

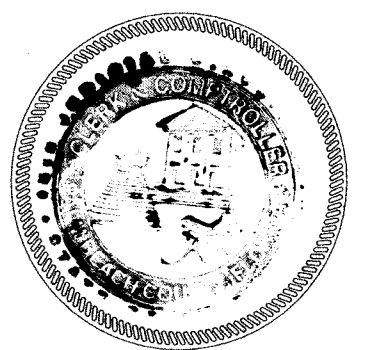
FRENCHMAN'S RESERVE PCD - GOLF COURSE REPLAT

BEING A REPLAT OF TRACTS L1, L2, W1, W2, W3 AND UP1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT ONE, RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 20, AND A REPLAT OF TRACTS L, UP1 AND UP2, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT "A", RECORDED IN PLAT BOOK 92, PAGES 194 THROUGH 196, AND A REPLAT OF TRACTS G, L1, L2, UP1 AND W, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT F, RECORDED IN PLAT BOOK 93, PAGES 82 THROUGH 87, AND A REPLAT OF TRACTS L1, L2, W1, W2, W3 AND UP1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT "D", RECORDED IN PLAT BOOK 93, PAGES 123 THROUGH 128, AND A REPLAT OF TRACTS A, B AND UP1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - CLUBHOUSE, RECORDED IN PLAT BOOK 94, PAGES 138 THROUGH 139, AND A REPLAT OF TRACTS L1, UP1, UP3, AND W1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT "B", RECORDED IN PLAT BOOK 96, PAGES 102 THROUGH 104, AND A REPLAT OF TRACTS L1 AND L2, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT E, RECORDED IN PLAT BOOK 101, PAGES 1 THROUGH 6, AND A REPLAT OF TRACTS L-A, O, WA, WB, WC, WD, UPA, UPB, UPC, UPD, UPE, AS SHOWN ON FRENCHMAN'S RESERVE PCD - GOLF COURSE, RECORDED IN PLAT BOOK 109, PAGES 73 THROUGH 87 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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

JULY 2018 SHEET 1 OF 23

STATE OF FLORIDA
COUNTY OF PALM BEACH



PALM BEACH COUNTY
CLERK AND COMPTROLLER

THIS PLAT WAS FILED FOR RECORD AT 2:08 P. THIS 11 DAY OF September 2018 AND DULY RECORDED IN PLAT BOOK 126 ON PAGES 140 THRU 162.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: Sharon R. Bock D.C.

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FRENCHMAN'S RESERVE COUNTRY CLUB, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT AND FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, OWNERS OF THE LAND SHOWN HEREON AS FRENCHMAN'S RESERVE PCD - GOLF COURSE REPLAT, BEING A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

TRACTS L1, L2, W1, W2, W3 AND UP1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT ONE, RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 20.

AND

TRACTS L, UP1 AND UP2, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT "A", RECORDED IN PLAT BOOK 92, PAGES 194 THROUGH 196.

AND

TRACTS G, L1, L2, UP1 AND W, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT F, RECORDED IN PLAT BOOK 93, PAGES 82 THROUGH 87.

AND

TRACTS L1, L2, W1, W2, W3 AND UP1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT "D", RECORDED IN PLAT BOOK 93, PAGES 123 THROUGH 128.

AND

TRACTS A, B AND UP1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - CLUBHOUSE, RECORDED IN PLAT BOOK 94, PAGES 138 THROUGH 139.

AND

TRACTS L1, UP1, UP3, AND W1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT "B", RECORDED IN PLAT BOOK 96, PAGES 102 THROUGH 104.

AND

TRACTS L1 AND L2, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT E, RECORDED IN PLAT BOOK 101, PAGES 1 THROUGH 6.

AND

TRACTS L-A, O, WA, WB, WC, WD, UPA, UPB, UPC, UPD, UPE, AS SHOWN ON FRENCHMAN'S RESERVE PCD - GOLF COURSE, RECORDED IN PLAT BOOK 109, PAGES 73 THROUGH 87.

ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING A TOTAL OF 10,501,994 SQUARE FEET, OR 241.09 ACRES, MORE OR LESS.

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

1.) TRACT "CH-1", (CLUB HOUSE TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR FRENCHMAN'S RESERVE COUNTRY CLUB, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS, FLORIDA AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

2.) TRACTS "GC-1" THROUGH "GC-9", (GOLF COURSE TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR FRENCHMAN'S RESERVE COUNTRY CLUB, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS, FLORIDA AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

3.) TRACTS "PRESERVE-1" THROUGH "PRESERVE-28", (UPLAND PRESERVATION TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA AND ARE SUBJECT TO THE UPLAND PRESERVE MANAGEMENT PLAN DATED JULY 25, 2017.

4.) TRACTS "WM-1" THROUGH "WM-11", (WATER MANAGEMENT LAKE TRACTS), AS SHOWN HEREON, ARE 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, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

5.) TRACTS "WETLAND-1" THROUGH "WETLAND-10", (WETLAND TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR 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, FLORIDA.

6.) DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

PALM BEACH COUNTY AND THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

7.) THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO 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, FLORIDA.

8.) THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

9.) THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. THE FRENCHMAN'S RESERVE COUNTRY CLUB, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED ACCESS EASEMENT, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

10.) THE RIGHT OF WAY BUFFER EASEMENT, 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 BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

11.) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

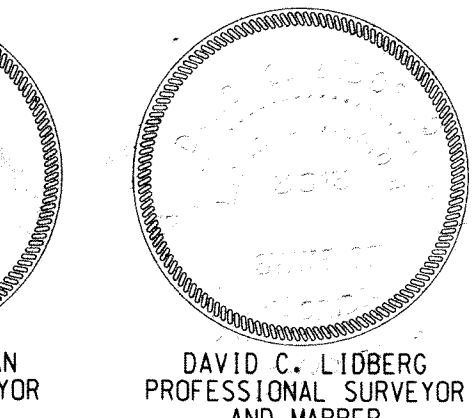
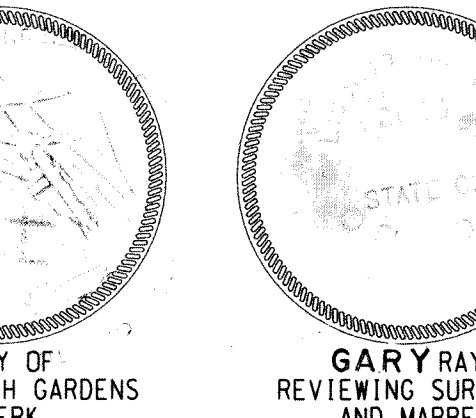
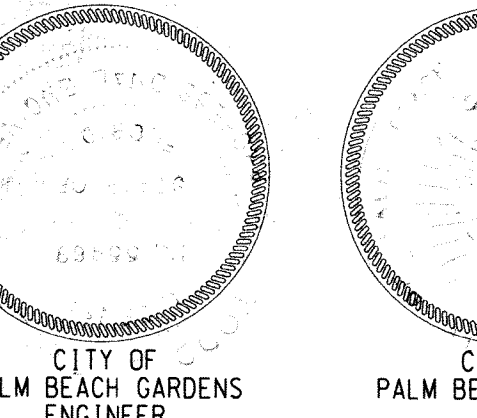
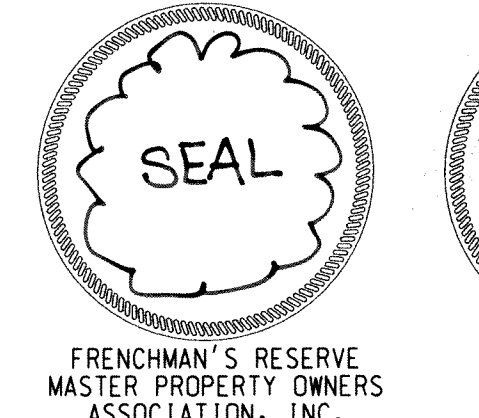
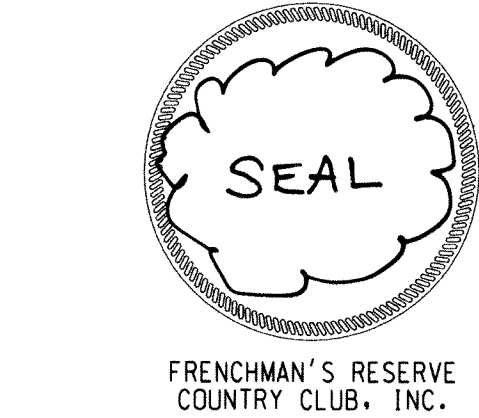
12.) THE WETLAND BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WETLAND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, FRENCHMAN'S RESERVE COUNTRY CLUB, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 17 DAY OF July, 2018.

WITNESS: Laura Tuzi
PRINT NAME: LAURA TUZI

WITNESS: Fatme BEEV
PRINT NAME: FATME BEEV

WITNESS: Jeff Garrity
PRINT NAME: JEFF GARRITY
PRESIDENT



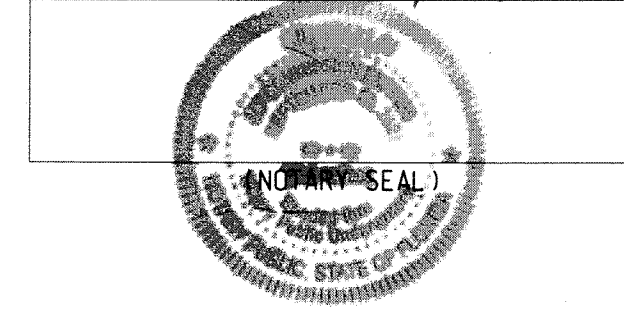
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFF GARRITY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FRENCHMAN'S RESERVE COUNTRY CLUB, 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 (IF AVAILABLE) 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 17 DAY OF July, 2018.

MY COMMISSION EXPIRES: 9/24/2021



NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Stu W. LAI
COMMISSION NUMBER: #66108063

IN WITNESS WHEREOF, FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 17 DAY OF July, 2018.

WITNESS: Laura Tuzi
PRINT NAME: LAURA TUZI

WITNESS: Fatme BEEV
PRINT NAME: FATME BEEV

WITNESS: Thomas Costanzo
PRINT NAME: THOMAS COSTANZO
PRESIDENT

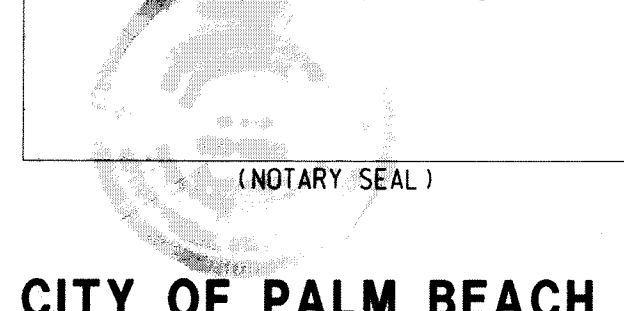
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS COSTANZO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE 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 (IF AVAILABLE) 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 17 DAY OF July, 2018.

MY COMMISSION EXPIRES: 9/24/2021



NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Stu W. LAI
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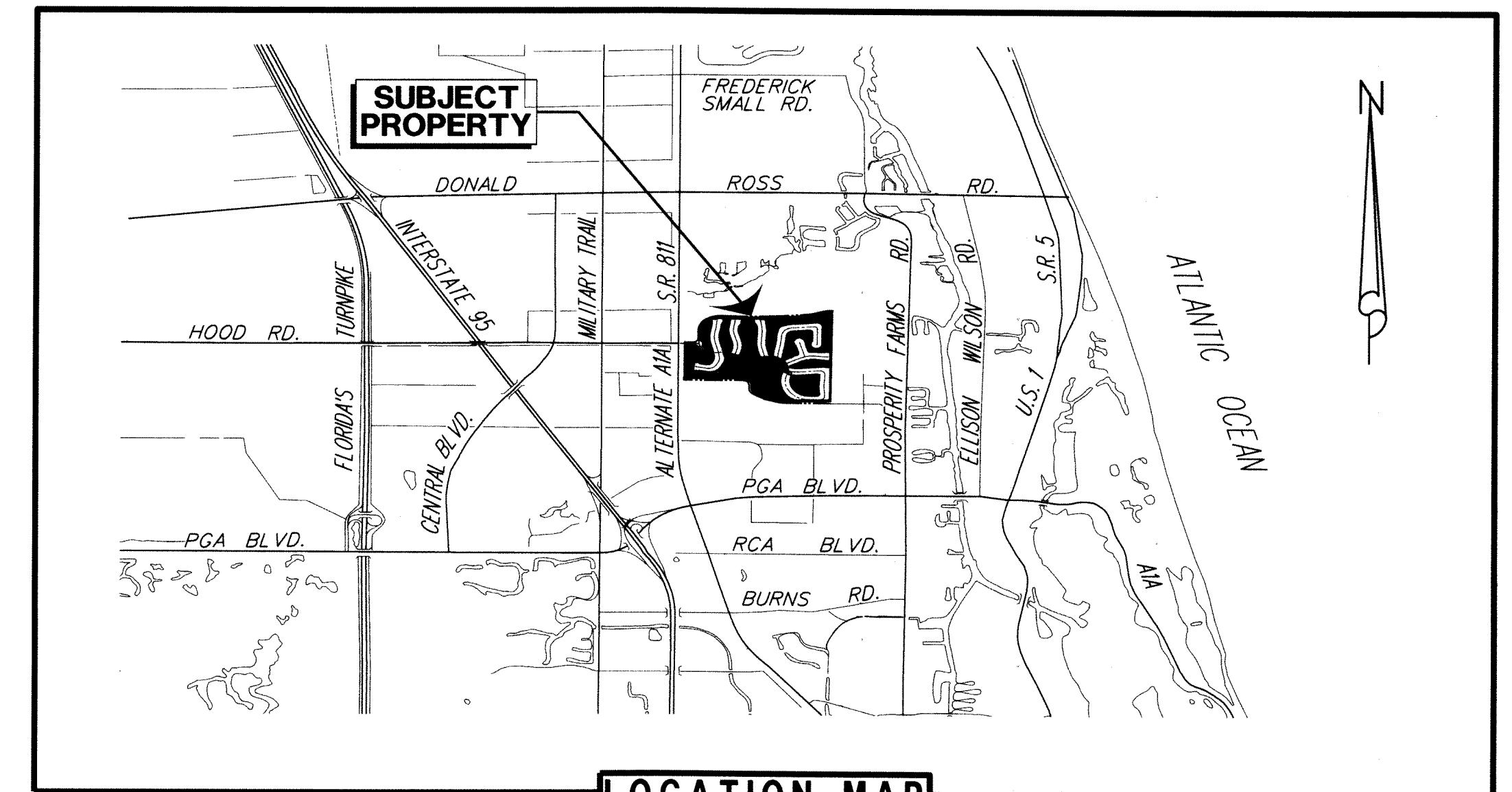
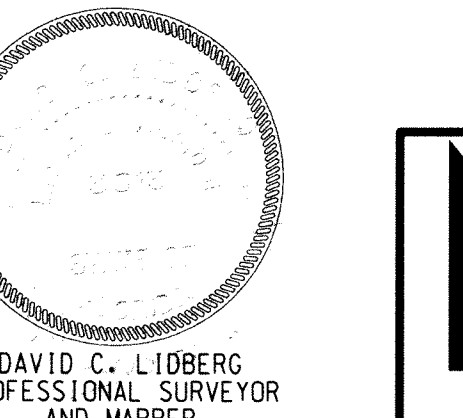
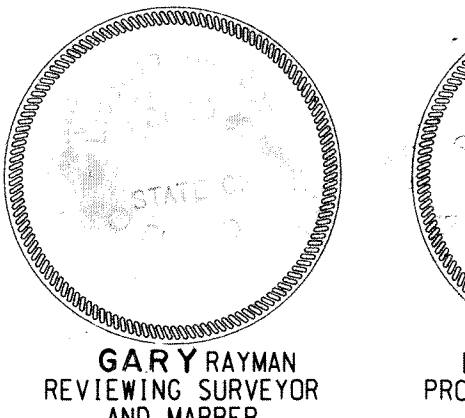
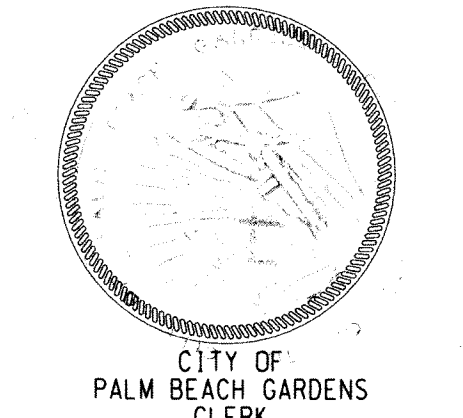
CITY OF PALM BEACH GARDENS - REVIEWING SURVEYOR AND MAPPER

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

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 VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT MONUMENTATION.

DATE: 8/7/2018

GARY RAYMAN
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO.: 2633



CITY OF PALM BEACH GARDENS APPROVALS:

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 2018.

BY: Maria G. Marino
MARIA G. MARINO
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6TH DAY OF September, 2018.

ATTEST: Patricia Snider
PATRICIA SNIDER, CMC
CITY CLERK

BY: Todd Engle
TODD ENGLE, P.E.
CITY ENGINEER

LEGEND:

- PRM#4431 DENOTES FND. 4"x4" CONC. MON. WITH DISK "PRM LB 4431"
- PRM#2171 DENOTES FND. 4"x4" CONC. MON. WITH DISK "PRM LB 2171"
- PRM#7055 DENOTES FND. 4"x4" CONC. MON. WITH DISK "PRM LB 7055"
- PRM#4431 DENOTES SET 5/8" IRON ROD WITH METAL CAP "PRM LB 4431"
- PRM#4431 DENOTES SET MAG NAIL & DISK "PRM LB 4431"

ABBREVIATIONS:

- CB = CONCRETE MONUMENT
- CHD = CHORD BEARING
- CL = CHORD LENGTH
- CONC. = CONCRETE
- D = DELTA ANGLE
- F.K.A. = FORMERLY KNOWN AS
- FND. = FOUND
- FPL = FLORIDA POWER & LIGHT CO.
- I.D. = IDENTIFICATION
- L = LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B. Co. = PALM BEACH COUNTY
- POS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- SUA = SEACAST UTILITY AUTHORITY
- W.B.E. = WETLAND BUFFER EASEMENT

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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|-----------------------------------------------------------|-------|-----|-----|------|---------------|
| CAD: KNUST \ 31413 \ 109-73 \ 17-029-306 \ 17-029-306.DGN | REF. | FB. | PG. | JOB | 17-029-306 |
| FLD. | | | | DATE | JULY 2018 |
| OFF: CASASUS | | | | | |
| CKD: D.C.L. | SHEET | 1 | OF | 23 | DWG. D17-029P |