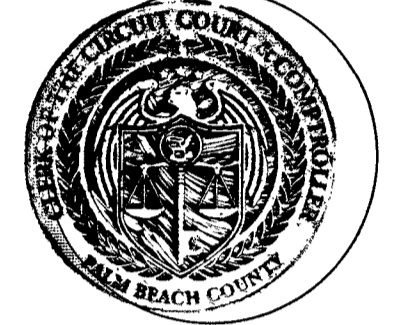


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:35 P.M.
THIS 2 DAY OF March
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK 141 ON
PAGES 112 AND 117

MICHAEL A. CARUSO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2

SURVEYOR & MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONJOIN, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°20'29"W ALONG EAST RIGHT-OF-WAY OF ALTERNATE A1A, AS SHOWN IN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93030-2520, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
- RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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 PALM BEACH COUNTY.
- THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT IN FAVOR OF NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, CONTAINED IN ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6023, PAGE 1239, AS MODIFIED BY MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6692, PAGE 1359, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 20TH DAY OF FEBRUARY 2026.
BY: *Ronald M. Ferris*
RONALD M. FERRIS
CITY MANAGER
ATTEST: *Patricia Snider*
PATRICIA SNIDER, CMC
CITY CLERK
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 20TH DAY OF FEBRUARY 2026.
BY: *Todd Engle*
TODD ENGLE, P.E.
CITY ENGINEER

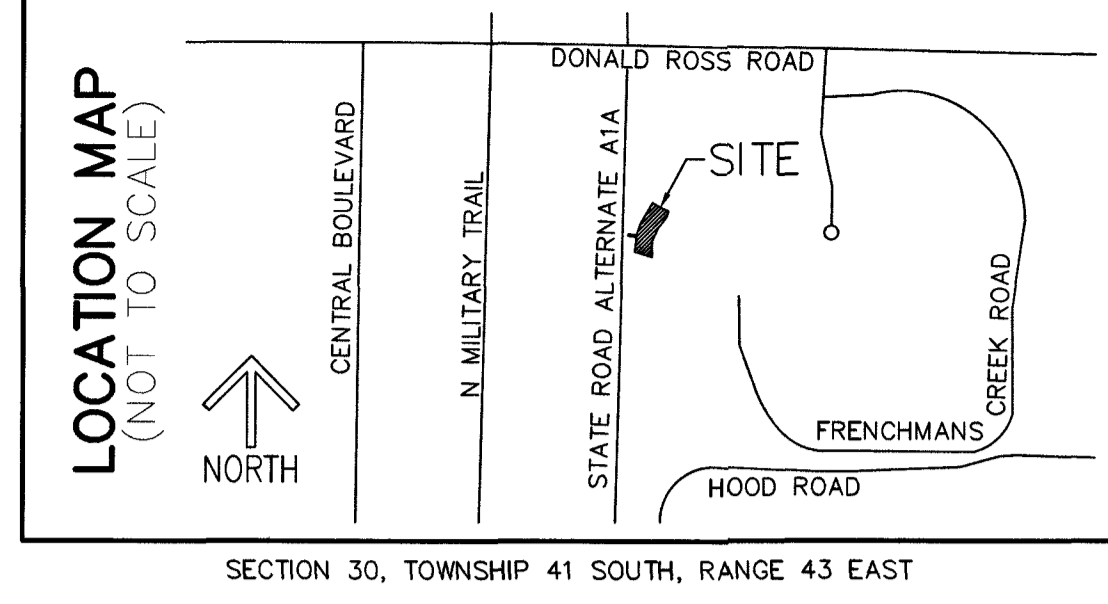
SURVEYOR & MAPPER'S CERTIFICATE:
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH GARDENS, FLORIDA.
DATED: 12/19/2025
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

FRENCHMAN'S CREEK OPERATIONS CENTER

BEING A REPLAT OF TRACT "P" AND A PORTION OF TRACT "B", FRENCHMAN'S CREEK GOLF COURSE (A P.U.D.), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 101 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

AREA TABULATION		
PARCEL/TRACT	SQUARE FEET	ACRES
PARCEL A	221,918	5.0945
TRACT "LB1"	12,362	0.2838
TOTAL	234,280	5.3783



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT FRENCHMAN'S CREEK, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND HOMEOWNER'S ASSOCIATION, OWNER OF THE LANDS SHOWN HEREON AS FRENCHMAN'S CREEK OPERATIONS CENTER, BEING A REPLAT OF TRACT "P" AND A PORTION OF TRACT "B", FRENCHMAN'S CREEK GOLF COURSE (A P.U.D.), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 101 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER-CORNER OF SAID SECTION 30; THENCE N01°24'59"E ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 123.53 FEET; THENCE S88°35'01"E ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 134.72 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD ALTERNATE A-1-A, AS RECORDED IN OFFICIAL RECORDS BOOK 4155, PAGE 886 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE S82°07'53"E, A DISTANCE OF 103.74 FEET; THENCE N18°06'51"E, A DISTANCE OF 152.07 FEET; THENCE N28°04'49"E, A DISTANCE OF 343.93 FEET; THENCE S60°19'43"E, A DISTANCE OF 116.49 FEET; THENCE S53°50'27"E, A DISTANCE OF 85.79 FEET; THENCE S68°27'18"E, A DISTANCE OF 59.28 FEET; THENCE S24°12'14"W, A DISTANCE OF 130.56 FEET; THENCE S37°06'13"W, A DISTANCE OF 144.39 FEET; THENCE S23°47'43"W, A DISTANCE OF 187.39 FEET; THENCE S00°18'15"W, A DISTANCE OF 202.68 FEET; THENCE S01°17'28"W, A DISTANCE OF 56.58 FEET; THENCE N88°39'31"W, A DISTANCE OF 144.79 FEET; THENCE S01°20'29"W, A DISTANCE OF 58.86 FEET; THENCE N88°39'31"W, A DISTANCE OF 182.54 TO A POINT ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N01°20'29"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 412.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, CONTAINING 234,280 SQUARE FEET/5.3783 ACRES, MORE OR LESS.

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

PARCEL A
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR FRENCHMAN'S CREEK, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH GARDENS, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF FRENCHMAN'S CREEK, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

LANDSCAPE BUFFER TRACT
THE LANDSCAPE BUFFER TRACT "LB1", AS SHOWN HEREON, IS HEREBY RESERVED FRENCHMAN'S CREEK, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND HOMEOWNER'S ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR BUFFER, SIGNAGE, DRAINAGE, WATER, SEWER, AND UTILITY PURPOSES. LANDS ENCUMBERED BY SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF FRENCHMAN'S CREEK, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF THIS TRACT.

EMERGENCY ACCESS EASEMENT
THE EMERGENCY ACCESS EASEMENT, IS BLANKET IN NATURE AND IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR EMERGENCY VEHICLES, PEDESTRIAN ACCESS AND SERVICE. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

LIMITED ACCESS EASEMENT
THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2025 FLORIDA STATUTES—TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF ON THE TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

"THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

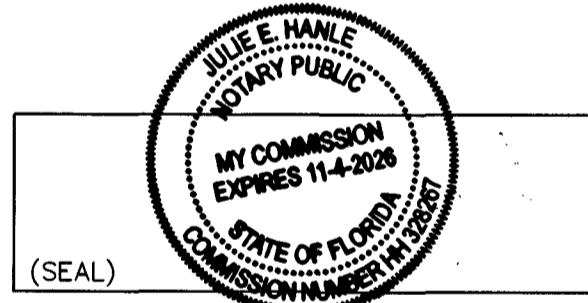
IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA NOT-FOR-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6TH DAY OF January, 2026.

WITNESS: *[Signature]*
PRINT NAME: **Santiago Gonzalez**
WITNESS: *[Signature]*
PRINT NAME: **BRAD CAVEY**
FRENCHMAN'S CREEK, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: *[Signature]*
PRINT NAME: **ELLEN MALASKY**
PRESIDENT



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6TH DAY OF January, 2026 BY ELLEN MALASKY, AS PRESIDENT OF THE FRENCHMAN'S CREEK, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND HOMEOWNER'S ASSOCIATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Julie E. Harkle
PRINT NAME
MY COMMISSION EXPIRES: 11-4-2026
COMMISSION NUMBER: 111328267

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF)
I, STEPHEN S. MATHISON, 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 IN FRENCHMAN'S CREEK, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND HOMEOWNER'S ASSOCIATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 1-6-2026
STEPHEN S. MATHISON
ATTORNEY AT LAW
FLORIDA BAR #362786
LICENSED IN FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT; AND FURTHER ACKNOWLEDGES THAT NO PORTION OF ITS BLANKET ACCESS EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 6023 AT PAGES 1239 THROUGH 1259, INCLUSIVE, AND THE ACCESS EASEMENT MODIFICATION AGREEMENT IN OFFICIAL RECORD BOOK 6692 AT PAGES 1359 THROUGH 1379, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE TERMINATED BY THE RECORDING OF THIS PLAT INTO THE SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 28TH DAY OF January, 2026.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 28TH DAY OF January, 2026.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 2
ATTEST: *[Signature]*
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS
BY: *[Signature]*
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

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 GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.
THIS 5TH DAY OF FEBRUARY, 2026.

[Signature]
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. L56889

