FRENCHMAN'S CROSSING SHEET INDEX THIS INSTRUMENT PREPARED BY SHEET 1 COVER DAVID P. LINDLEY SHEET 2 WAP SHEET 3 SEACOAST UTILITY AUTHORITY EASEMENT CAULFIELD and WHEELER, INC. A PORTION OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST. SHEET 4 UTILITY EASEMENT SURVEYORS - ENGINEERS - PLANNERS CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA SHEET 5 LANDSCAPE BUFFER AND WATER MANAGEMENT EASEMENTS SHEET 6 PEDESTRIAN ACCESS AND EMERGENCY ACCESS EASEMENTS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A SHEET 7 WATER MANAGEMENT ACCESS EASEMENT BOCA RATON, FLORIDA 33433 - (561)392-1991 JULY -2009 NORTH LINE OF SECTION 36-41-42-STATE OF FLORIDA N89'52'40"W SECTION 36-41-42 COUNTY OF PALM BEACH (CALCULATED POSITION) THIS PLAT WAS FILED FOR RECORD AT M.
THIS DAY OF A.D. 2009 AND DULY RECORDED EVERGRENE P.C.D. PLAT SEVEN IN PLAT BOOK ____ ON PAGES ____ AND ____ TRACT WM-8 (PLAT BOOK 100, PAGES 110-112) -SOUTH LINE OF TRACT B-1 EVERGRENE PLAT TWO S.E. CORNER OF TRACT WM-8 — EVERGRENE PLAT TWO (PLAT BOOK 95, PAGES 29-54) 12' SUA EASEMENT SHARON R. BOCK (O.R.B. 20050, PAGE 1173) CLERK AND COMPTROLLER (PLAT BOOK 95, PAGES 29-54) CORNER FALLS IN CANAL EVERGRENE PLAT TWO SET PRM 100' OFFSET WEST 660.03' (TOTAL) (PLAT BOOK 95, PAGES 29-54) DEPUTY CLERK 15' LBE N88'08'04'W 116.12' 50.00' \$88*08'04"E 100.00 502.46' SHEET 5 OF 7 - 80.00' — 80.00' — **---** 100.00' GRAPHIC SCALE EVERGRENE P.C.D. PLAT SEVEN (PLAT BOOK 100, PAGES 110-112) 200 PARCEL A (IN FEET) 1 INCH = 50 FT.SURVEY NOTES: Δ=16°04'06" R=100.67-1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE ∆=16°04'06" L=28.23 EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS L=33.84 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 USE RIGHTS GRANTED. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF PALM BEACH GARDENS ZONING REGULATIONS. &=16'38'22" R=99.33'-\ L=28.85' NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT EAST LINE OF TRACT B-1--EVERGRENE PLAT TWO BENEFICIARIES AND ALL APPLICABLE CITY OF PALM BEACH GARDENS L=23.04' APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. (PLAT BOOK 95, PAGES 29-54) 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH N88'41'15"W ----15.00' APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.

5. BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF NOT 18'45"E ALONG THE EAST LINE OF TRACT B-1, EVERGRENE PLAT TWO AS RECORDED IN PLAT BOOK 95, PAGES 29-54. 6. M P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591. O - DENOTES SET PERMANENT CONTROL POINT LB#3591 8. UE - INDICATES UTILITY EASEMENT. 9. DE - INDICATES DRAINAGE EASEMENT. TRACT 8-1 10. LAE - DENOTES LIMITED ACCESS EASEMENT R=50.00, L=54.85 30' PEDESTRIAN ACCESS EASEMENT-11. O.R.B. - DENOTES OFFICIAL RECORDS BOOK (PLAT BOOK 95, PAGES 29-54) 12. Q - DENOTES CENTERLINE - 80.00' ----13. (R) - INDICATES RADIAL LINE. S01°18'45"W 14. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS 15. WME - DENOTES WATER MANAGEMENT EASEMENT N27"57"14"E -(RADIAL) S88'08'04"E 16. LBE - DENOTES LANDSCAPE BUFFER EASEMENT 15' SEWER LINE EASEMENT-17. FPL - DENOTES FLORIDA POWER & LIGHT CO. (PLAT BOOK 95, PAGES 29-54) 71-20.00' 100.0C N88708'04"W 18. SUAE - DENOTES SEACOAST UTILITY EASEMENT TRACT RW-50.00' 50.00' 19. PAE - DENOTES PEDESTRIAN ACCESS EASEMENT N88'08'04"W 111.94' NORTH RIGHT-OF-WAY LINE-HOOD ROAD 125' RIGHT-OF-WAY (DEED BOOK 1083, PAGE 141) 20. WMAE - DENOTES WATER MANAGEMENT ACCESS EASEMENT HOOD ROAD (DEED BOOK 1083, PAGE 141) 21. L.S.E. - DENOTES LIFT STATION EASEMENT POINT OF BEGINNING -S.E. CORNER OF TRACT B-1 "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION 125' FPL EASEMENT (O.R.B. 2563, PAGE 1352,) OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE EVERGRENE PLAT TWO (PLAT BOOK 95, PAGES 29-54) SET PRM - N88'08'04"W -68.39' 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. EAST 1/4 CORNER OF

SECTION 36-41-42 (CALCULATED POSITION)