

PLAT OF FRENCHMAN'S CREEK PARCEL F2 (A P.U.D.)

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

MORTGAGEE'S CONSENT

STATE OF New York
COUNTY OF Madison

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 1808 TO 1837 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 G.V. President, Palm Beach County AND ATTESTED TO BY ITS Corporate Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8 DAY OF March, 1988.

ROCHESTER COMMUNITY SAVINGS BANK,
A CORPORATION OF THE STATE OF NEW YORK

BY: Timothy G. Hanna
TIMOTHY G. HANNA

ATTEST: Celia J. Pawlisch
CELIA J. PAWLISCH

ACKNOWLEDGEMENT

STATE OF New York
COUNTY OF Madison

BEFORE ME PERSONALLY APPEARED Timothy G. Hanna AND Celia J. Pawlisch, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS G.V. President, Palm Beach County AND Corporate Secretary OF THE ROCHESTER COMMUNITY SAVINGS BANK, A CORPORATION OF THE STATE OF NEW YORK 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 8 DAY OF March, 1988.

MY COMMISSION EXPIRES: 3/30/89
NOTARY PUBLIC Joseph B. Smoker

ACCEPTANCE - Northern Palm Beach County Water Control District

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO THE SAID DISTRICT NOR IS THE DISTRICT INCURRING ANY MAINTENANCE RESPONSIBILITIES IN THE DEDICATION AND NOTES AS CITED HEREON.

BOARD OF SUPERVISORS
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

BY: William L. Kerslake
WILLIAM L. KERSLAKE, PRESIDENT

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Bertram Copeland AND Lowell F. Bower, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Vice President OF THE FLORIDA NATIONAL BANK 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 ASSOCIATION 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 9th DAY OF March, 1988.

MY COMMISSION EXPIRES: June 30, 1988
NOTARY PUBLIC Lawrence Starnes

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 5436 AT PAGE 619 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 Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF March, 1988.

FLORIDA NATIONAL BANK
A CORPORATION OF THE STATE OF FLORIDA

BY: Bertram Copeland
BERTRAM COPELAND

ATTEST: Lowell F. Bower
LOWELL F. BOWER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL, (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 HART-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 SHOWN ARE TRUE AND CORRECT.

ROBERT L. CRANE
ATTORNEY-AT-LAW
LICENSED IN THE STATE OF FLORIDA

DATE: April 6, 1988

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF April, 1988.

BY: Carol Elmqvist
HONORABLE CAROL ELMQVIST, CHAIR
CAROL ELMQVIST, VICE

ATTEST: JOHN B. HINKLE, CLERK

BY: Ruth A. Compton
RUTH A. COMPTON, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF April, 1988.

BY: Wray D. Jordan
WRAY D. JORDAN, 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 GUARANTEES 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.

BY: Wray D. Jordan
WRAY D. JORDAN
REGISTERED SURVEYOR No. 4244
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY: WRAY D. JORDAN
WALLACE SURVEYING CORPORATION, 9176 ALTERNATE A-1-A,
LAKE PARK, FLORIDA 33403

NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.
2. BEARINGS BASED ON AN ASSUMED BEARING OF NORTH 86° 57' 04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST.
3. -○- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
4. -○- = DENOTES PERM CONTROL POINT (P.C.P.)
5. (R.) = DENOTES RADIAL LINE
6. (N.R.) = DENOTES NON-RADIAL LINE
7. U.E. = DENOTES UTILITY EASEMENT
8. D.E. = DENOTES DRAINAGE EASEMENT
9. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
10. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
11. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
12. ALL BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.
13. LANDSCAPING WILL NOT BE PERMITTED ON ANY MAINTENANCE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

SUBDIVISION # FRENCHMAN'S CREEK PARCEL F2
BOOK 59 PAGE 144
FLOOD ZONE 15
QUAD # 2000 RS
SE P10 73-90
PUD NAME

TAZ 48

NPBCWD	ROCHESTER	NOTARY	FLORIDA NATIONAL BANK	NOTARY	COUNTY ENGINEER	CLERK	SURVEYOR

PLAT OF FRENCHMAN'S CREEK PARCEL F2 (A P.U.D.)

WS WALLACE SURVEYING
9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33403 • 305/842-4233

FILED	D.W.	JOB NO	87-1276	FB	PG
OFFICE	R.M. RODANO	DATE	OCT, 1987	DWG NO	87-1276
BY	W.D. JORDAN	REF		SHEET	2 OF 3