

FRENCHMAN'S RESERVE PCD - PLAT "G"

BEING A REPLAT OF LOTS 1 THROUGH 36 AND TRACT R3, FRENCHMAN'S RESERVE PCD - PLAT ONE AS RECORDED IN PLAT BOOK 92, PAGES 11-20, IN PALM BEACH COUNTY, FLORIDA

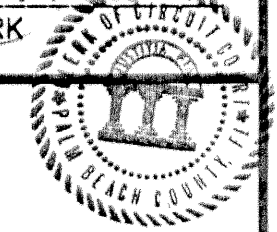
LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER, 2002 SHEET 1 OF 2

100

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:21 P.M.
THIS 24th DAY OF October
A.D. 2002 AND DULY RECORDED
IN PLAT BOOK 92 ON
PAGES 100 AND 101

DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: *[Signature]*
DEPUTY CLERK



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 LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1 THROUGH 36 AND TRACT R3, FRENCHMAN'S RESERVE PCD - PLAT ONE, AS RECORDED IN PLAT BOOK 92, PAGES 11-20, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 481,604 SQUARE FEET OR 11.056 ACRES, MORE OR LESS.

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

1. TRACT R3, 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 R3 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 R3 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 R3.

2. A PRIVATE NON-EXCLUSIVE EASEMENT AS SHOWN HEREON AND DESIGNATED AS "PSUE", 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 PSUE NO RIGHTS OF THE PUBLIC ARE CREATED BY THIS EASEMENT.

A PRIVATE NON-EXCLUSIVE EASEMENT AS SHOWN HEREON AND DESIGNATED AS "PSUE", 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 PSUE, 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 PSUE, 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.

5. THE ZERO LOT LINE MAINTENANCE EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "ZLLME", ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNER, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS AND OTHER PROPER PURPOSES, 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, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 29th DAY OF August, 2002.

BINKS ESTATES LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP

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

WITNESS: *[Signature]*

PRINT NAME: *[Signature]*

WITNESS: *[Signature]*

PRINT NAME: E. Fay Sacchetti

BY: *[Signature]*

NAME: Ronald Blum

TITLE: Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA;
COUNTY OF PALM BEACH;

BEFORE ME PERSONALLY APPEARED Ronald Blum WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE-PRESIDENT OF TOLL FL GP, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE AUTHORIZED SEAL OF SAID PARTNERSHIP 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 PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF August, 2002.

MY COMMISSION EXPIRES: June 1, 2003 E. Fay Sacchetti

PRINT NAME: E. Fay Sacchetti LICENSE NUMBER: CC 834379

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 29th DAY OF August, 2002.

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

WITNESS: *[Signature]*

PRINT NAME: *[Signature]*

WITNESS: *[Signature]*

PRINT NAME: E. Fay Sacchetti

BY: *[Signature]*

NAME: Ronald Blum

TITLE: Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA;
COUNTY OF PALM BEACH;

BEFORE ME, PERSONALLY APPEARED Ronald Blum WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE 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 29th DAY OF August, 2002.

MY COMMISSION EXPIRES: June 1, 2003 E. Fay Sacchetti

PRINT NAME: E. Fay Sacchetti LICENSE NUMBER: CC 834379

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: Aug. 6, 2002

BY: *[Signature]*
DAVID M. LAYMAN
GREENBERG TRAUIG, (P.A.)
LICENSED IN FLORIDA
FLORIDA BAR NO. 0294470

APPROVALS:

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

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 17th DAY OF October, 2002.

ATTEST: *[Signature]* CITY CLERK
[Signature] ERIC JABLON, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 16th DAY OF October, 2002.

BY: *[Signature]*
DENNAT E. LYNBAUM, P.E., CITY ENGINEER
Daniel P Clark

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: *[Signature]*
CHARLES H. ANDERSON
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4392

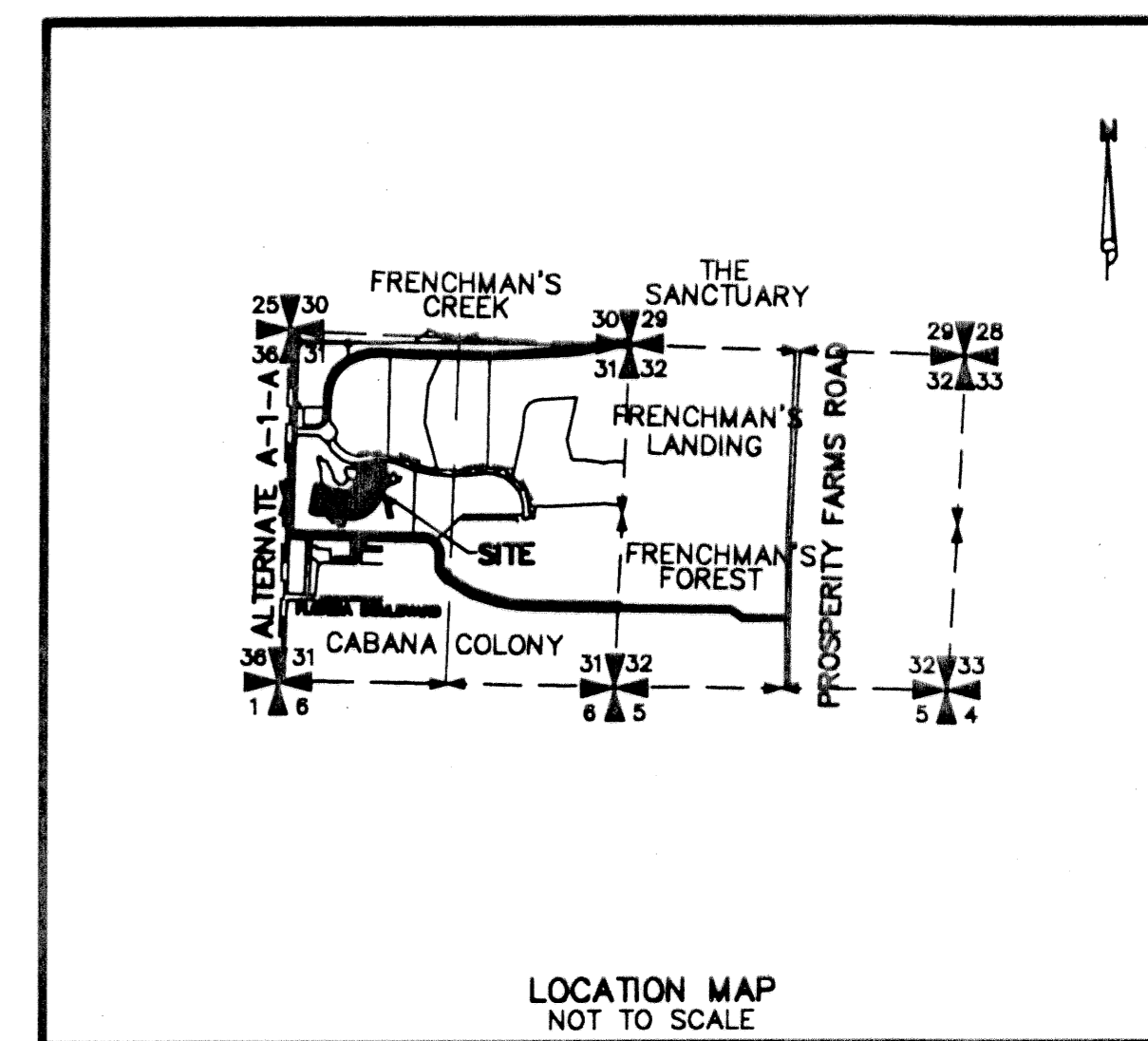
DATE: October 8, 2002

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 27th DAY OF SEPTEMBER, 2002.

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

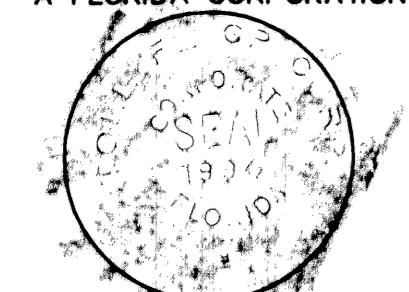


SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 82°40'49" EAST ALONG THE CENTERLINE OF TRACT R2, FRENCHMAN'S RESERVE PCD - PLAT ONE, AS RECORDED IN PLAT BOOK 92, PAGES 11-20, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. 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.
- 3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 4. 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.

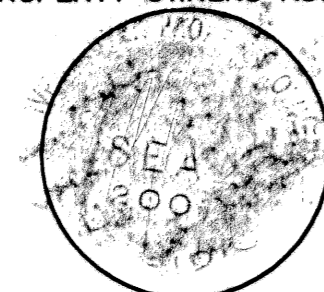
TOLL FL GP, CORP.
A FLORIDA CORPORATION



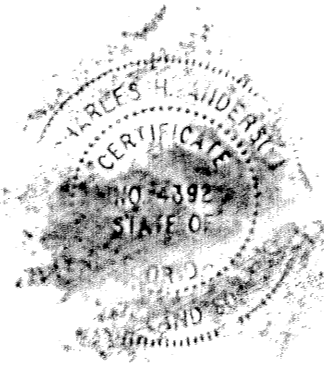
NOTARY



FRENCHMAN'S RESERVE MASTER
PROPERTY OWNERS, ASSOC.



NOTARY



W 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

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