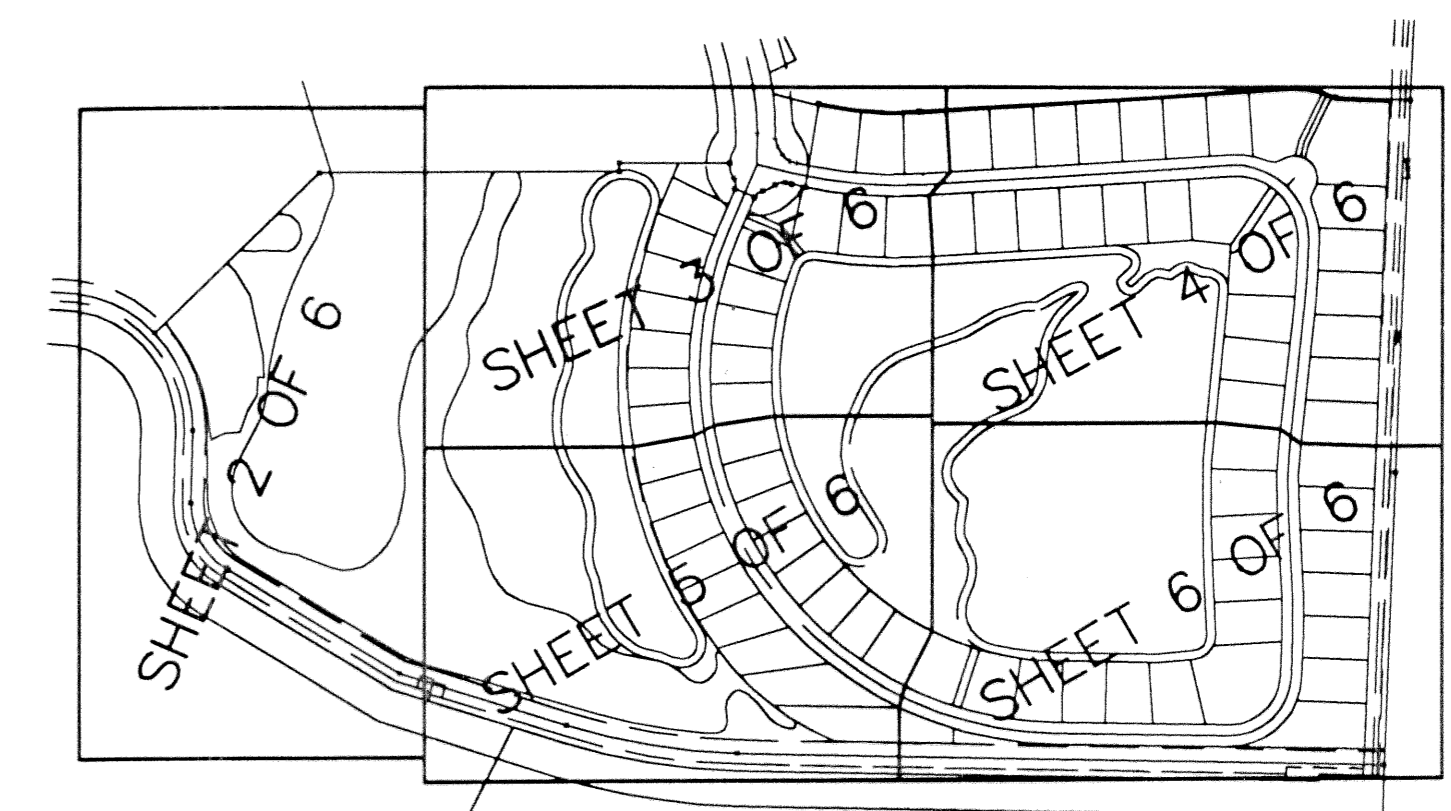


# FRENCHMAN'S RESERVE PCD - PLAT F

BEING A REPLAT OF TRACT F FRENCHMAN'S RESERVE PCD - PLAT ONE  
AS RECORDED IN PLAT BOOK 92, PAGES 11-20  
IN PALM BEACH COUNTY, FLORIDA

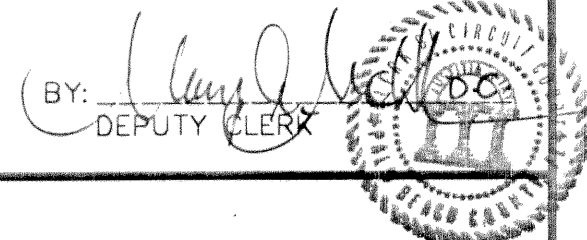
BEING A PARCEL OF LAND LYING IN SECTION 31,  
TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH  
GARDENS, PALM BEACH COUNTY, FLORIDA.

JANUARY, 2002 SHEET 1 OF 6



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 4:16 A.M.  
THIS 7th DAY OF February  
A.D. 2002 AND DULY RECORDED  
IN PLAT BOOK 92 ON  
PAGES 82 - 87

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT



### DEDICATION:

KNOW 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT F IN FRENCHMAN'S RESERVE PCD - PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 11-20, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF TRACT F OF SAID FRENCHMAN'S RESERVE PCD - PLAT ONE, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT F OF SAID PLAT ONE, THENCE SOUTH 89°59'25" EAST, ALONG THE NORTH LINE OF SAID TRACT F, FOR A DISTANCE OF 673.44 FEET TO A POINT THAT IS 255.90 FEET WEST OF TRACT R2 OF SAID PLAT ONE AS MEASURED ALONG SAID NORTH LINE OF SAID TRACT F; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'35" WEST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 89°59'25" WEST FOR A DISTANCE OF 694.19 FEET TO A POINT ON THE WEST LINE OF SAID TRACT F; THENCE NORTH 46°03'43" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 28.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,259,127 SQUARE FEET OR 28.906 ACRES, MORE OR LESS.

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

1. TRACT R-1, 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 STREET TRACT R-1 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 STREET TRACT R-1 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 R-1.

2. TRACTS A, B, C, D, E, G, AND H AS SHOWN HEREON, ARE HEREBY RESERVED BY BINKS ESTATES LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AS OPEN SPACE, GOLF COURSE AND WATER MANAGEMENT PURPOSES.

3. A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING WATER AND SEWER FACILITIES, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E. NO RIGHTS OF THE PUBLIC ARE CREATED BY THIS EASEMENT.

A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO FLORIDA POWER AND LIGHT SOLELY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING UNDERGROUND FACILITIES, OTHER THAN TRANSFORMERS WHICH MAY BE ABOVE-GROUND WHERE NECESSARY, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E., TO PROVIDE ELECTRICAL SERVICE TO THE PLATTED PROPERTY. NO RIGHTS OF THE PUBLIC ARE CREATED BY THIS EASEMENT.

FURTHER NON-EXCLUSIVE EASEMENTS MAY BE GRANTED OVER THE P.S.U.E. AS PROVIDED FOR IN THE DECLARATION OF RESTRICTIONS WHICH ENCUMBERS THE PROPERTY.

4. THE DRAINAGE EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "DE" ARE HEREBY DEDICATED IN PERPETUITY TO THE 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, WATER MANAGEMENT MAINTENANCE, AND WATER MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6. TRACTS L1 AND L2, 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 STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

7. A WATER MANAGEMENT EASEMENT (WME) OVER ALL OF TRACTS OS1 AND OS2 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.

8. TRACT W, AS SHOWN HEREON, IS HEREBY DEDICATED TO FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WETLAND PRESERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "LBE", ARE HEREBY DEDICATED TO THE 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.

10. THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "LMAE" TOGETHER WITH THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "LME", ARE HEREBY DEDICATED TO FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND FROM STORM 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 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, LAKE MAINTENANCE AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

11. TRACT UP1, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR UPLAND PRESERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

12. TRACTS OS1 AND OS2 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

13. TRACT GA1 AND GA2 AS SHOWN HEREON, IS HEREBY RESERVED BY BINKS ESTATES LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS/EGRESS PURPOSES FOR ACCESS TO GOLF COURSE 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 7th DAY OF January, 2002.

BINKS ESTATES LIMITED PARTNERSHIP,  
A FLORIDA LIMITED PARTNERSHIP

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

WITNESS: Wendy Lemenze  
PRINT NAME: Wendy Lemenze

WITNESS: E. Fay Sacchetti  
PRINT NAME: E. Fay Sacchetti

BY: Daniel Grosswald,  
DANIEL GROSSWALD, VICE PRESIDENT

### 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 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 7th DAY OF January, 2002.

MY COMMISSION EXPIRES: Dec. 3, 2004  
DATE: Wendy Lemenze  
#0983228

### 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 7th DAY OF January, 2002.

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

WITNESS: Wendy Lemenze  
PRINT NAME: Wendy Lemenze

WITNESS: E. Fay Sacchetti  
PRINT NAME: E. Fay Sacchetti

BY: Dan Grosswald  
PRESIDENT  
PRINT NAME: Dan Grosswald

### ACKNOWLEDGEMENT:

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

BEFORE ME, PERSONALLY APPEARED Dan Grosswald WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Wendy Lemenze AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS 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 7th DAY OF January, 2002.

MY COMMISSION EXPIRES: Dec. 3, 2004  
DATE: Wendy Lemenze  
#0983228

### 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: Dec. 10, 2001

BY: David M. Layman  
DAVID M. LAYMAN  
GREENBERG TRAUJIG, 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 17th DAY OF January, 2002.  
ATTEST: Carol Gold, CITY CLERK  
BY: Joseph R. Russo, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 10th DAY OF January, 2002.  
BY: Lenhart E. Lindahl, P.E., CITY ENGINEER

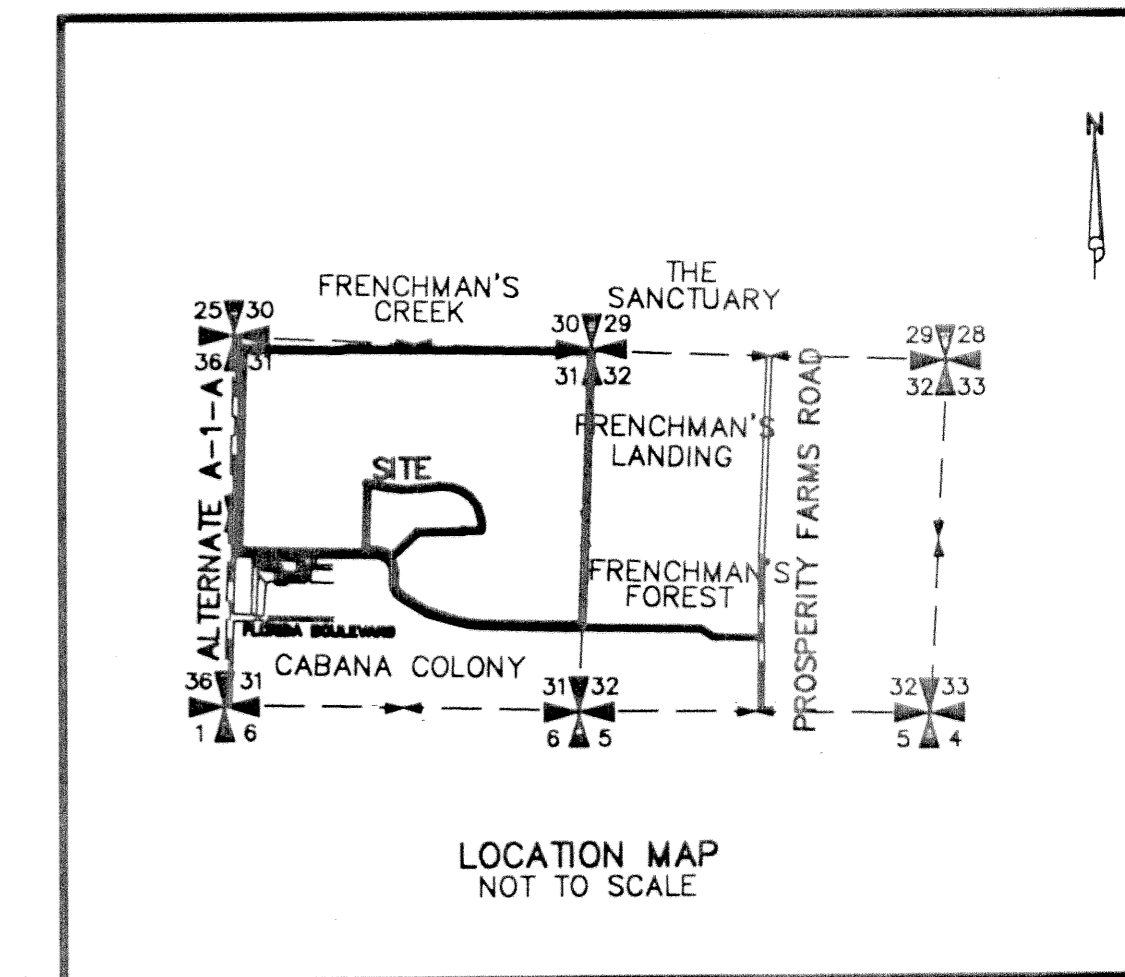
### REVIEWING SURVEYOR:

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 THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

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

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.



### 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO CHAPTER 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.

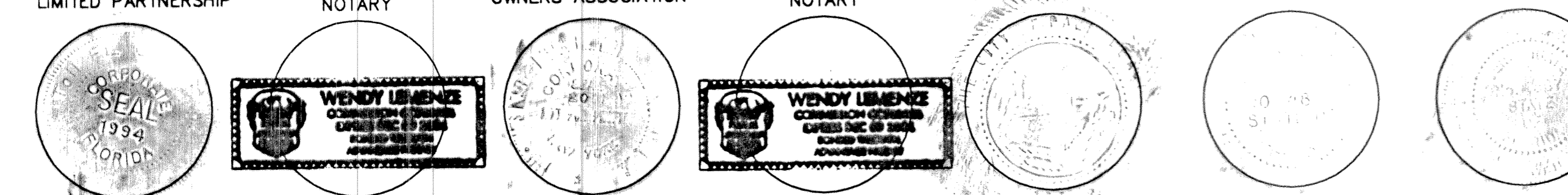
THIS 7th DAY OF January, 2002.

ROBIN B. PETZOLD  
PROFESSIONAL SURVEYOR AND MAPPER #4567  
STATE OF FLORIDA LB #7055

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 02°10'58" WEST ALONG THE EAST LINE OF TRACT F OF FRENCHMAN'S RESERVE PCD - PLAT ONE, AS RECORDED IN PLAT BOOK 92, PAGE 11-20, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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 IMPROVEMENTS. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.

BINKS ESTATES LIMITED PARTNERSHIP NOTARY  
FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION NOTARY  
CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR  
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\218PLATF		
REF	K:\TOLLBROS\FRENCHMAN\DWG\218MG01		
FLD	FB.	PG.	JOB 01-218F
OFF	AJP/MRJ		DATE 11/14/01
CKD	RBP	SHEET 1 OF 6	DWG