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BK 103  
pg 157

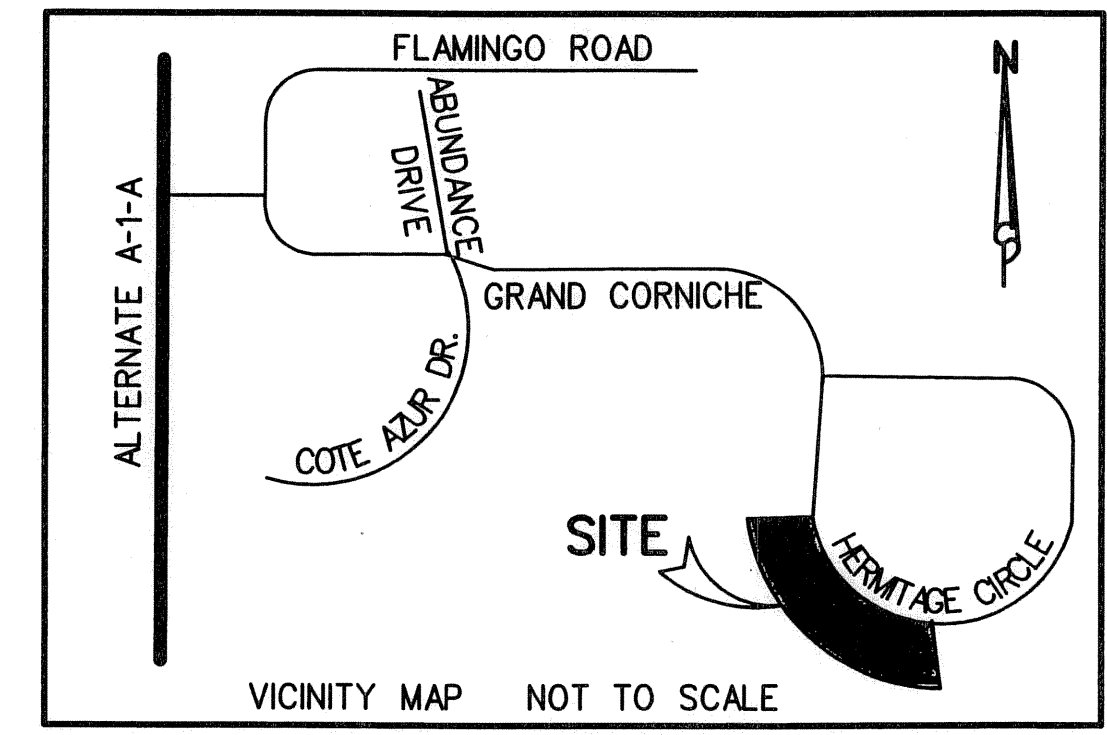
# FRENCHMAN'S RESERVE PCD-PLAT F REPLAT

BEING A REPLAT OF LOTS 26 THROUGH 30, ACCORDING TO THE PLAT OF FRENCHMAN'S RESERVE PCD - PLAT F, AS RECORDED IN PLAT BOOK 93, PAGES 82 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

SHEET 1 OF 2

NOVEMBER 2004

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 3:27 P.M.  
This day of January 2005  
and duly recorded in Plat Book No. 103  
on page 157-158  
DOROTHY H. WILKEN, Clerk of Circuit Court  
Dorothy Wilken



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS FRENCHMAN'S RESERVE PCD-PLAT F REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF LOTS 26 THROUGH 30, ACCORDING TO THE PLAT OF FRENCHMAN'S RESERVE PCD - PLAT F, AS RECORDED IN PLAT BOOK 93, PAGES 82 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 16<sup>th</sup> DAY OF December, 2004.

BINKS ESTATES LIMITED PARTNERSHIP,  
A FLORIDA LIMITED PARTNERSHIP

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

WITNESS: Kristen M. Hagen BY: Michael Donnelly  
J. MICHAEL DONNELLY, VICE PRESIDENT  
PRINT NAME: KRISTEN M. HAGEN

WITNESS: Patricia Gasparini  
PRINT NAME: Patricia Gasparini

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

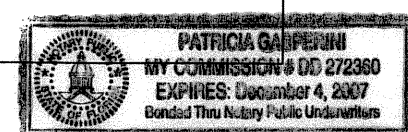
BEFORE ME PERSONALLY APPEARED J. MICHAEL DONNELLY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF TOLL FL GP CORP., A FLORIDA CORPORATION, GENERAL PARTNER ON BEHALF OF BINKS ESTATES LIMITED PARTNERSHIP, 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 16<sup>th</sup> DAY OF December, 2004.

MY COMMISSION EXPIRES: Dec 4 2007 BY: Patricia Gasparini  
NOTARY PUBLIC

COMMISSION NO.: DD272360  
PRINT NAME: Patricia Gasparini

NOTARY SEAL:



### 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 ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION.

DATED THIS 16<sup>th</sup> DAY OF December, 2004.

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

WITNESS: Kristen M. Hagen BY: Ronald Blum  
RONALD BLUM - PRESIDENT

PRINT NAME: KRISTEN M. HAGEN

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 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 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.

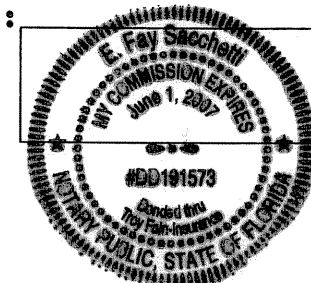
WITNESS MY HAND AND OFFICIAL SEAL THIS 16<sup>th</sup> DAY OF December, 2004.

MY COMMISSION EXPIRES: 6-1-07 BY: E. Fay Sacchetti  
NOTARY PUBLIC

COMMISSION NO.: DD191573

PRINT NAME: E. Fay Sacchetti

NOTARY SEAL:



### 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 HERON 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: 11/30/04 BY: David M. Layman  
DAVID M. LAYMAN  
GREENBERG TRAURIG, P.A.  
LICENSED IN FLORIDA  
FLORIDA BAR NO. 0294470

### ACKNOWLEDGEMENT:

CITY OF PALM BEACH GARDENS )  
COUNTY OF PALM BEACH )

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 16<sup>th</sup> DAY OF December, 2004.

ATTEST: Patricia Snider BY: Eric Jablin  
PATRICIA SNIDER, CITY CLERK ERIC JABLIN, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 16<sup>th</sup> DAY OF December, 2004.

BY: Daniel P. Clark  
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 OF PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: Howard Dukes DATE: 23 December 2004  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4533

### SURVEYORS' CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON 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") AND MONUMENTS ACCORDING TO SECTION 177.091(9) FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF CITY OF PALM BEACH GARDENS, FLORIDA.

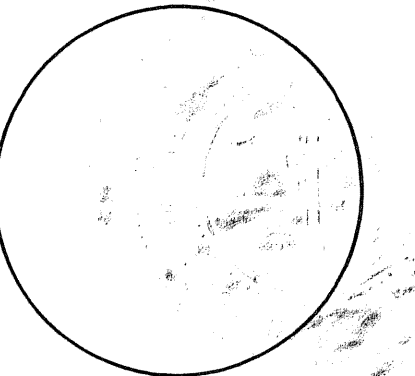
DATE: 12/16/04 BY: David C. Lidberg  
DAVID C. LIDBERG  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 3613

### SURVEYORS' NOTES:

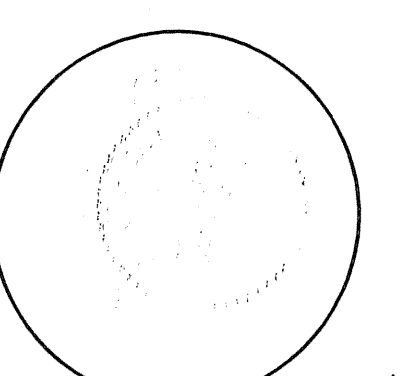
- 1.) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO A BEARING OF SOUTH 88°44'50" EAST ALONG THE SOUTH LINE OF TRACT D OF FRENCHMAN'S RESERVE PCD-PLAT F, AS RECORDED IN PLAT BOOK 93, PAGES 82-87, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2.) ■ DENOTES A SET 4"x4" CONCRETE MONUMENT & DISK "PRM LB 4431" UNLESS NOTED OTHERWISE.
- 3.) 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.
- 4.) THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.



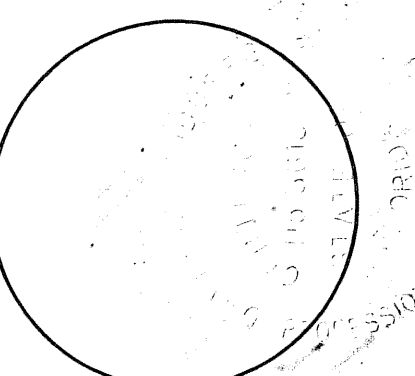
BINKS ESTATES LIMITED PARTNERSHIP



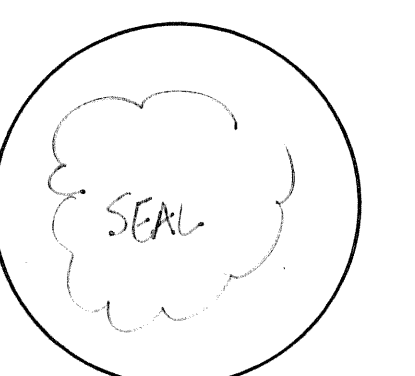
CITY OF PALM BEACH GARDENS



REVIEWING SURVEYOR



SURVEYOR



FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION

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

CAD: K:\UST \ 314143 \ 1554306 \ 1554306.DGN	REF.	JOB	04-155-306
FLD. R.B.	FB. PG.	DATE	09/22/04
OFF. D.C.L./L.J.C.		DWG.	D04-155P
CKD. D.C.L.	SHEET 1 OF 2		