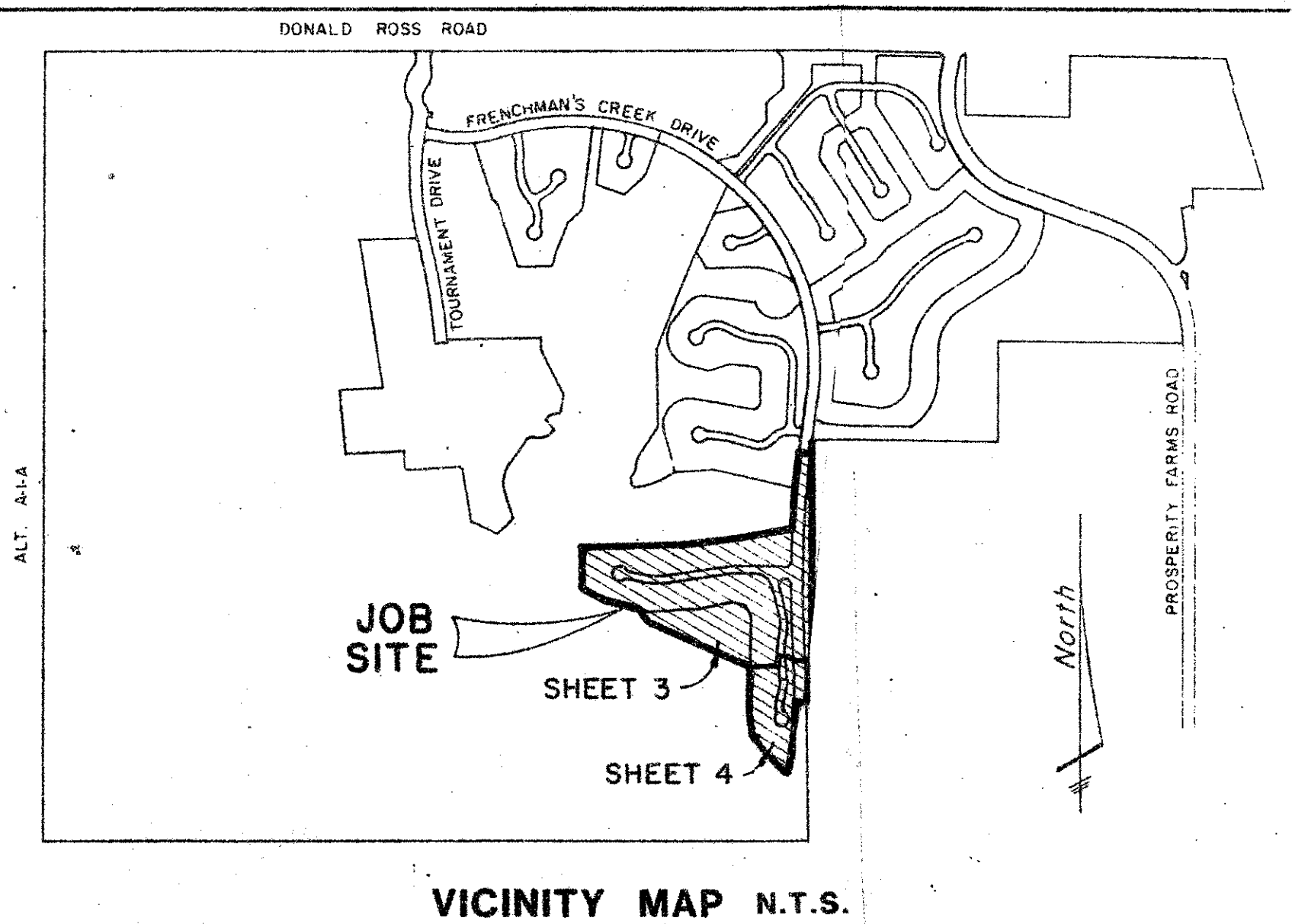


PLAT OF FRENCHMAN'S CREEK PARCEL E1 (A P.U.D.)

161

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 1:54 PM
this 23 day of DECEMBER
1987, and duly recorded in Plat Book No.
58 on page 161, 162, 163 & 164
JOHN B. DINKLE, Clerk Circuit Court
By William A. Platt D.C.

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



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

1. EASEMENTS:
 - A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
 - B. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS 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 LAWS.
 - C. 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.
 - D. 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.
 - E. 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.
 - F. 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.

2. TRACTS:
 - A. 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.
 - B. 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.
3. TRACTS FOR PRIVATE ROAD PURPOSES SHOWN AS:
 - A. FRENCHMAN'S CREEK DRIVE
 - B. BURGUNDY DRIVE NORTH
 - C. BURGUNDY DRIVE SOUTH

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTIES HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 19 DAY OF OCTOBER, 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.

Jack Gaines ATTEST: Burt Haft
JACK GAINES, PRESIDENT BURT HAFT, SECRETARY

SHEET INDEX

SHEET NO. 1 SIGNATURE SHEET
SHEET NO. 2 SIGNATURE SHEET
SHEET NO. 3 LOT LAYOUT SHEET
SHEET NO. 4 LOT LAYOUT SHEET

TABULAR DATA

TOTAL AREA = 29.614 ACRES
NO. UNITS = 29
DENSITY = 102 UNITS/ACRE

ACKNOWLEDGMENT

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 23 DAY OF DECEMBER, 1987.

MY COMMISSION EXPIRES:

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 1047 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 TO BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF November, 1987.

JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION,
AN ILLINOIS NOT FOR PROFIT CORPORATION

By: Lawrence G. Martin, Vice President
Attest: William T. Kelly, Secretary

ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Cook

BEFORE ME PERSONALLY APPEARED Lawrence G. Martin and William T. Kelly TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS 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:

NOTARY PUBLIC

PLAT OF
**FRENCHMAN'S CREEK
PARCEL E1 (A P.U.D.)**

WALLACE SURVEYING CORPORATION
8176 ALTERNATE AVE, LAKE PARK, FLORIDA 33403 • 305/942-4833

FILED	JOB NO.	F B C	PG
R.M. RODANO	DATE	1987	DWG NO.
W.D. JORDAN			1

58/161

TAZ H8 30/11/87
 SUBDIVISION - Frenchman's Creek E1
 BOOK 58 PAGE 161
 FLOOD ZONE B FLOOD MAP # 120B
 QUAD # 12 ZONING
 SE ZIP CODE 33410
 PUD NAME Parcel E1