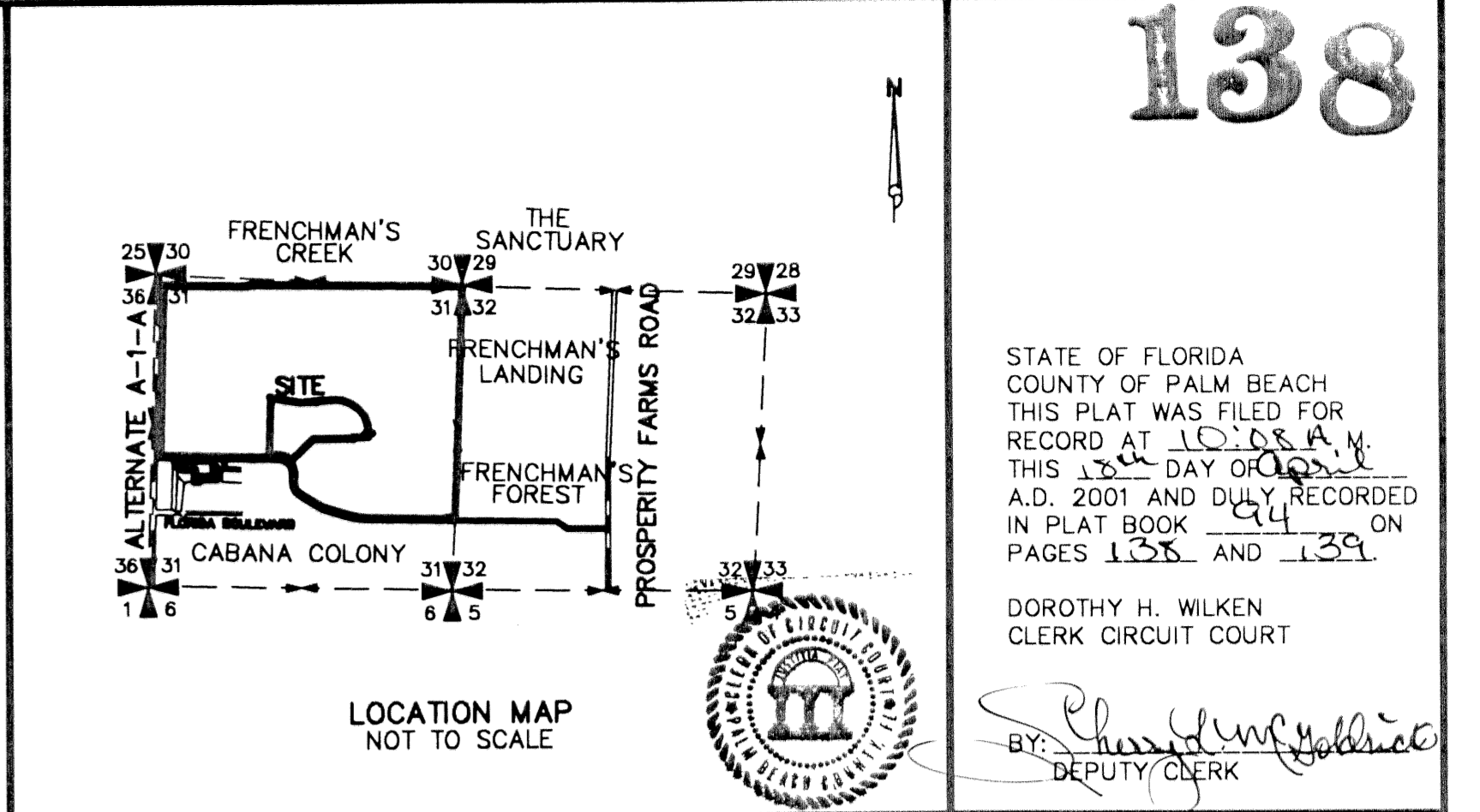


# FRENCHMAN'S RESERVE PCD - CLUBHOUSE

BEING A REPLAT OF TRACT I AND A PORTION OF TRACT F OF FRENCHMAN'S RESERVE PCD - PLAT ONE AS RECORDED IN PLAT BOOK 92, PAGE 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 2



### 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

TOGETHER WITH,

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 A, AS SHOWN HEREON, IS HEREBY RESERVED TO BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. TRACTS B, C AND D AS SHOWN HEREON, ARE HEREBY RESERVED TO BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AS OPEN SPACE GOLF COURSE AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. 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.

4. A WATER MANAGEMENT EASEMENT (WME) OVER ALL OF TRACTS A, B, C AND D ARE 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. SAID DEDICATION NOT TO INTERFERE WITH THE WITH THE PLANNED CONSTRUCTION AND IMPROVEMENTS OVER SAID TRACTS A, B, AND C.

5. TRACTS UP1 AND UP2, 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.

6. 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.

7. THE WETLAND BUFFER EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "WBE", ARE HEREBY DEDICATED TO FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF WETLAND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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 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 Lomenze

PRINT NAME: Wendy Lomenze

WITNESS: E. Fay Sacchetti

PRINT NAME: E. Fay Sacchetti

BY: Daniel Grosswald, VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA; COUNTY OF PALM BEACH;

BEFORE ME PERSONALLY APPEARED DANIEL GROSSWALD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED personally known AS IDENTIFICATION, 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 Lomenze NOTARY PUBLIC #CC983228

### 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 Lomenze BY: Dan Grosswald - PBES. PRINT NAME: Wendy Lomenze PRINT NAME/TITLE: Dan Grosswald - PBES.

WITNESS: E. Fay Sacchetti

PRINT NAME: E. Fay Sacchetti

### ACKNOWLEDGEMENT:

STATE OF FLORIDA; COUNTY OF PALM BEACH;

BEFORE ME, PERSONALLY APPEARED Dan Grosswald WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED personally known 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 Lomenze NOTARY PUBLIC #CC983228

### 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 TRAUERIG, (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 17th DAY OF January, 2002. BY: Emmert 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 MONUMENTS AT LOT CORNERS.

BY: Pasquale Volpe DATE: 8 Jan. 2002 PASQUALE VOLPE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4873

### 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 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 NORTH 01°14'49" EAST ALONG THE WEST LINE OF TRACT I OF FRENCHMAN'S RESERVE PCD - PLAT ONE AS RECORDED IN PLAT BOOK 92, PAGES 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.

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 ASSOCIATION NOTARY CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR SURVEYOR

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