

# FRENCHMAN'S YACHT CLUB DEVELOPMENT

00052.103

20060460645

55

A PORTION OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA AND BEING A RE-PLAT OF A PORTION OF TRACT "A", OF THE PLAT OF FRENCHMAN'S CREEK MARINA (P.U.D.) AS RECORDED IN PLAT BOOK 67, PAGES 132-134 AND A PORTION OF THE PLAT OF FRENCHMAN'S CREEK YACHT CLUB AS RECORDED IN PLAT BOOK 67, PAGES 130-131 PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 29,  
TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH  
GARDENS, PALM BEACH COUNTY, FLORIDA.

JUNE, 2006 SHEET 1 OF 2

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AVATAR PROPERTIES INC., A FLORIDA CORPORATION, BEING THE SOLE MEMBER OF FRENCHMAN'S YACHT CLUB DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS FRENCHMAN'S YACHT CLUB DEVELOPMENT, BEING A PORTION OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, A PORTION OF TRACT "A", AS SHOWN ON THE PLAT OF FRENCHMAN'S CREEK MARINA (A P.U.D.), RECORDED IN PLAT BOOK 67, PAGES 132 THROUGH 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE PLAT OF FRENCHMAN'S CREEK YACHT CLUB, A P.U.D., AS RECORDED IN PLAT BOOK 67, PAGES 130 AND 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT "A", AS SHOWN ON THE PLAT OF SAID FRENCHMAN'S CREEK MARINA, A P.U.D.; THENCE SOUTH 19°54'45" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 124.12 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DONALD ROSS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 9635, PAGE 429, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE SOUTH 19°54'45" EAST CONTINUING ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 565.38 FEET; THENCE NORTH 89°27'49" WEST, A DISTANCE OF 259.11 FEET; THENCE NORTH 19°54'25" WEST, A DISTANCE OF 86.43 FEET; THENCE NORTH 19°46'19" WEST, A DISTANCE OF 45.75 FEET; THENCE NORTH 19°33'24" WEST, A DISTANCE OF 35.26 FEET; THENCE NORTH 87°30'24" WEST, A DISTANCE OF 156.81 FEET; THENCE NORTH 87°15'29" WEST, A DISTANCE OF 68.33 FEET; THENCE NORTH 87°31'57" WEST, A DISTANCE OF 79.27 FEET; THENCE NORTH 87°25'30" WEST, A DISTANCE OF 416.11 FEET; THENCE NORTH 02°36'14" EAST, A DISTANCE OF 25.14 FEET; THENCE NORTH 87°25'30" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 02°36'14" WEST, A DISTANCE OF 25.14 FEET; THENCE NORTH 87°25'30" WEST, A DISTANCE OF 115.39 FEET; THENCE SOUTH 17°49'09" WEST, A DISTANCE OF 50.16 FEET; THENCE SOUTH 23°55'05" WEST, A DISTANCE OF 36.31 FEET; THENCE SOUTH 31°35'05" WEST, A DISTANCE OF 30.84 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 38.52 FEET, A RADIAL BEARING OF NORTH 46°37'17" WEST AND A CENTRAL ANGLE OF 70°07'59"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.15 FEET; THENCE NORTH 64°51'51" WEST, A DISTANCE OF 17.65 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 47.00 FEET, A RADIAL BEARING OF SOUTH 25°24'12" WEST, AND A CENTRAL ANGLE OF 73°02'15"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.91 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 66.00 FEET, A RADIAL BEARING OF NORTH 40°24'54" WEST AND A CENTRAL ANGLE 31°32'57"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.34 FEET; THENCE SOUTH 86°53'16" WEST, A DISTANCE OF 28.74 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PROSPERITY FARMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 9568, PAGE 925, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 635.00 FEET, A RADIAL BEARING OF NORTH 56°02'09" EAST AND A CENTRAL ANGLE OF 46°30'34"; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 515.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°32'43" EAST, A DISTANCE OF 117.39 FEET; THENCE NORTH 52°33'10" EAST, A DISTANCE OF 44.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DONALD ROSS ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 9635, PAGE 429, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3439.96 FEET, A RADIAL BEARING OF SOUTH 05°29'38" WEST, A CENTRAL ANGLE OF 06°47'56"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 408.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3580.00 FEET AND A CENTRAL ANGLE OF 04°39'32"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 289.47 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A"; THENCE SOUTH 01°52'43" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 20.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3580.00 FEET; A RADIAL BEARING NORTH 07°36'11" EAST AND A CENTRAL ANGLE OF 07°31'32"; THENCE EASTERLY ALONG SAID ARC AND RIGHT OF WAY LINE, A DISTANCE OF 470.22 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°55'21" EAST, A DISTANCE OF 64.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.55 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT FRENCHMAN'S YACHT CLUB DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY AVATAR PROPERTIES INC., A FLORIDA CORPORATION, ITS SOLE MEMBER, OWNER OF THE LAND SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENT SHOWN HEREON, IS HEREBY DEDICATED TO THE FRENCHMAN'S YACHT CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION THEREIN AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE INGRESS AND EGRESS EASEMENT SHOWN HEREON, IS HEREBY DEDICATED EXCLUSIVELY TO FRENCHMAN'S CREEK, INC., A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS AND EGRESS, ACCESS TO AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE FRENCHMAN'S YACHT CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE PUBLIC WALK AND ACCESS EASEMENT AND BUS SHELTER EASEMENT SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND/OR ASSIGNS, FOR PUBLIC INGRESS AND EGRESS, ACCESS TO AND FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES THEREIN. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE FRENCHMAN'S YACHT CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, DESIGNATED AS W.S.E., ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. THE MAINTENANCE OF THE LAND UNDERLYING SAID EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE FRENCHMAN'S YACHT CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, DESIGNATED AS L.S.E., IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES. THE MAINTENANCE OF THE LAND UNDERLYING SAID EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE FRENCHMAN'S YACHT CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

6. THE PEDESTRIAN AND VEHICULAR ACCESS EASEMENTS FOR PRESERVE MAINTENANCE TOGETHER WITH THE 20 FOOT WIDE INGRESS/EGRESS EASEMENT SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PUBLIC INGRESS AND EGRESS, ACCESS TO AND MAINTENANCE OF PRESERVE AND MITIGATION AREAS. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE FRENCHMAN'S YACHT CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

7. THE BELL SOUTH EASEMENT SHOWN IS HEREBY DEDICATED TO BELL SOUTH TELECOMMUNICATIONS, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF TELECOMMUNICATION FACILITIES THEREIN. THE MAINTENANCE OF THE UNDERLYING LAND OF SAID EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FRENCHMAN'S YACHT CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

8. TRACT R, AS SHOWN HEREON, IS HEREBY RESERVED IN FAVOR OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ADDITIONAL RIGHT-OF-WAY EXPANSION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

FRENCHMAN'S YACHT CLUB DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY AVATAR PROPERTIES INC., A FLORIDA CORPORATION, ITS SOLE MEMBER, HAS CAUSED THESE PRESENTS TO BE SIGNED: THIS 27th DAY OF JUNE, 2006.

FRENCHMAN'S YACHT CLUB DEVELOPERS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY AVATAR PROPERTIES INC., A FLORIDA CORPORATION,  
ITS SOLE MEMBER.  
BY: Dennis J. Getman  
DENNIS J. GETMAN, EXECUTIVE VICE PRESIDENT

WITNESS: Mario D. F. Zeldes  
PRINT NAME: Mario D. F. Zeldes  
WITNESS: A. Nichole Hill  
PRINT NAME: A. Nichole Hill

## ACKNOWLEDGEMENT:

STATE OF FLORIDA;  
COUNTY OF MIAMI DADE;

BEFORE ME PERSONALLY APPEARED DENNIS J. GETMAN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE EXECUTIVE VICE-PRESIDENT OF AVATAR PROPERTIES INC., THE SOLE MEMBER OF FRENCHMAN'S YACHT CLUB DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF JUNE, 2006.

MY COMMISSION EXPIRES: 11/4/06 DATE Mario D. F. Zeldes NOTARY PUBLIC  
PRINT NAME: Mario D. F. Zeldes LICENSE NUMBER: 00162820

## ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA;  
COUNTY OF MIAMI DADE;

FRENCHMAN'S YACHT CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 27th DAY OF JUNE, 2006.

FRENCHMAN'S YACHT CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

WITNESS: Mario D. F. Zeldes BY: Dennis J. Getman  
PRINT NAME: Mario D. F. Zeldes PRESIDENT  
WITNESS: A. Nichole Hill  
PRINT NAME: A. Nichole Hill

FRENCHMAN'S YACHT CLUB DEVELOPERS, LLC

FRENCHMAN'S YACHT CLUB PROPERTY OWNERS' ASSOCIATION, INC.

NORTHERN PALM BEACH IMPROVEMENT DISTRICT

CITY OF PALM BEACH GARDENS

REVIEWING SURVEYOR

SURVEYOR

## ACKNOWLEDGEMENT:

STATE OF FLORIDA;  
COUNTY OF MIAMI DADE;

BEFORE ME, PERSONALLY APPEARED DENNIS J. GETMAN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FRENCHMAN'S YACHT CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 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 27th DAY OF JUNE, 2006.

MY COMMISSION EXPIRES: 11/4/06 DATE Mario D. F. Zeldes NOTARY PUBLIC

PRINT NAME: Mario D. F. Zeldes LICENSE NUMBER: 00162820

## ACKNOWLEDGEMENT:

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (UNIT 2) HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT

DATED THIS 12th DAY OF JULY, 2006

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Oneal Bardin, Jr. BY: Ronald M. Ash  
ONEAL BARDIN, JR., SECRETARY RONALD M. ASH, PRESIDENT  
BOARD OF DIRECTORS. BOARD OF DIRECTORS.

## TITLE CERTIFICATION:

STATE OF FLORIDA;  
COUNTY OF MIAMI DADE;

I, LYNN GETMAN, PRESIDENT, PROMINENT TITLE INSURANCE AGENCY, INC., DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FRENCHMAN'S YACHT CLUB DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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: June 27, 2006 BY: Lynn Getman  
LYNN GETMAN, PRESIDENT  
PROMINENT TITLE INSURANCE AGENCY, INC.

## APPROVALS:

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

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 20th DAY OF JULY, 2006.  
ATTEST: Patricia Snider BY: Joseph Russo  
PATRICIA SNIDER, CMC, CITY CLERK JOSEPH RUSSO, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 20th DAY OF JULY, 2006.

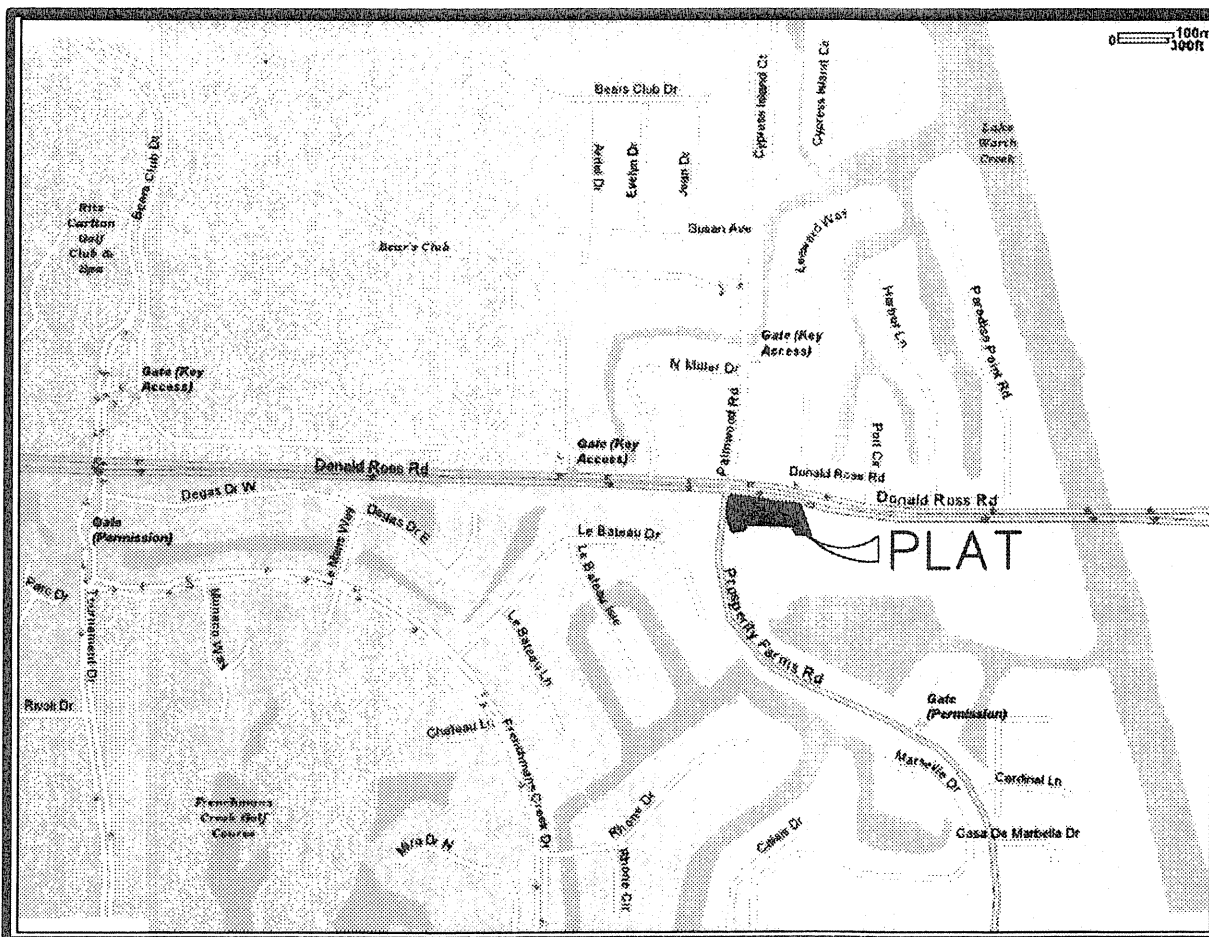
BY: Daniel Clark P.E.  
DANIEL CLARK P.E., CITY ENGINEER

## 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: O. Howard Dukes DATE: 17 July 2006  
O. HOWARD DUKES,  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4533



LOCATION MAP NOT TO SCALE

## 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 PLAT AND 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 JUNE, 2006.

Derek G. Zeman  
DEREK G. ZEMAN  
REGISTERED LAND SURVEYOR AND MAPPER NO. 5655 STATE OF FLORIDA  
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 7055

## SURVEYOR'S NOTES:

- 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.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 87°26'33" EAST ALONG THE NORTHERLY LINE OF THE PLAT OF FRENCHMAN'S CREEK MARINA, RECORDED IN PLAT BOOK 67, PAGE 132-134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 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.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

**Wantman Group, Inc.**  
Engineering ♦ Surveying ♦ Mapping  
2035 VISTA PARKWAY, SUITE 100  
WEST PALM BEACH, FL 33411  
(561) 687-2220 phone (561) 687-1110 fax  
CERT No. 6091 LB No. 7055  
THIS INSTRUMENT WAS PREPARED BY DEREK G. ZEMAN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655  
FOR THE FIRM OF WANTMAN GROUP, INC.