DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT BINKS ESTATES LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP AND FRENCHMAN'S RESERVE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT G, FRENCHMAN'S RESERVE PCD - PLAT ONE, AS RECORDED IN PLAT BOOK 92, AT PAGE 11 , OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH:

TRACT C, FRENCHMAN'S RESERVE PCD - PLAT ONE, AS RECORDED IN PLAT BOOK 92. AT PAGE 11, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

THAT PORTION OF TRACT C AS SHOWN ON, FRENCHMAN'S RESERVE POD C, AS RECORDED IN PLAT BOOK 105, AT PAGE 25, OF THE PUBLIC RECORDS, PALM BEACH COUNTY FLORIDA.

TOGETHER WITH:

ALL OF TRACT OS1. FRENCHMAN'S RESERVE PCD - PLAT "A". AS RECORDED IN PLAT BOOK 92, AT PAGE 194, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH:

ALL OF TRACTS OS1 AND OS4, FRENCHMAN'S RESERVE PCD -- PLAT "B", AS RECORDED IN PLAT BOOK 96, AT PAGE 102, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

TRACT OS2. FRENCHMAN'S RESERVE PCD - PLAT "D". AS RECORDED IN PLAT BOOK 93. AT PAGE 123, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

THAT PORTION OF TRACT OS2 AS SHOWN ON, FRENCHMAN'S RESERVE PCD - PLAT E. AS RECORDED IN PLAT BOOK 101, AT PAGE 1, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PLAT BOOK 101, AT PAGE 1, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH:

F. AS RECORDED IN PLAT BOOK 93, AT PAGE 82, OF THE PUBLIC RECORDS, PALM

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

1. THE DRAINAGE EASEMENTS SHOWN HEREON AND DESIGNATED AS "DE" ARE HEREBY DEDICATED IN PERPETUITY TO THE THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT. ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT

PALM BEACH COUNTY AND THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE. WATER MANAGEMENT MAINTENANCE AND WATER MAINTENANCE ACCESS

- 2. TRACT L-A SHOWN HEREON, IS HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AS A LAKE TRACT FOR STORMMATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE
- 3. THE LAKE MAINTENANCE EASEMENTS SHOWN HEREON AND DESIGNATED AS "LME". IS HEREBY DEDICATED TO FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO AND FROM STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 4. THE LANDSCAPE BUFFER EASEMENTS SHOWN HEREON AND DESIGNATED AS "LBE", ARE HEREBY DEDICATED TO THE THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES. INCLUDING THE RIGHT BUT NOT THE OBLIGATION TO PLANT, INSPECT AND MAINTAIN SUCH LANDSCAPE IMPROVEMENTS INCLUDING INCIDENTALS AND APPURTENANCES RELATIVE WITHIN THESE EASEMENTS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS

TO CHANGA ERFADRICAN COLF COLFICIAN ENGLING COMBINATURO E COMBINATURA CHANGA CHANGA CHANGA CAN

FRENCHMAN'S RESERVE PCD - GOLF COURSE

BEING A REPLAT OF TRACT G AND A PORTION OF TRACT C, FRENCHMAN'S RESERVE PCD — PLAT ONE, AS RECORDED IN PLAT BOOK 92, AT PAGE 11, TRACT OS1, FRENCHMAN'S RESERVE PCD — PLAT "A", AS RECORDED IN PLAT BOOK 92, AT PAGE 194, TRACTS OS1 AND OS4, FRENCHMAN'S RESERVE PCD - PLAT "B", AS RECORDED IN PLAT BOOK 96, AT PAGE 102, A PORTION OF TRACT OS2, FRENCHMAN'S RESERVE PCD - PLAT "D", AS RECORDED IN PLAT BOOK 93, AT PAGE 123, TRACTS "G1" AND "G2", FRENCHMAN'S RESERVE PCD - PLAT E, AS RECORDED IN PLAT BOOK 101, AT PAGE 1, TRACTS A, B, C, D, E, H, OS1 AND OS2, FRENCHMAN'S RESERVE PCD - PLAT F, AS RECORDED IN PLAT BOOK 93. AT PAGE 82. TRACTS C AND D. FRENCHMAN'S RESERVE PCD - CLUBHOUSE, AS RECORDED IN PLAT BOOK 94, AT PAGE 138, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

> LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS. PALM BEACH COUNTY, FLORIDA.

> > OCTOBER, 2006 SHEET 1 OF 15

00052-143

ACKNOWLEDGEMENT:

STATE OF FLORIDA: COUNTY OF PALM BEACH;

5. THE LIMITED ACCESS EASEMENT SHOWN HEREON AND DESIGNATED AS "LAE", IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE

6. THE LIFT STATION EASEMENTS SHOWN HEREON AND DESIGNATED AS "LSE," ARE

UNDERLYING SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION

OF FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION. INC.. A FLORIDA

7. "TRACT O" AS SHOWN HEREON. IS HEREBY RESERVED BY BINKS ESTATES LIMITED

8. A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO SEACOAST UTILITY

A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO FLORIDA POWER AND

UNDERGROUND FACILITIES, OTHER THAN TRANSFORMERS WHICH MAY BE ABOVEGROUND

PROVIDE ELECTRICAL SERVICE TO THE PLATTED PROPERTY. NO RIGHTS OF THE PUBLIC

FURTHER NON-EXCLUSIVE EASEMENTS MAY BE GRANTED OVER THE PSUE, AS PROVIDED

TO THE THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A

10. THE UTILITY EASEMENTS SHOWN HEREON AND DESIGNATED AS "UE" ARE HEREBY

WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL,

DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES

OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE

INTERFERE WITH THE INSTALLATION. COOPERATION AND/OR MAINTENANCE OF OTHER

PUBLIC UTILITIES. LANDS UNDERLYING SAID EASEMENTS SHALL BE THE PERPETUAL

ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS

11. EASEMENTS FOR WATER AND SEWER PURPOSES SHOWN HEREON AND DESIGNATED AS

AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS UNDERLYING SAID EASEMENTS SHALL BE THE PERPETUAL

12. TRACTS UPA, UPB, UPC, UPD AND UPE INCLUSIVE, SHOWN HEREON, ARE HEREBY

DEDICATED TO FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A

PRESERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID

FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND OR ASSIGNS, FOR UPLAND

13. TRACTS WA. WB. WC AND WD INCLUSIVE, SHOWN HEREON, ARE HEREBY DEDICATED TO

FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA

CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND OR ASSIGNS, FOR WETLAND

PRESERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID

14. THE WETLAND BUFFER EASEMENTS SHOWN HEREON AND DESIGNATED AS "WBE". ARE

THE PURPOSE OF WETLAND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE

15. A WATER MANAGEMENT EASEMENT OVER ALL OF THE LANDS DESCRIBED AND SHOWN

ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS

IN WITNESS WHEREOF. BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED

TOLL FL GP, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE

AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER

BINKS ESTATES LIMITED PARTNERSHIP,

RONALD BLUM, VICE PRESIDENT

FRENCHMAN'S RESERVE COUNTRY CLUB, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

BINKS ESTATES

LIMITED PARTNERSHIP

1994

BY: RONALD BLUM, VICE PRESIDENT

A FLORIDA CORPORATION, AS ITS GENERAL PARTNER

A FLORIDA LIMITED PARTNERSHIP

BY: TOLL FL GP CORP.

WATER MANAGEMENT FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF

HEREON IS HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS

AND/OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF

SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY

OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT

RECOURSE TO THE CITY OF PALM BEACH GARDENS.

THIS ______, 2006.

HEREBY DEDICATED TO FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION.

INC. . A FLORIDA CORPORATION NOT FOR PROFIT ITS SUCCESSORS AND/OR ASSIGNS, FOR

ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF

ASSOCIATION, ITS SUCCESSORS AND/OR OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF

"WSE' ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, IS SUCCESSORS

MAINTENANCE OBLIGATION OF FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS

AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

MAINTENANCE OBLIGATION OF FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS

AND/OR ASSIGNS. WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT

FLORIDA CORPORATION. NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER

PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS

SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

LIGHT SOLELY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING

WHERE NECESSARY, WITHIN THE AREA DESIGNATED ON THE PLAT AS PSUE, TO

FOR IN THE DECLARATION OF RESTRICTIONS WHICH ENCUMBERS THE PROPERTY.

9. THE RIGHT-OF-WAY BUFFER EASEMENT SHOWN HEREON, IS HEREBY DEDICATED

SEWER FACILITIES, WITHIN THE AREA DESIGNATED ON THE PLAT AS PSUE NO

HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS,

FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES, LANDS

CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO

PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, AS

AUTHORITY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING WATER AND

OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

OPEN SPACE GOLF COURSE AND WATER MANAGEMENT PURPOSES.

RIGHTS OF THE PUBLIC ARE CREATED BY THIS EASEMENT.

THE CITY OF PALM BEACH GARDENS.

ARE CREATED BY THIS EASEMENT.

PALM BEACH GARDENS.

PALM BEACH GARDENS.

OF PALM BEACH GARDENS.

PRINT NAME: COMMENTE LANCE

PRINT NAME, CATTERDED EST.

PRINT NAME: AMBER JONES

BEFORE ME PERSONALLY APPEARED RONALD BLUM WHO IS PERSONALLY KNOWN VICE PRESIDENT OF TOLL FL GP, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE AUTHORIZED SEAL OF SAID PARTNERSHIP 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 PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS __ DAY OF NOVELLER, 2006.

MY COMMISSION EXPIRES: 814107

ACKNOWLEDGEMENT:

STATE OF FLORIDA; COUNTY OF PALM BEACH:

NOTARY PUBLIC AT CARRELL SELECTION Park Carrier Carrier

NOTARY PUBLIC

BEFORE ME PERSONALLY APPEARED RONALD BLUM WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE PRESIDENT OF FRENCHMAN'S RESERVE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE AUTHORIZED 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 Q DAY OF NOVELLES, 2006.

MY COMMISSION EXPIRES:

ACCEPTANCE OF RESERVATIONS: 4.42.64 Water State

STATE OF FLORIDA; COUNTY OF PALM BEACH:

FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ______ DAY OF NEWS 2006.

FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIJO Kound let WITNESS The same of the sa RONALD BLUM, VICE PRESIDENT

PRINT NAME PARTIE LINE PRINT NAME: AMURY JORGY

ACKNOWLEDGEMENT:

STATE OF FLORIDA; COUNTY OF PALM BEACH;

BEFORE ME, PERSONALLY APPEARED RONALD BLUM WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

MY COMMISSION EXPIRES: 81915 NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA; COUNTY OF PALM BEACH: **研究解釋開始的新語 的**种主义的现在分词

I, DAVID M. LAYMAN, A DULY LICENSED ATTORNEY 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 BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP STHAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON: AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

PROPERTY OWNERS ASSOC. PALM BEACH GARDENS

FRENCHMAN'S RESERVE FRENCHMAN'S RESERVE MASTER

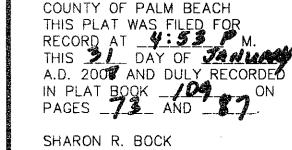
COUNTRY CLUB

DAVID M. LAYMAN GREENBERG TRAURIG, (P.A.) LICENSED IN FLORIDA FLORIDA BAR NO. 0294470

And the Control of th

* and Frenchman's Reserve Country Club, Inc., a Florida not-for-profit corporation;

REVIEWING SURVEYOR SURVEYOR The coursess. EOF



STATE OF FLORIDA

CLERK AND COMPTROLLER

ACKNOWLEDGEMENT:

CITY OF PALM BEACH GARDENS:

COUNTY OF PALM BEACH. FLORIDA; THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS PATRICIA SNIDER, CMC, CITY CLERK JOSEPH R. RUSSO, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS Dest. 1006.

DÄNIEL P. CLARK, P.E., CITY ENGINEER

REVIEWING SURVEYOR:

STATE OF FLORIDA: COUNTY OF PALM BEACH;

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATIONS OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: U. HOUDE MILES O. HOWARD DUKES, PSM PROFESSIONAL SURVEYOR AND MAPPER

DATE: ENCOUNDED ZECKO

STATE OF FLORIDA LICENSE NO. 4533 SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID PLAT AND SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO CHAPTER 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS: AND. FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 12 DAY OF NOVEMBER, 2006.

DEREK G. ZEMAN 🗗 PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA LICENSE NO. 5655 STATE OF FLORIDA LB NO. 7055

SURVEYOR'S NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 01'20'27" EAST ALONG THE WEST LINE OF FRENCHMAN'S RESERVE PCD - PLAT ONE AS RECORDED IN PLAT BOOK 92, AT PAGES 11 THROUGH 20, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY,

3. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.

Wantman Group, Inc.

Engineering & Surveying & Mapping 2035 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411 (561) 687-2220 phone (561) 687-1110 fax CERT No. 6091 - LB No. 7055 THIS INSTRUMENT WAS PREPARED BY DEREK G. ZEMAN, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655 FOR THE FIRM: WANTMAN GROUP, INC.

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST.

LESS AND EXCEPT:

TOGETHER WITH:

LESS AND EXCEPT:

ALL OF TRACTS "G1" AND "G2", FRENCHMAN'S RESERVE PCD - PLAT E, AS RECORDED IN

ALL OF TRACTS A, B, C, D, E, H, OS1 AND OS2, FRENCHMAN'S RESERVE PCD - PLAT BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TRACTS C AND D. FRENCHMAN'S RESERVE PCD - CLUBHOUSE, AS RECORDED IN PLAT BOOK 94, AT PAGE 138, OF THE PUBLIC RECORDS, PALM BEACH COUNTY. FLORIDA.

SAID LANDS CONTAIN 6,283,456 SQUARE FEET OR 144.26 ACRES, MORE OR LESS.

RECOURSE TO THE CITY OF PALM BEACH GARDENS.

EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- CITY OF PALM BEACH GARDENS.
- AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.