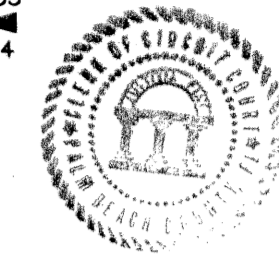
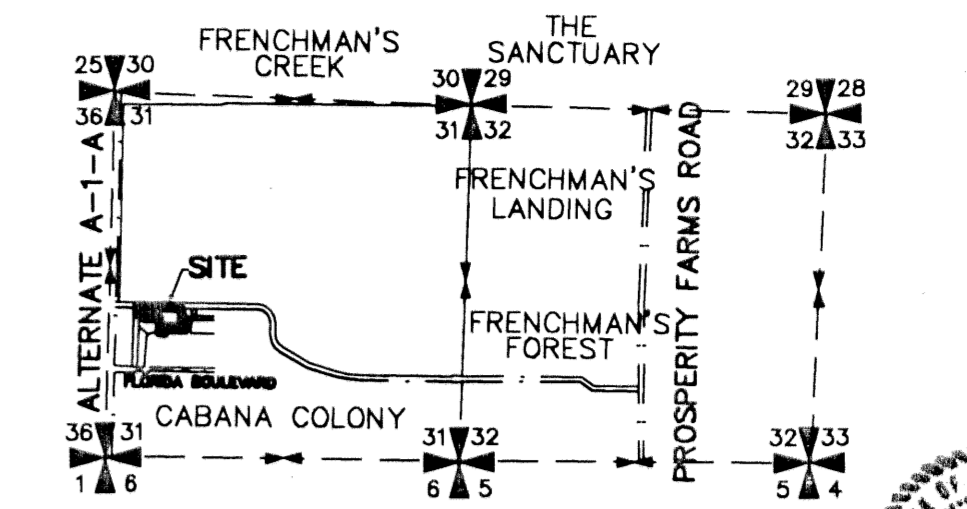


# FRENCHMAN'S RESERVE PCD - GOLF MAINTENANCE

BEING A REPLAT OF TRACT D AND LOT 1, BLOCK 28,  
AND A PORTION OF TRACT C OF  
PALM BEACH CABANA COLONY, PLAT NO. 2  
AS RECORDED IN PLAT BOOK 26, PAGES 238-239

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

AUGUST, 2001 SHEET 1 OF 2



192  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:10 P.M.  
THIS 28th DAY OF December  
A.D. 2001 AND DULY RECORDED  
IN PLAT BOOK 26 ON  
PAGES 238 AND 239  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
By: *Sherry L. McDaniel*  
DEPUTY CLERK

### DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "D", TOGETHER WITH LOT 1, BLOCK 28, THE NORTH 115 FEET OF TRACT "C", AND THE SOUTH 45 FEET OF THE NORTH 160 FEET OF THE EAST 215 FEET OF TRACT "C", ALL IN PLAT NO. 2 PALM BEACH CABANA COLONY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 26, PAGE 238.

CONTAINING 139,344 SQUARE FEET OR 3.199 ACRES MORE OR LESS.

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

1. TRACT A AS SHOWN HEREON, IS HEREBY DEDICATED TO BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AS OPEN SPACE GOLF COURSE MAINTENANCE FACILITIES AND OTHER PROPER PURPOSES.

2. THE UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "UE" ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, COOPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.

3. TRACT B AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

4. A WATER MANAGEMENT EASEMENT (WME) OVER ALL OF TRACTS A, B, AND C, IS HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR SHEET FLOW DRAINAGE. NOTWITHSTANDING SURVEYOR'S NOTES NUMBER 2, SAID DEDICATION NOT TO INTERFERE WITH THE PLANNED CONSTRUCTION OF IMPROVEMENTS AND BUILDINGS OVER SAID TRACTS A, B, AND C.

6. THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "LBE", ARE HEREBY DEDICATED TO 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 AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

7. TRACT C AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PUBLIC FACILITIES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

8. EASEMENT FOR WELL SITE, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF AN EXCLUSIVE WELL SITE, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS WSE, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

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 21<sup>st</sup> DAY OF November, 2001.

BINKS ESTATES LIMITED PARTNERSHIP,  
A FLORIDA LIMITED PARTNERSHIP

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

WITNESS: *F. Pay Sacchetti*  
PRINT NAME: F. Pay Sacchetti

BY: *Daniel Grosswald*  
DANIEL GROSSWALD, VICE PRESIDENT

WITNESS: *Christie Cobb*  
PRINT NAME: Christie Cobb

### ACKNOWLEDGEMENT:

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

BEFORE ME PERSONALLY APPEARED DANIEL GROSSWALD WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE-PRESIDENT OF TOLL FL GP CORP., A FLORIDA CORPORATION, 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 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 21<sup>st</sup> DAY OF November, 2001.

MY COMMISSION EXPIRES: July 5, 2005



*Joell Lasky*  
NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS:

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 21<sup>st</sup> DAY OF November, 2001.

FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *F. Pay Sacchetti*

BY: *Daniel Grosswald*

PRINT NAME: F. Pay Sacchetti

PRINT NAME: Daniel Grosswald

WITNESS: *Christie Cobb*

PRINT NAME: Christie Cobb

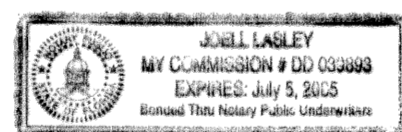
### ACKNOWLEDGEMENT:

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

BEFORE ME, PERSONALLY APPEARED DAN GROSSWALD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Dan Grosswald* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FRENCHMAN'S RESERVE MASTER HOMEOWNERS 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF November, 2001.

MY COMMISSION EXPIRES: 7/5/2005



*Joell Lasky*  
NOTARY PUBLIC

### TITLE CERTIFICATION:

STATE OF FLORIDA;  
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, THAT 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.

DATE: Oct 21, 2001

BY: *David M. Layman*  
DAVID M. LAYMAN  
GREENBERG TRAURIG, P.A.  
LICENSED IN FLORIDA  
FLORIDA BAR NO. 0294470

### ACKNOWLEDGEMENT:

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

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 21<sup>st</sup> DAY OF December, 2001.

ATTEST: *Carol Gadd*  
CAROL GADD, CITY CLERK

BY: *Joseph R. Russo*  
JOSEPH R. RUSSO, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 18<sup>th</sup> DAY OF December, 2001.

BY: *Lennart E. Lindahl*  
LENNART E. LINDAHL 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 MONUMENTS AT LOT CORNERS.

BY: *Pasquale Volpe*  
PASQUALE VOLPE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4873

DATE: 6 Dec 01

### 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 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 MONUMENTS ACCORDING TO SECTION 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 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 26<sup>th</sup> DAY OF NOVEMBER, 2001.

BY: *Robin B. Petzold*  
ROBIN B. PETZOLD  
PROFESSIONAL SURVEYOR AND MAPPER #4567  
STATE OF FLORIDA LB #7055

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.

BINKS ESTATES LIMITED PARTNERSHIP	NOTARY	FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATES, INC.	NOTARY	CITY OF PALM BEACH GARDENS	REVIEWING SURVEYOR	TITLE CERTIFICATION	SURVEYOR

**Wantman Group, Inc.**  
Engineering ♦ Surveying ♦ Mapping  
901 NORTHPOINT PARKWAY, SUITE 204  
WEST PALM BEACH, FL 33407  
(561) 687-2220 phone (561) 687-1110 fax  
CERT No. 6091 - LB No. 7055

CAD	K:\TOLLBROS\FRENCHMAN\DWG\218PLATGM				
REF	K:\TOLLBROS\FRENCHMAN\DWG\218MG01				
FLD	RP/AB	FB. 000	PG. 00	JOB	218-PLAT
OFF	AJP/MRJ			DATE	6/25/01
CKD	RBP	SHEET	1 OF 2	DWG	