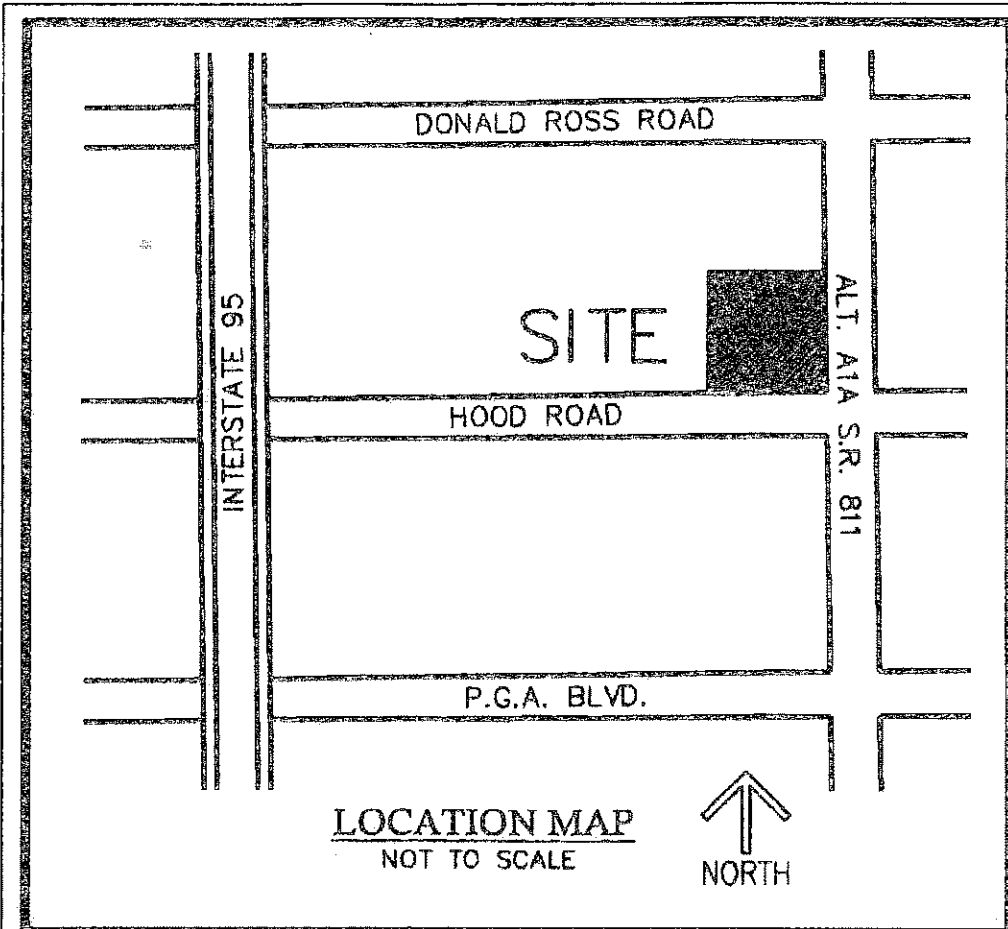


20090376189

FRENCHMAN'S CROSSING

A PORTION OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

00052-178



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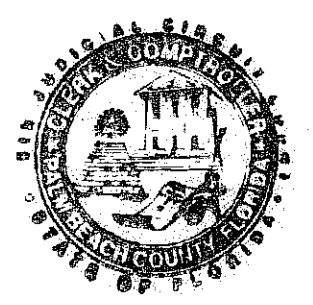
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JULY -2009

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:54 AM
THIS 28 DAY OF OCT
A.D. 2009 AND DULY RECORDED
IN PLAT BOOK 113 ON
PAGES 1 AND 7

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 7



DESCRIPTION

A PORTION OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA. THE DESCRIPTION OF THE LANDS BEING PLATTED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT B-1, EVERORENE PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N01°18'45"E ALONG THE EAST LINE OF SAID TRACT B-1, A DISTANCE OF 660.03 FEET; THENCE S80°08'04"E ALONG THE SOUTH LINE OF SAID TRACT B-1, A DISTANCE OF 660.03 TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THAT 100.00 FOOT WIDE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD; THENCE S01°18'45"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 660.03 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HOOD ROAD, AS RECORDED IN DEED BOOK 1083, PAGE 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°08'04"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 660.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 435,619 SQUARE FEET OR 10.000 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS FRENCHMAN'S CROSSING, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- THE WATER MANAGEMENT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THERE IN AND THERE UNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN AND THE CITY OF PALM BEACH GARDENS, FLORIDA. SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THIS EASEMENT.
- THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED BY LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER AND OTHER PURPOSES CONSISTENT WITH THE SITE PLAN ON FILE WITH THE CITY OF PALM BEACH GARDENS, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED EXCLUSIVELY AND IN PERPETUITY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THERE IN AND THERE UNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN AND THE CITY OF PALM BEACH GARDENS, FLORIDA. SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THIS EASEMENT.
- EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS (SUAE) ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS, INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- THE PEDESTRIAN ACCESS EASEMENT (PAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PEDESTRIAN ACCESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS (UE) ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER PUBLIC UTILITIES. LANDS UNDERLYING SAID EASEMENTS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE FEE SIMPLE OWNER(S) OF SAID LANDS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- AN EASEMENT FOR SEWER LIFT STATION FACILITIES AS SHOWN HEREON AND DESIGNATED AS L.S.E. IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER LIFT STATION FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- TRACT RW, AS SHOWN HEREON, IS HEREBY RESERVED LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR FUTURE COUNTY ROAD RIGHT-OF-WAY PURPOSES, AND IS THE MAINTENANCE OBLIGATION SAID LIVE OAK LAND HOOD ROAD, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA
- THE EMERGENCY ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR EMERGENCY VEHICLE ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 SAID EASEMENTS.

NPBCD UNIT DEVELOPMENT NO. 2
SUMMARY CHART

TABULAR DATA	SQUARE FEET	ACRES
TOTAL AREA THIS PLAT	435,619	10.000
PARCEL A	433,509	9.952
TRACT RW	2,110	0.048

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 17 DAY OF SEPTEMBER, 2009.

WITNESS: *[Signature]*
PRINT NAME: *John Z. to*

BY: *[Signature]*
JOSEPH D. LELONEK
MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA;
COUNTY OF PALM BEACH;

BEFORE ME PERSONALLY APPEARED JOSEPH D. LELONEK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF SEPTEMBER, 2009.

MY COMMISSION EXPIRES: OCTOBER 13, 2009
COMMISSION NUMBER: DD481643

NOTARY PUBLIC
DONNA M. Scully
PRINT NAME

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA;
COUNTY OF PALM BEACH;

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) HEREBY ACCEPTS THE WATER MANAGEMENT AND WATER MANAGEMENT ACCESS EASEMENTS AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID NORTHERN HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID WATER MANAGEMENT AND WATER MANAGEMENT ACCESS EASEMENTS LIE, AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS. SAID NORTHERN HEREBY ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID NORTHERN ON THE PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (UNIT NO. 2)

BY: *[Signature]*
DEBORAH A. DIAZ, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: *[Signature]*
ONEAL BARDIN JR., SECRETARY
BOARD OF SUPERVISORS

APPROVALS:

CITY OF PALM BEACH GARDENS;
COUNTY OF PALM BEACH, FLORIDA;

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 15TH DAY OF SEPTEMBER, 2009.

ATTEST: *[Signature]*
PATRICIA SNIDER, CMC, CITY CLERK

BY: *[Signature]*
JOSEPH RUSSO, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 28 DAY OF SEPTEMBER, 2009.

BY: *[Signature]*
MASSIMO BOSSO, P.E., CITY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA;
COUNTY OF PALM BEACH;

I, ROBERT L. CRANE, 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 LIVE OAK LAND HOOD ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 DEPICTED BY THIS PLAT.

DATED: SEPT. 3, 2009

BY: *[Signature]*
ROBERT L. CRANE
ATTORNEY AT LAW
LICENSED IN FLORIDA

REVIEWING SURVEYOR:

STATE OF FLORIDA;
COUNTY OF PALM BEACH GARDENS;

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.09(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 THE PERMANENT REFERENCE MONUMENTS (PRM'S), PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: *[Signature]*
THOMAS C. VOKOUN
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4382

DATE: 09-23-2009

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 MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.09(9), AND FURTHER THAT THE 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.

THIS 17TH DAY OF SEPTEMBER, 2009.

BY: *[Signature]*
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5095
STATE OF FLORIDA LB #3591

"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.

