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

FRENCHMAN'S CROSSING

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

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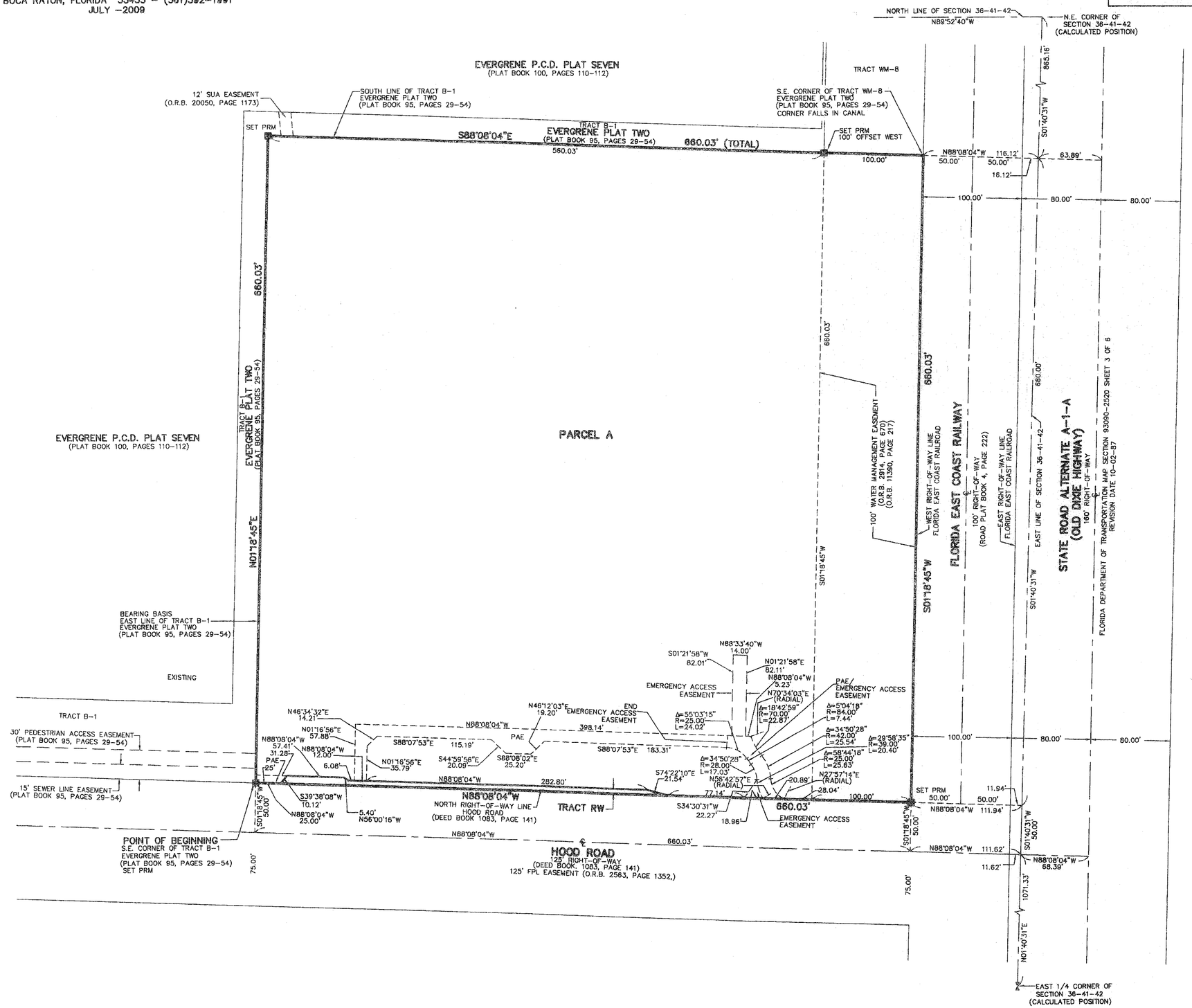
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS ____ DAY OF _____
A.D. 2009 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 6 OF 7



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FT.

SURVEY NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF PALM BEACH GARDENS APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF N01°18'45"E ALONG THE EAST LINE OF TRACT B-1, EVERGRENE PLAT TWO AS RECORDED IN PLAT BOOK 95, PAGES 29-54.
6. ▩ P.R.M. – INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
7. ◎ – DENOTES SET PERMANENT CONTROL POINT LB#3591
8. UE – INDICATES UTILITY EASEMENT.
9. DE – INDICATES DRAINAGE EASEMENT.
10. LAE – DENOTES LIMITED ACCESS EASEMENT
11. O.R.B. – DENOTES OFFICIAL RECORDS BOOK
12. ℄ – DENOTES CENTERLINE
13. (R) – INDICATES RADIAL LINE.
14. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
15. WME – DENOTES WATER MANAGEMENT EASEMENT
16. LBE – DENOTES LANDSCAPE BUFFER EASEMENT
17. FPL – DENOTES FLORIDA POWER & LIGHT CO.
18. SUAE – DENOTES SEACOAST UTILITY EASEMENT
19. PAE – DENOTES PEDESTRIAN ACCESS EASEMENT
20. WMAE – DENOTES WATER MANAGEMENT ACCESS EASEMENT
21. L.S.E. – DENOTES LIFT STATION EASEMENT

"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.

PEDESTRIAN ACCESS AND EMERGENCY ACCESS EASEMENTS