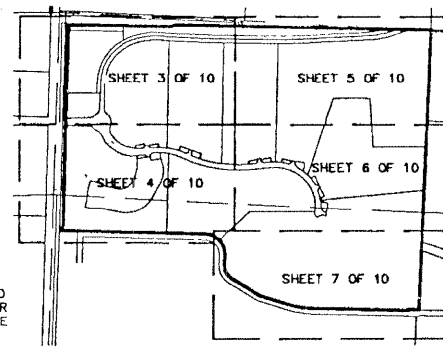


# FRENCHMAN'S RESERVE PCD - PLAT ONE

BEING A PARCEL OF LAND LYING IN SECTIONS 31,  
TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH  
GARDENS PALM BEACH COUNTY, FLORIDA.

AUGUST, 2001 SHEET 1 OF 10



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:34 P.M.  
THIS 29 DAY OF SEPT.  
A.D. 2001 AND DULY RECORDED  
IN PLAT BOOK 92 ON  
PAGES 11 AND 20.

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: *[Signature]*  
DEPUTY CLERK

## DEDICATION:

KNOWN 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 LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE CANAL SHOWN AND INCLUDED IN PALM BEACH CABANA COLONY PLAT NO. 1, AS RECORDED IN PLAT BOOK 26 PAGES 203 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO LYING NORTH OF THE NORTH LINE OF PALM BEACH CABANA COLONY COMMERCIAL AREA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 59 OF SAID PUBLIC RECORDS; AND LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 811 (ALSO KNOWN AS ALTERNATE A-1-A) DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGES 1690 AND 1691 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND LYING SOUTH OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND IDENTIFIED AS "PARCEL TWO" IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 305, PAGES 121 THROUGH 124, OF SAID PUBLIC RECORDS WHICH RUNS FROM THE NORTHEAST CORNER OF SAID SECTION 31 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD ALTERNATE A-1-A AS WAS LAID OUT AND IN USE ON NOVEMBER 24, 1976, SAID POINT BEING 153.37 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 31, LESS THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 1345, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 18,432,045 SQUARE FEET OR 423.142 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 RESERVED TO BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET, DRAINAGE, UTILITY AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION.

2. TRACT R2 AND R3, 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 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 TRACTS R2 AND R3 IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR THE ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF FRENCHMAN'S RESERVE MASTER HOME OWNERS ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACTS R2 AND R3 IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR 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 TRACTS R2 AND R3.

3. TRACTS A, B, C, D, E, F, G, H AND I, AS SHOWN HEREON, ARE HEREBY RESERVED TO BINKS ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, GOLF COURSE, WATER MANAGEMENT, AND FUTURE RESIDENTIAL HOUSING DEVELOPMENT PURPOSES.

4. THE UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "UE" ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, COOPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.

5. 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.

PALM BEACH COUNTY AND 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.

6. TRACTS L1, AND L2 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, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

7. THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "LBE", 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

8. THE RIGHT-OF-WAY BUFFER EASEMENT, AND 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.

9. TRACTS LB1 THROUGH LB15, 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 AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

10. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON AND DESIGNATED AS "LAE", IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

11. A WATER MANAGEMENT EASEMENT (WME) OVER ALL OF TRACTS A, B, C, D, E, F, G, H, I AND J 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.

12. THE LIFT STATION EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "LSE," ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES. SAID LANDS ENCLUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

13. 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.

14. TRACTS OS1 AND OS2, 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.

15. 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.

16. EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS "WSE" ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

17. TRACT FH, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, FOR FIRE AND RESCUE PURPOSES, WITH INGRESS/EGRESS HEREBY GRANTED TO TRACT FH OVER AND ACROSS TRACT LB2 ALONG THE EASTERLY LIMITS OF TRACT FH, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS.

18. TRACT P1, AS SHOWN HEREON, IS HEREBY DEDICATED TO FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

19. TRACTS W1, W2 AND W3, AS SHOWN HEREON, IS 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.

20. TRACT J, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF FUTURE CANAL RIGHT-OF-WAY EXPANSION AND MAINTENANCE PURPOSES. SUBJECT TO EXISTING EASEMENTS.

21. THE WETLAND BUFFER EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "WBE", ARE HEREBY DEDICATED TO FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF 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.

22. TRACT UP1, AS SHOWN HEREON, IS 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.

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, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 29<sup>th</sup> DAY OF August, 2001.

BINKS ESTATES LIMITED PARTNERSHIP,  
A FLORIDA LIMITED PARTNERSHIP

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

WITNESS: *[Signature]*

PRINT NAME: *[Name]*

WITNESS: *[Signature]*

PRINT NAME: *[Name]*

BY: *[Signature]*

DANIEL GROSSWALD, VICE PRESIDENT

## ACKNOWLEDGEMENT:

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

BEFORE ME PERSONALLY APPEARED DANIEL GROSSWALD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE-PRESIDENT OF TOLL FL GP, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE AUTHORIZED SEAL OF SAID PARTNERSHIP 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 PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29<sup>th</sup> DAY OF August, 2001.

MY COMMISSION EXPIRES: 6-1-2003  
DATE

*[Signature]*  
NOTARY PUBLIC

## 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 29<sup>th</sup> DAY OF August, 2001.

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

WITNESS: *[Signature]*

PRINT NAME: *[Name]*

WITNESS: *[Signature]*

PRINT NAME: *[Name]*

## ACKNOWLEDGEMENT:

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

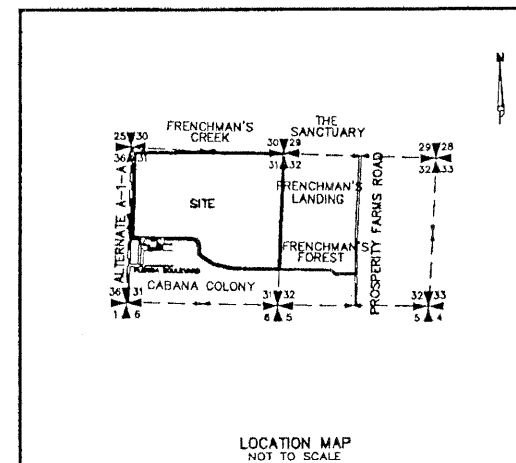
BEFORE ME, PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FRENCHMAN'S RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED 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 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 29<sup>th</sup> DAY OF August, 2001.

MY COMMISSION EXPIRES: 6-1-2003  
DATE

*[Signature]*  
NOTARY PUBLIC

KEY MAP  
NOT TO SCALE



TOLL FL GP, CORP.  
A FLORIDA CORPORATION



NOTARY



FRENCHMAN'S RESERVE MASTER  
PROPERTY OWNERS ASSOC.



NOTARY



**Wantman Group, Inc.**  
Engineering ♦ Surveying ♦ Mapping  
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