

FRENCHMAN'S RESERVE PCD - PLAT E

BEING A REPLAT OF TRACT E, FRENCHMAN'S RESERVE PCD - PLAT ONE, AS RECORDED IN PLAT BOOK 92, PAGE 11, AND BEING A REPLAT OF PORTIONS OF TRACT OS2, FRENCHMAN'S RESERVE PCD - PLAT "D", AS RECORDED IN PLAT BOOK 93, PAGE 123, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

1

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR RECORD
 AT 3:10 P.M., THIS 21 DAY
 OF January, 2004
 AND DULY RECORDED IN PLAT BOOK
 NO. 101 ON PAGES 1-6
 DOROTHY WILKEN
 CLERK OF THE CIRCUIT COURT
 BY: *[Signature]*
 DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

KNOW 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, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT E, FRENCHMAN'S RESERVE PCD - PLAT ONE, RECORDED IN PLAT BOOK 92, PAGE 11, AND BEING A REPLAT OF PORTIONS OF TRACT OS2, FRENCHMAN'S RESERVE PCD - PLAT "D", RECORDED IN PLAT BOOK 93, PAGE 123, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

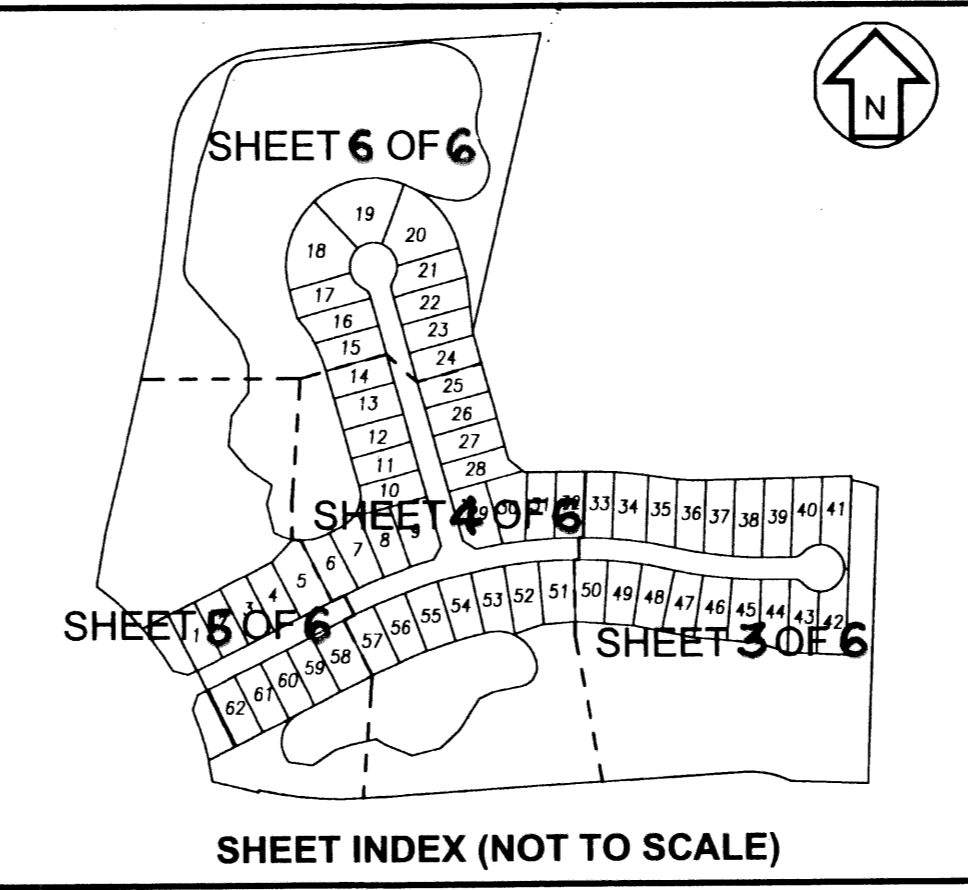
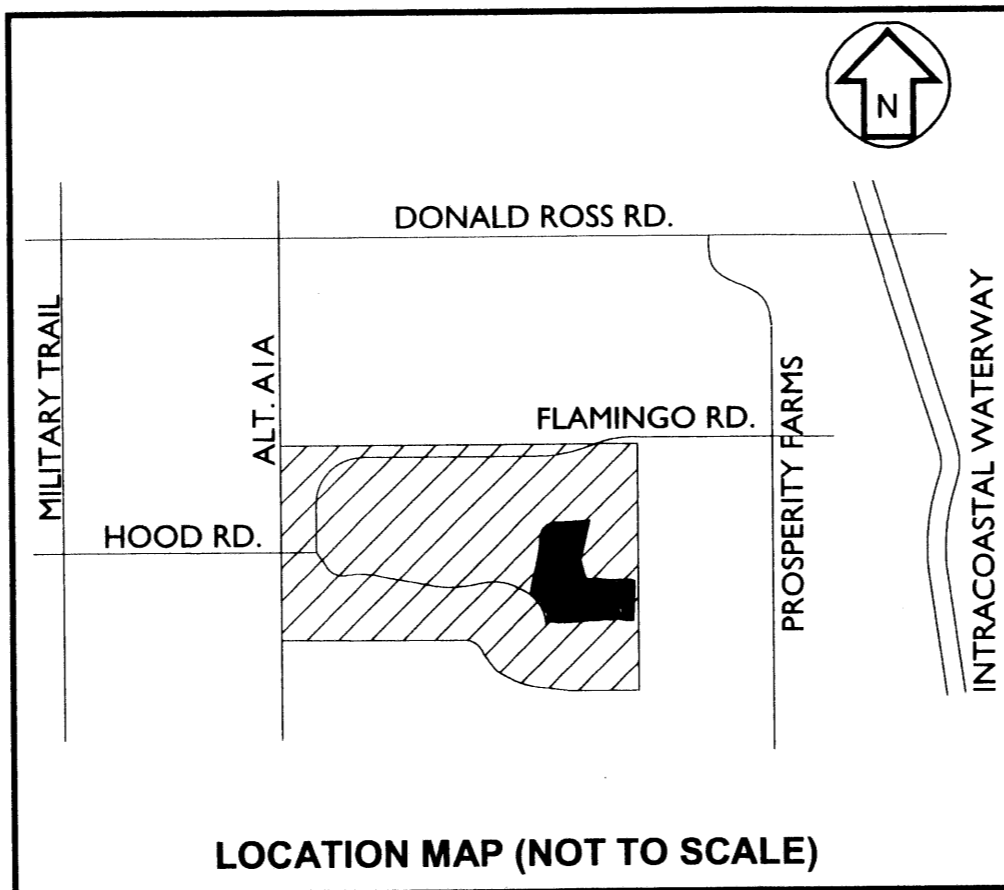
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT E; THENCE THE FOLLOWING TWENTY-SIX (26) COURSES ALONG THE BOUNDARY OF SAID TRACT E:

THENCE, NORTH 87°48'31" WEST, A DISTANCE OF 173.44 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 215.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 25°07'08" WEST; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°37'00", A DISTANCE OF 107.38 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 68°30'09" WEST, A DISTANCE OF 859.09 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°08'49", A DISTANCE OF 233.91 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 08°24'25" WEST, A DISTANCE OF 5.01 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 835.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°37'25" EAST; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'45", A DISTANCE OF 17.43 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 76°10'49" WEST, A DISTANCE OF 89.41 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 627.25 FEET AND WHOSE RADIUS POINT BEARS SOUTH 82°28'58" WEST; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'57", A DISTANCE OF 48.89 FEET TO THE END OF SAID CURVE; THENCE, NORTH 63°05'22" EAST, A DISTANCE OF 67.07 FEET; THENCE, NORTH 26°54'38" WEST, A DISTANCE OF 140.00 FEET; THENCE, SOUTH 63°05'22" EAST, A DISTANCE OF 1.76 FEET; THENCE, NORTH 26°54'38" WEST, A DISTANCE OF 190.55 FEET; THENCE, SOUTH 62°52'27" WEST, A DISTANCE OF 65.50 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 660.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 49°27'48" WEST; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°11'24", A DISTANCE OF 140.42 FEET TO THE END OF SAID CURVE; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°11'24", A DISTANCE OF 256.31 FEET; THENCE, NORTH 12°39'12" EAST, A DISTANCE OF 176.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,025.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'54", A DISTANCE OF 243.22 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 05°55'08" EAST, A DISTANCE OF 212.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°57'11", A DISTANCE OF 324.97 FEET TO THE POINT OF TANGENCY; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°57'11", A DISTANCE OF 48.32 FEET; THENCE, NORTH 89°55'59" EAST, A DISTANCE OF 164.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 718.97 FEET AND WHOSE RADIUS POINT BEARS SOUTH 00°15'25" EAST; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°02'28", A DISTANCE OF 138.55 FEET TO THE END OF SAID CURVE AND TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 10°47'06" EAST; THENCE, EASTERLY ALONG SAID CURVE AND DEPARTING THE BOUNDARY OF SAID TRACT E, THROUGH A CENTRAL ANGLE OF 12°13'31", A DISTANCE OF 106.89 FEET TO THE END OF SAID CURVE; THENCE, NORTH 88°22'01" EAST, A DISTANCE OF 325.15 FEET; THENCE, SOUTH 02°10'27" WEST, A DISTANCE OF 10.34 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT E; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 410.47 FEET AND WHOSE RADIUS POINT BEARS SOUTH 11°15'41" WEST; THENCE, EASTERLY ALONG SAID CURVE AND ALONG THE BOUNDARY OF SAID TRACT E, THROUGH A CENTRAL ANGLE OF 08°37'03", A DISTANCE OF 61.74 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 02°10'27" WEST, ALONG THE EAST BOUNDARY OF SAID TRACT E, A DISTANCE OF 688.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 42.53 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, DRAINAGE, UTILITY AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "A" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS.
- A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT "A" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT "A", WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "G1" AND TRACT "G2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND RESERVED BY, FRENCHMAN'S RESERVE COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND GOLF COURSE PURPOSES.
- THE PRIVATE WATER AND SEWER EASEMENTS (W.S.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING WATER AND SEWER FACILITIES WITHIN THE AREAS DESIGNATED ON THE PLAT AS 15' W.S.E. AND 20' W.S.E. AND NO RIGHTS OF THE PUBLIC ARE CREATED BY THIS EASEMENT.
- THE UTILITY EASEMENTS (10' U.E.), AS SHOWN HEREON AND DESIGNATED AS 10' U.E. ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO 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 RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 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 EASEMENTS, LAKE MAINTENANCE EASEMENTS, WATER MANAGEMENT EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- TRACT "L-1" AND TRACT "L-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A WATER MANAGEMENT EASEMENT OVER ALL OF TRACT "G1" AND TRACT "G2" IS HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LAKE MAINTENANCE EASEMENTS (L.M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND FROM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.



AREA SUMMARY

TRACT "A"	2.74 ACRES
TRACT "G1"	6.78 ACRES
TRACT "G2"	7.77 ACRES
TRACT "L-1"	7.70 ACRES
TRACT "L-2"	2.45 ACRES
LOTS (62)	15.09 ACRES
TOTAL	42.53 ACRES

SURVEYOR'S NOTES:

- BUILDING SETBACKS SHALL CONFORM TO THE CURRENT CITY OF PALM BEACH GARDENS ZONING CODE.
- 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 ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- THE BASE BEARING, AS SHOWN HEREON, IS SOUTH 02°10'27" WEST ALONG THE EAST LINE OF TRACT E, FRENCHMAN'S RESERVE PCD - PLAT ONE, RECORDED IN PLAT BOOK 92, PAGE 11, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

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, AND TO FRENCHMAN'S RESERVE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATE: Sept. 16, 2003
David M. Layman
 DAVID M. LAYMAN, ATTORNEY-AT-LAW
 GREENBERG TRAURIG, P.A.
 FLORIDA BAR NO. 0294470

CITY APPROVAL:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)
 CITY OF PALM BEACH GARDENS)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF January, 2004

BY: *[Signature]*
 ERIC JABLON, MAYOR
 ATTEST: *[Signature]*
 PATRICIA SNIDER, CITY CLERK

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 15 DAY OF JANUARY, 2004

BY: *[Signature]*
 DANIEL P. CLARK, P.E. - CITY ENGINEER



IN WITNESS WHEREOF, BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER TOLL FL GP CORP., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 19th DAY OF November, 2003.

BINKS ESTATES LIMITED PARTNERSHIP
 A FLORIDA LIMITED PARTNERSHIP

BY: *[Signature]*
 TOLL FL GP CORP.
 A FLORIDA CORPORATION, ITS GENERAL PARTNER
 BY: *[Signature]*
 MICHAEL DONNELLY, VICE PRESIDENT

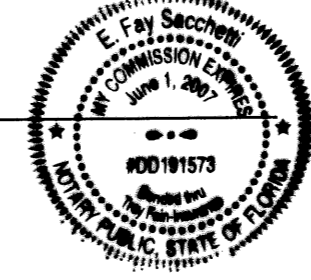
WITNESS: *[Signature]*
 (PRINTED NAME): Joe Macdonald
 WITNESS: *[Signature]*
 (PRINTED NAME): E. Fay Sacchetti

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MICHAEL DONNELLY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TOLL FL GP CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER ON BEHALF OF BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP 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, AS GENERAL PARTNER ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF November, 2003.
 MY COMMISSION EXPIRES June 1, 2007 BY: *[Signature]*
 E. FAY SACCHETTI
 NOTARY PUBLIC
 PRINTED NAME: E. Fay Sacchetti



IN WITNESS WHEREOF, FRENCHMAN'S RESERVE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 19th DAY OF November, 2003.

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

WITNESS: *[Signature]*
 (PRINTED NAME): Joe Macdonald
 WITNESS: *[Signature]*
 (PRINTED NAME): E. Fay Sacchetti

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Michael Donnelly, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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 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.

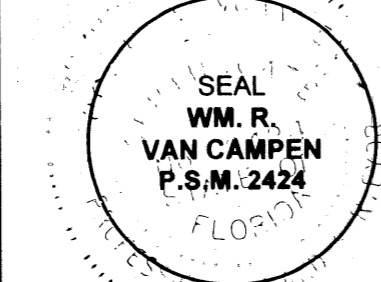
WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF November, 2003.
 MY COMMISSION EXPIRES June 1, 2007 BY: *[Signature]*
 E. FAY SACCHETTI
 NOTARY PUBLIC
 PRINTED NAME: E. Fay Sacchetti



CERTIFICATE OF REVIEW:

THIS PLAT WAS 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 VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (C.P.'S), OR MONUMENTS AT LOT CORNERS.

BY: *[Signature]*
 O. HOWARD DUKES
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NO. 4533
 DATE: December 10, 2003



SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT ARE 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 (C.P.'S) AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THIS PLAT AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY PALM BEACH GARDENS.

BY: *[Signature]*
 WM. R. VAN CAMPEN, P.S.M. 2424
 DATED THIS 18 DAY OF November, 2003.

NOTICE:
 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.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

BENCH MARK
 LAND SURVEYING & MAPPING, INC.
 4152 W. BLUE HERON BLVD. SUITE 121
 RIVIERA BEACH, FLORIDA 33404
 PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171
 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm