

FRENCHMAN'S RESERVE PCD - GOLF COURSE REPLAT

BEING A REPLAT OF TRACTS L1, L2, W1, W2, W3 AND UP1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT ONE, RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 20, AND A REPLAT OF TRACTS L, UP1 AND UP2, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT "A", RECORDED IN PLAT BOOK 92, PAGES 194 THROUGH 196, AND A REPLAT OF TRACTS G, L1, L2, UP1 AND W, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT F, RECORDED IN PLAT BOOK 93, PAGES 82 THROUGH 87, AND A REPLAT OF TRACTS L1, L2, W1, W2, W3 AND UP1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT "D", RECORDED IN PLAT BOOK 93, PAGES 123 THROUGH 128, AND A REPLAT OF TRACTS A, B AND UP1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - CLUBHOUSE, RECORDED IN PLAT BOOK 94, PAGES 138 THROUGH 139, AND A REPLAT OF TRACTS L1, UP1, UP3, AND W1, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT "B", RECORDED IN PLAT BOOK 96, PAGES 102 THROUGH 104, AND A REPLAT OF TRACTS L1 AND L2, AS SHOWN ON FRENCHMAN'S RESERVE PCD - PLAT E, RECORDED IN PLAT BOOK 101, PAGES 1 THROUGH 6, AND A REPLAT OF TRACTS L-A, O, WA, WB, WC, WD, UP, UPB, UPC, UPD, UPE, AS SHOWN ON FRENCHMAN'S RESERVE PCD - GOLF COURSE, RECORDED IN PLAT BOOK 109, PAGES 73 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

JULY 2018 SHEET 2 OF 23

141

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STATEWIDE LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT PURSUANT TO F.S. 177-041, A PROPERTY INFORMATION REPORT AS DEFINED IN F.S. 627.7843 HAS BEEN PROVIDED BY STATEWIDE LAND TITLE, INC. DISCLOSING THE ENTITY VESTED WITH TITLE AND ALL UNSATISFIED AND UNRELEASED MORTGAGES OF RECORD. THE DEDICATION OF THIS PLAT IS EXECUTED BY ALL PARTIES DISCLOSED IN THE PROPERTY INFORMATION REPORT.

DATE: 7-12-18 BY: William T. Jackson
WILLIAM T. JACKSON
PRESIDENT

AREA TABULATION		
TRACT NAME	SQUARE FEET	ACREAGE
CLUBHOUSE TRACT:		
TRACT "CH-1"	615,161	14.122
GOLF COURSE TRACTS:		
TRACT "GC-1"	4,824,520	110.755
TRACT "GC-2"	272,240	6.250
TRACT "GC-3"	14,677	0.337
TRACT "GC-4"	287,179	6.593
TRACT "GC-5"	290,114	6.660
TRACT "GC-6"	306,132	7.028
TRACT "GC-7"	204,721	4.700
TRACT "GC-8"	3,915	0.090
TRACT "GC-9"	21,562	0.495
SUB TOTAL - CLUBHOUSE & GOLF COURSE:	6,840,221	157.030
UPLAND PRESERVE TRACTS:		
"PRESERVE-1"	17,785	0.408
"PRESERVE-2"	15,274	0.351
"PRESERVE-3"	8,521	0.196
"PRESERVE-4"	29,652	0.681
"PRESERVE-5"	41,561	0.954
"PRESERVE-6"	19,906	0.457
"PRESERVE-7"	33,689	0.773
"PRESERVE-8"	79,507	1.825
"PRESERVE-9"	17,561	0.403
"PRESERVE-10"	17,008	0.390
"PRESERVE-11"	4,490	0.103
"PRESERVE-12"	35,928	0.825
"PRESERVE-13"	2,733	0.063
"PRESERVE-14"	34,710	0.797
"PRESERVE-15"	88,880	2.040
"PRESERVE-16"	5,808	0.133
"PRESERVE-17"	73,087	1.678
"PRESERVE-18"	633,845	14.551
"PRESERVE-19"	18,476	0.424
"PRESERVE-20"	9,652	0.222
"PRESERVE-21"	9,183	0.211
"PRESERVE-22"	18,236	0.419
"PRESERVE-23"	7,164	0.165
"PRESERVE-24"	15,699	0.360
"PRESERVE-25"	19,816	0.455
"PRESERVE-26"	8,372	0.192
"PRESERVE-27"	96,762	2.221
"PRESERVE-28"	7,583	0.174
SUB TOTAL - UPLAND PRESERVES:	1,370,888	31.471
LAKE TRACTS:		
TRACT "WM-1"	166,962	3.833
TRACT "WM-2"	274,371	6.299
TRACT "WM-3"	88,747	2.037
TRACT "WM-4"	68,966	1.583
TRACT "WM-5"	269,376	6.184
TRACT "WM-6"	70,104	1.609
TRACT "WM-7"	130,405	2.994
TRACT "WM-8"	77,684	1.783
TRACT "WM-9"	31,604	0.726
TRACT "WM-10"	138,232	3.173
TRACT "WM-11"	587,546	13.488
SUB TOTAL - LAKES	1,903,997	43.709
WETLAND PRESERVES:		
"WETLAND-1"	14,731	0.338
"WETLAND-2"	44,643	1.025
"WETLAND-3"	50,024	1.148
"WETLAND-4"	35,036	0.804
"WETLAND-5"	49,939	1.146
"WETLAND-6"	35,999	0.826
"WETLAND-7"	39,487	0.907
"WETLAND-8"	24,453	0.561
"WETLAND-9"	16,026	0.368
"WETLAND-10"	76,550	1.757
SUB TOTAL - WETLANDS	386,888	8.880
GRAND TOTAL	10,501,994	241.09

LEGEND:

- ☐ PRM-4431 DENOTES FND. 4"x4" CONC. MON. WITH DISK "PRM LB 4431"
- ☐ PRM-2171 DENOTES FND. 4"x4" CONC. MON. WITH DISK "PRM LB 2171"
- ☐ PRM-7055 DENOTES FND. 4"x4" CONC. MON. WITH DISK "PRM LB 7055"
- PRM-4431 DENOTES SET 5/8" IRON ROD WITH METAL CAP "PRM LB 4431"
- PRM-4431 DENOTES SET MAG NAIL & DISK "PRM LB 4431"

ABBREVIATIONS:

- C.M. = CONCRETE MONUMENT
- CB = CHORD BEARING
- CL = CHORD LENGTH
- CONC. = CONCRETE
- D = DELTA ANGLE
- F.K.A. = FORMERLY KNOWN AS
- FND. = FOUND
- FPL = FLORIDA POWER & LIGHT CO.
- I.D. = IDENTIFICATION
- L = LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MON. = MONUMENT
- D.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B. Co. = PALM BEACH COUNTY
- POS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- SUA = SEACAST UTILITY AUTHORITY
- W.B.E. = WETLAND BUFFER EASEMENT

PLAT POSITION AND ORIENTATION

- BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- UNITS: US SURVEY FEET
- SCALE FACTOR: 1.0000425395
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- PROJECTION: TRANSVERSE MERCATOR
- ZONE: FLORIDA EAST
- DATUM: NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT)

SURVEYOR & MAPPER'S NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON PERTAIN TO THE FLORIDA STATE PLANE COORDINATE SYSTEM AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS SOUTH 02°10'27" WEST.
- 2.) 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.
- 3.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- 4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- 5.) INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

		CAD. K:\JUST \ 31143 \ 109-73 \ 17-029-306 \ 17-029-306.DGN	
		REF.	
FLD.	FB.	PG.	JOB 17-029-306
OFF. CASASUS			DATE JULY 2018
CKD. D.C.L.	SHEET 2	OF 23	DWG. D17-029P

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454