

FRENCHMAN'S RESERVE PCD - PLAT "B"

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

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 B IN FRENCHMAN'S RESERVE PCD - PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92 PAGE 11-20, IN THE PUBLIC RECORDS OF, PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,045,060 SQUARE FEET OR 23.991 ACRES, MORE OR LESS.

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

1. TRACT R1, 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 R1 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 R1 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 R1.

2. TRACTS OS1 AND OS4 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 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. TRACT L1, 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, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

6. A WATER MANAGEMENT EASEMENT (WME) OVER ALL OF TRACTS OS1 AND OS4 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.

7. 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.

8. THE ZERO LOT LINE MAINTENANCE EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "ZLME", ARE HEREBY DEDICATED TO THE ABUTTING LOT OWNER, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. TRACT W1 AS SHOWN HEREON, ARE 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.

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

SEPTEMBER, 2002 SHEET 1 OF 3

10. TRACTS UP1, UP2 AND UP3, 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.

11. TRACTS OS2 AND OS3 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.

12. EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS WSE, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER 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 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: *J. E. Ball*
PRINT NAME: John E Ball

BY: *Ronald Blum*
PRINT NAME: Ronald Blum
TITLE: Vice President

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

ACKNOWLEDGEMENT:

STATE OF FLORIDA;
COUNTY OF PALM BEACH;

BEFORE ME PERSONALLY APPEARED Ronald Blum 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 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 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 29TH DAY OF AUGUST, 2002.

MY COMMISSION EXPIRES: June 1, 2003 DATE
E. Fay Sacchetti NOTARY PUBLIC
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: *J. E. Ball*
PRINT NAME: John E Ball

BY: *Ronald Blum*
PRINT NAME: Ronald Blum
TITLE: Vice President

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

ACKNOWLEDGEMENT:

STATE OF FLORIDA;
COUNTY OF PALM BEACH;

BEFORE ME, PERSONALLY APPEARED Ronald Blum WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Vice President 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 DATE
E. Fay Sacchetti NOTARY PUBLIC
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: *David M. Layman*
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 29TH DAY OF AUGUST, 2002.
ATTEST: *[Signature]* BY: *[Signature]*
CITY CLERK MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 16TH DAY OF OCTOBER, 2002.
BY: *[Signature]*
DANIEL P. 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 PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: *[Signature]* DATE: Oct 8, 2002
CHARLES H. ANDERSON
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4392

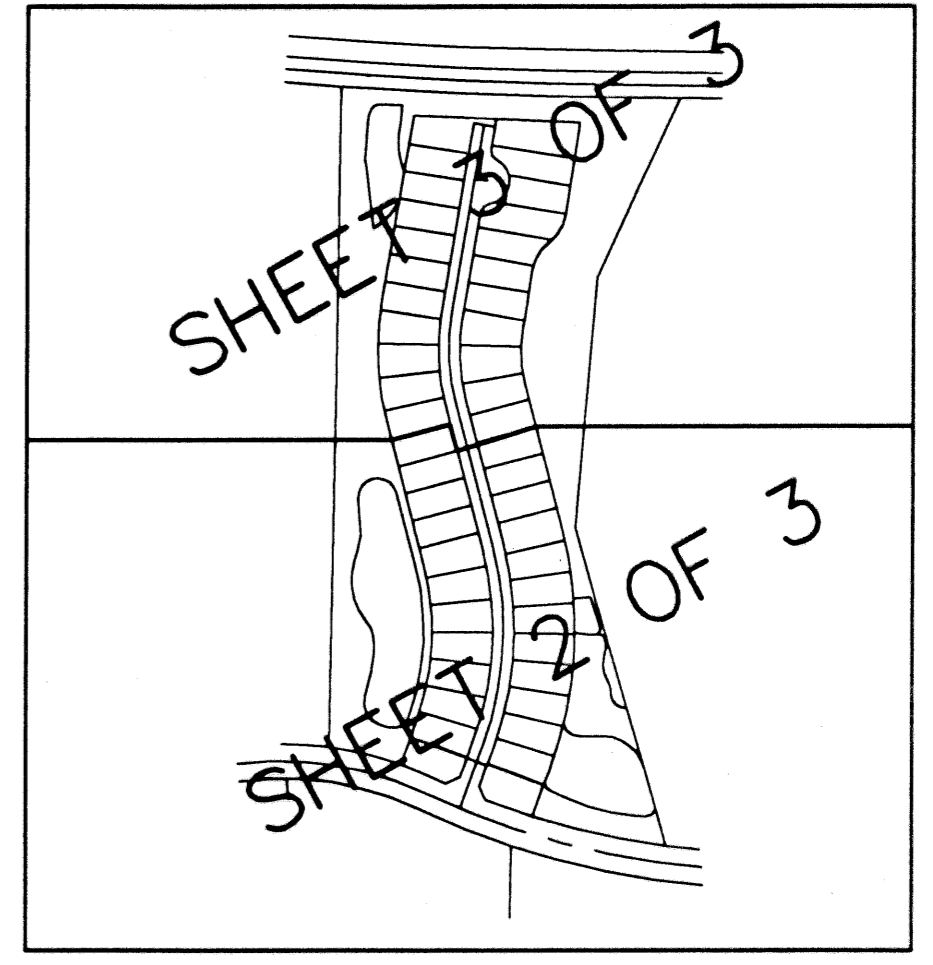
SURVEYOR'S CERTIFICATION:

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]

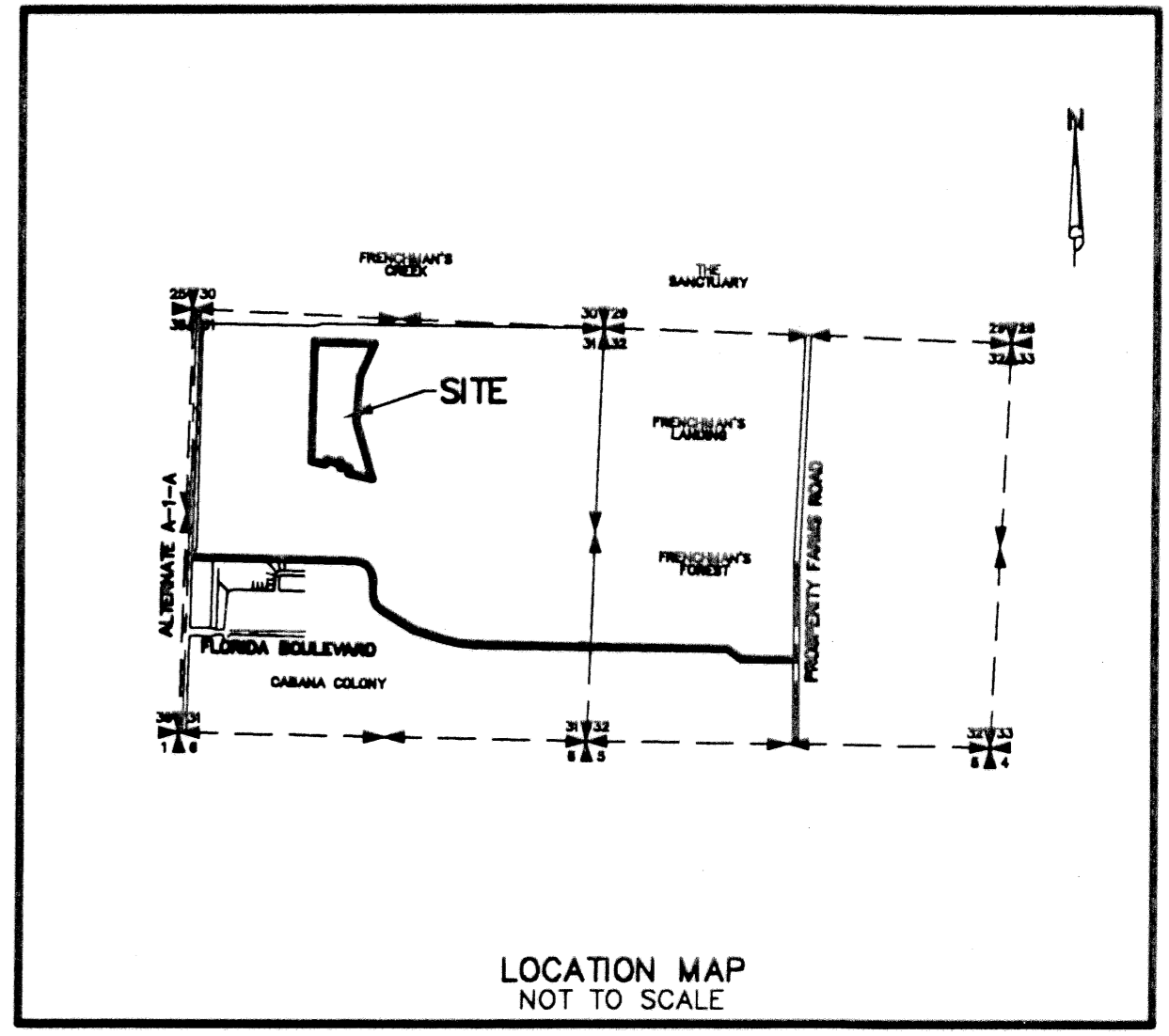
ROBIN B. PETZOLD
PROFESSIONAL SURVEYOR AND MAPPER #4567
STATE OF FLORIDA LB #7055

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.



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:28 P.M.
THIS 24TH DAY OF October
A.D. 2002 AND DULY RECORDED
IN PLAT BOOK 96 ON
PAGES 102 AND 104.

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



SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 00°54'16" EAST ALONG THE EAST LINE OF THE TRACT OS2, OF FRENCHMAN'S RESERVE PCD - PLAT "A" AS RECORDED IN PLAT BOOK 92, PAGE 194-196, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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.

Notary seals for BINKS ESTATES LIMITED PARTNERSHIP, FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, CITY OF PALM BEACH GARDENS, REVIEWING SURVEYOR, and 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

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| CAD | K:\TOLLBROS\FRENCHMAN\DWG\218PLATB |
| REF | K:\TOLLBROS\FRENCHMAN\DWG\218MGO1 |
| FILED | FB. PG. JOB 218B |
| FLD | AJP/MRJ DATE 3/27/02 |
| CKD | RBP SHEET 1 OF 3 DWG 218PLATB |