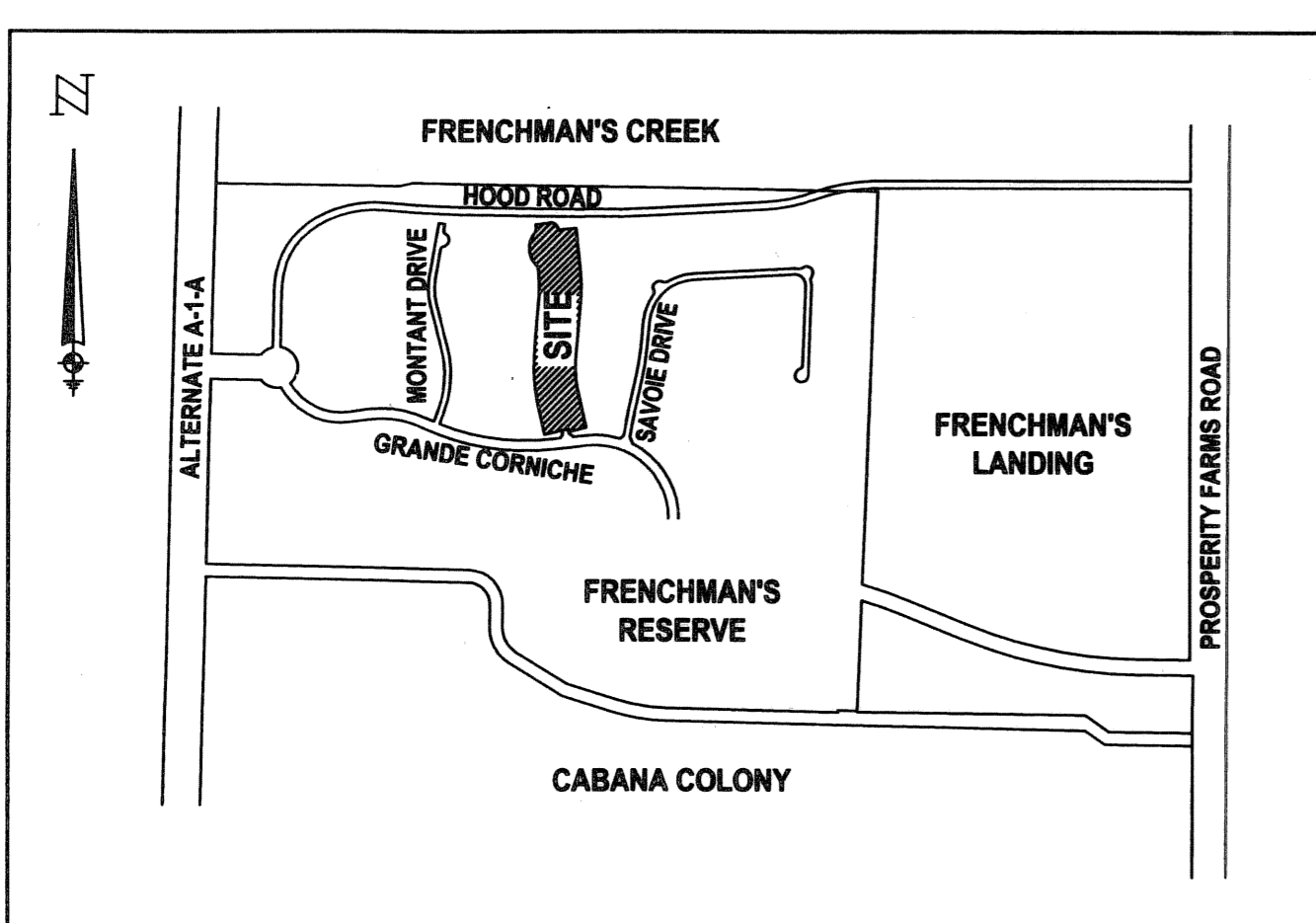


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LOCATION MAP

FRENCHMAN'S RESERVE POD C

BEING A REPLAT OF A PORTION TRACT C, FRENCHMAN'S RESERVE PCD - PLAT ONE, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 3 APRIL 2005

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:03 P.M. this 27th day of May, 2005 and duly recorded in Plat Book No. 92 on Pages 11 thru 20.

Sharon R. Beck
Clerk and Comptroller
By: *[Signature]* D.C.

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED J. MICHAEL DONNELLY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TOLL FL GP CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 26th DAY OF April, 2005.

MY COMMISSION EXPIRES: December 3, 2008 Wendy Lomenze
NOTARY PUBLIC

COMMISSION NO. DD 359818 Wendy Lomenze
(PRINTED NAME)



SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A PLAT AND SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID 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 MONUMENTS ACCORDING TO SECTION 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 THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DAVID C. LIDBERG DATED: THIS 20th DAY OF APRIL, 2005.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON PLAT OF FRENCHMAN'S RESERVE PCD PLAT ONE, PLAT BOOK 92, PAGE 11. THE NORTH LINE OF TRACT C SHOWN THEREON BEARS SOUTH 89°02'36" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- 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.
- THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 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.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

ABBREVIATIONS

- = 4"x4" CONCRETE MONUMENT LB4431 (PRM)
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- S.U.A. = SEACOAST UTILITY AUTHORITY
- N.R. = NOT RADIAL
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- Z.L.L.M.E. = ZERO LOT LINE MAINTENANCE EASEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- LBE = LANDSCAPE BUFFER EASEMENT

CITY OF PALM BEACH GARDENS ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF May, 2005.

BY: *[Signature]*
JOSEPH RUSSO, MAYOR
ATTEST: *[Signature]*
PATRICIA SMIDER, CMC, CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF May, 2005.

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

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE LAND SHOWN HEREON AS FRENCHMAN'S RESERVE POD C, BEING A REPLAT OF A PORTION TRACT C, FRENCHMAN'S RESERVE PCD PLAT ONE, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT C; THENCE SOUTH 89°02'36" EAST ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 215.24 FEET; THENCE SOUTH 06°18'25" EAST A DISTANCE OF 73.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°41'35" EAST A DISTANCE OF 147.62 FEET; THENCE SOUTH 89°02'36" EAST A DISTANCE OF 32.00 FEET; THENCE SOUTH 06°18'25" EAST A DISTANCE OF 34.77 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 57.00 FEET WHICH RADIUS POINT BEARS SOUTH 00°44'54" WEST, AND A CENTRAL ANGLE OF 23°50'43"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.89 FEET; THENCE DEPARTING SAID CURVE NORTH 30°35'37" EAST ALONG A LINE RADIAL TO THE AFORE MENTIONED CURVE A DISTANCE OF 15.33 FEET; THENCE NORTH 83°41'35" EAST A DISTANCE OF 153.57 FEET; THENCE SOUTH 06°18'25" EAST A DISTANCE OF 370.38 FEET TO A POINT OF CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1165.00 AND A CENTRAL ANGLE OF 11°20'35"; THENCE ALONG THE ARC OF SAID CURVE 230.64 FEET; THENCE SOUTH 05°02'10" WEST 452.00 FEET TO A POINT OF CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 835.00 AND A CENTRAL ANGLE OF 18°02'18"; THENCE ALONG THE ARC OF SAID CURVE 282.88 FEET; THENCE SOUTH 13°00'08" EAST A DISTANCE OF 287.43 FEET; THENCE SOUTH 76°59'52" WEST 140.00 FEET; THENCE NORTH 13°00'08" WEST 20.48 FEET; THENCE SOUTH 76°59'52" WEST 190.00 FEET; THENCE NORTH 13°00'08" WEST A DISTANCE OF 266.95 FEET TO A POINT OF CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1165.00 AND A CENTRAL ANGLE OF 18°02'18"; THENCE ALONG THE ARC OF SAID CURVE 306.77 FEET; THENCE NORTH 05°02'10" EAST A DISTANCE OF 452.00 FEET TO A POINT OF CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 835.00 AND A CENTRAL ANGLE OF 11°20'35"; THENCE ALONG THE ARC OF SAID CURVE 165.31 FEET; THENCE NORTH 06°18'25" WEST 111.72 FEET TO A POINT OF CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 40.00 AND A CENTRAL ANGLE OF 38°49'23"; THENCE ALONG THE ARC OF SAID CURVE 27.10 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 254.61 AND A CENTRAL ANGLE OF 64°47'52"; THENCE ALONG THE ARC OF SAID CURVE 287.95 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 550,762 SQ. FEET AND/OR 12.64 ACRES.

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

- CHARROUX DRIVE (TRACT R1) 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 AND UTILITIES AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT R1 IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, AND THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES. NO ABOVE GROUND UTILITIES OR APPURTENANCES ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT R1.
- DRAINAGE TRACTS A AND B 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, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- 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 EASEMENTS, WATER MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- TRACTS C,D,E AND F, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. EACH TRACT IS SUBJECT TO A 2' ZERO LOT LINE MAINTENANCE EASEMENT FOR THE BENEFIT OF THE OWNERS OF LOTS 1, 21, 28 AND 48, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS.
- THE ZERO LOT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ABUTTING LOT OWNER, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

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 26th DAY OF April, 2005.

BINKS ESTATES LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP

BY: TOLL FL GP CORP.
A FLORIDA CORPORATION,
AS ITS GENERAL PARTNER

WITNESS: *[Signature]*
PRINT NAME: Wendy Lomenze

WITNESS: *[Signature]*
PRINT NAME: Suzanne Kozinski

BY: *[Signature]*
MICHAEL DONNELLY
VICE PRESIDENT

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DAVID W. 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 IN BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES 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.

DATED: THIS 1st DAY OF April, 2005

[Signature]
DAVID W. LAYMAN, ESQUIRE
GREENBERG TRAUING, P.A.
LICENSED IN FLORIDA
FLORIDA BAR NO. 0294470

REVIEWING SURVEYOR

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 VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.

[Signature] DATE: 9 MAY, 2005
O. HOWARD DUKES, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS4533

LIDBERG LAND SURVEYING, Inc.
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL 561-746-8454

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OFF	D.B	454	340	60-61	DATE 1/15/2005
CKD	D.C.L.	SHEET 1	OF 3	DWG	D04-133P