

**DESCRIPTION & SKETCH
PREPARED FOR:
NANCY PESKINSKI**

**EXHIBIT "A"
5 FOOT FENCE EASEMENT**

DESCRIPTION:

A FENCE EASEMENT OVER AND ACROSS A PORTION OF TRACT GC-1 OF FRENCHMEN'S RESERVE PCD - GOLF COURSE REPLAT, AS RECORDED IN PLAT BOOK 126 AT PAGE 140 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PROPERTY BEING SITUATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 19 OF FRENCHMAN'S RESERVE PCD - PLAT "G", A SUBDIVISION PLAT RECORDED IN PLAT BOOK 96, AT PAGE 100, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 11°57'52" WEST, ALONG THE EASTERLY LINE OF SAID LOT 19, A DISTANCE OF 140.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 19 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 11°57'52" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 78°02'08" WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 19, A DISTANCE OF 57.22 FEET; THENCE NORTH 11°57'52" EAST A DISTANCE OF 5.00 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF A TWENTY-FOOT (20.00') DRAINAGE EASEMENT AND THE SOUTHERLY OF SAID LOT 19; THENCE SOUTH 78°02'08" EAST, ALONG THE SOUTHERLY LINE OF LOT 19, A DISTANCE OF 57.22 FEET TO THE POINT OF BEGINNING. CONTAINING 286.10 SQUARE FEET OF LAND, MORE OR LESS.

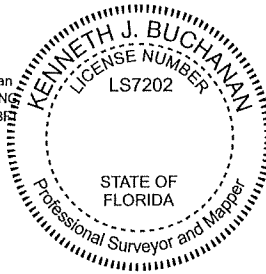
SURVEYOR'S NOTES:

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
5. DATE OF LEGAL DESCRIPTION: OCTOBER 26, 2021; REVISED FEBRUARY 10, 2022.

LIDBERG LAND SURVEYING, INC.

**Kenneth J
Buchanan**

Digitally signed by Kenneth J Buchanan
DN: c=US, o=LIDBERG LAND SURVEYING,
dnQualifier=A01410D000001796139812
40002388D, cn=Kenneth J Buchanan
Date: 2022.02.10 17:06:11 -05'00'



ABBREVIATIONS:

ORB = OFFICIAL RECORD BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

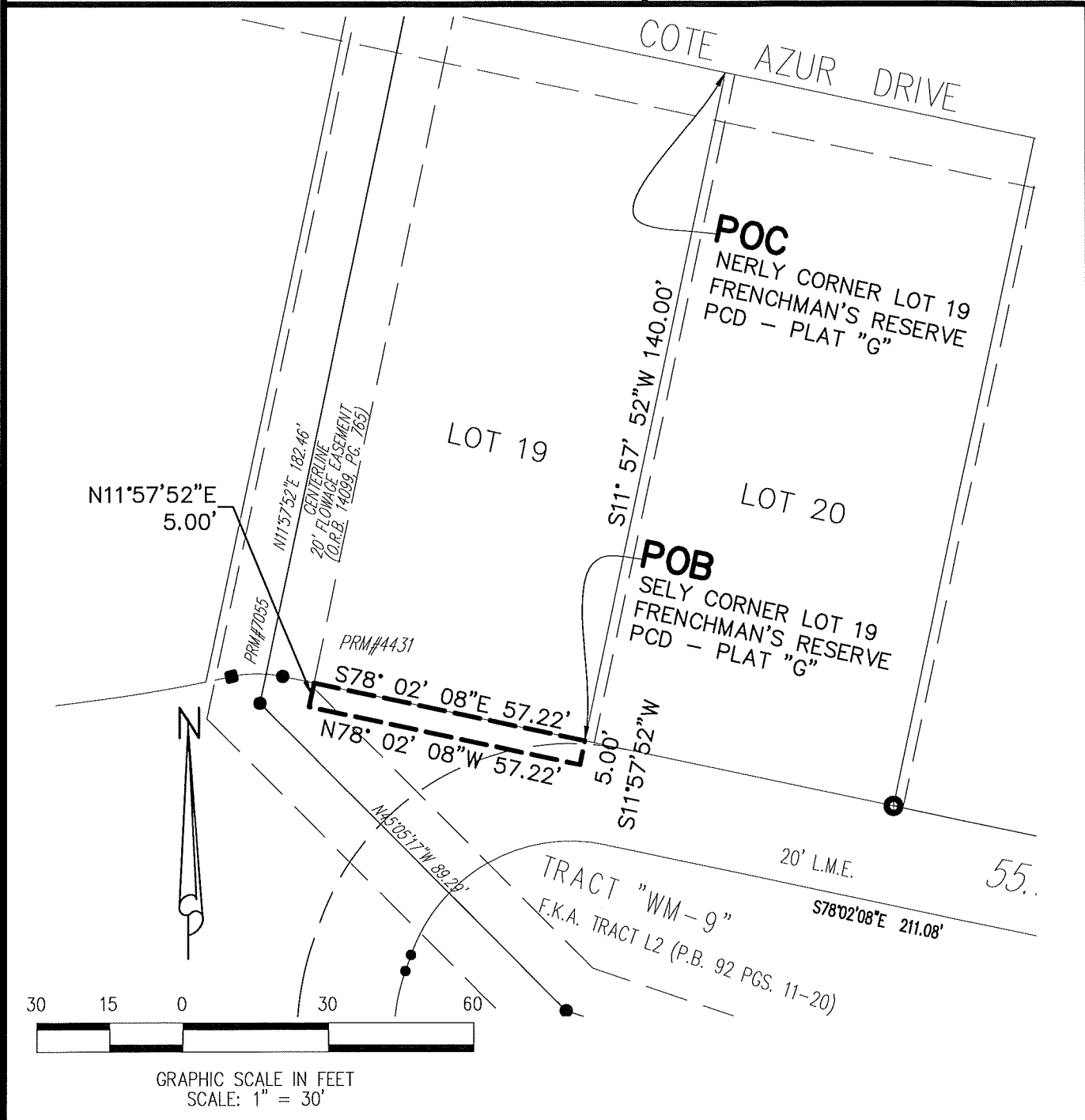
BY: KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7202

**LIDBERG LAND
SURVEYING, INC.**
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454
LB4431

CAD.	K:\AUTOCAD2000\314143\109-73\21-107\21-107-303.DWG		
REF.	17-029-306		
FLD.	FB.	PG.	JOB 21-107-303
OFF.			DATE 2-10-2022
CKD.	KJB	SHEET 1 OF 2	DWG. A21107

**DESCRIPTION & SKETCH
PREPARED FOR:
NANCY PESKINSKI**

**EXHIBIT "A"
5 FOOT FENCE EASEMENT**



LIDBERG LAND SURVEYING, INC.
 675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454
 LB4431

CAD. K:\AUTOCAD2000\314143\109-73\21-107\21-107-303.DWG			
REF. 17-029-306			
FLD.	FB.	PG.	JOB 21-107-303
OFF.			DATE 02-10-2022
CKD. KJB	SHEET 2 OF 2	DWG. A21107	

**DESCRIPTION & SKETCH
PREPARED FOR:
JONATHAN DIAMOND**

**20 FOOT ACCESS AND
USAGE EASEMENT**

EXHIBIT "A"

DESCRIPTION:

AN ACCESS AND USAGE EASEMENT LYING OVER AND ACROSS A PORTION OF TRACT "GC-1" OF FRENCHMEN'S RESERVE PCD - GOLF COURSE REPLAT, AS RECORDED IN PLAT BOOK 126 AT PAGE 140 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PROPERTY BEING SITUATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PERMANENT REFERENCE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 25 OF FRENCHMAN'S RESERVE POD "C", AS RECORDED IN PLAT BOOK 105 AT PAGE 25 OF THE RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 83°41'36" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 25, A DISTANCE OF 120.00 FEET; THENCE NORTH 06°18'25" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 83°41'35" EAST, PARALLEL WITH THE NORTHERLY OF LOT 25, A DISTANCE OF 120.00 FEET; THENCE SOUTH 06°18'25" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,400.02 SQUARE FEET.

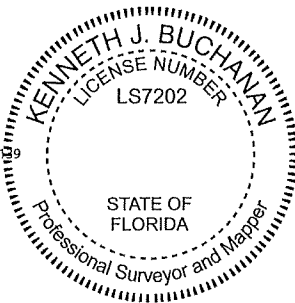
SURVEYOR'S NOTES:

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
5. DATE OF LEGAL DESCRIPTION: OCTOBER 26, 2021

LIDBERG LAND SURVEYING, INC.

**Kenneth J
Buchanan**

Digitally signed by Kenneth J
Buchanan
DN: c=US, o=LIDBERG LAND
SURVEYING,
dnQualifier=A01410D00000179639
8F140002388D, cn=Kenneth J
Buchanan
Date: 2021.10.26 16:21:35 -04'00'



ABBREVIATIONS:
ORB = OFFICIAL RECORD BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

BY: KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7202



LB4431

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

CAD. K:\AUTOCAD2000\314143\109-73\21-107\21-107-303.DWG

REF. 17-029-306

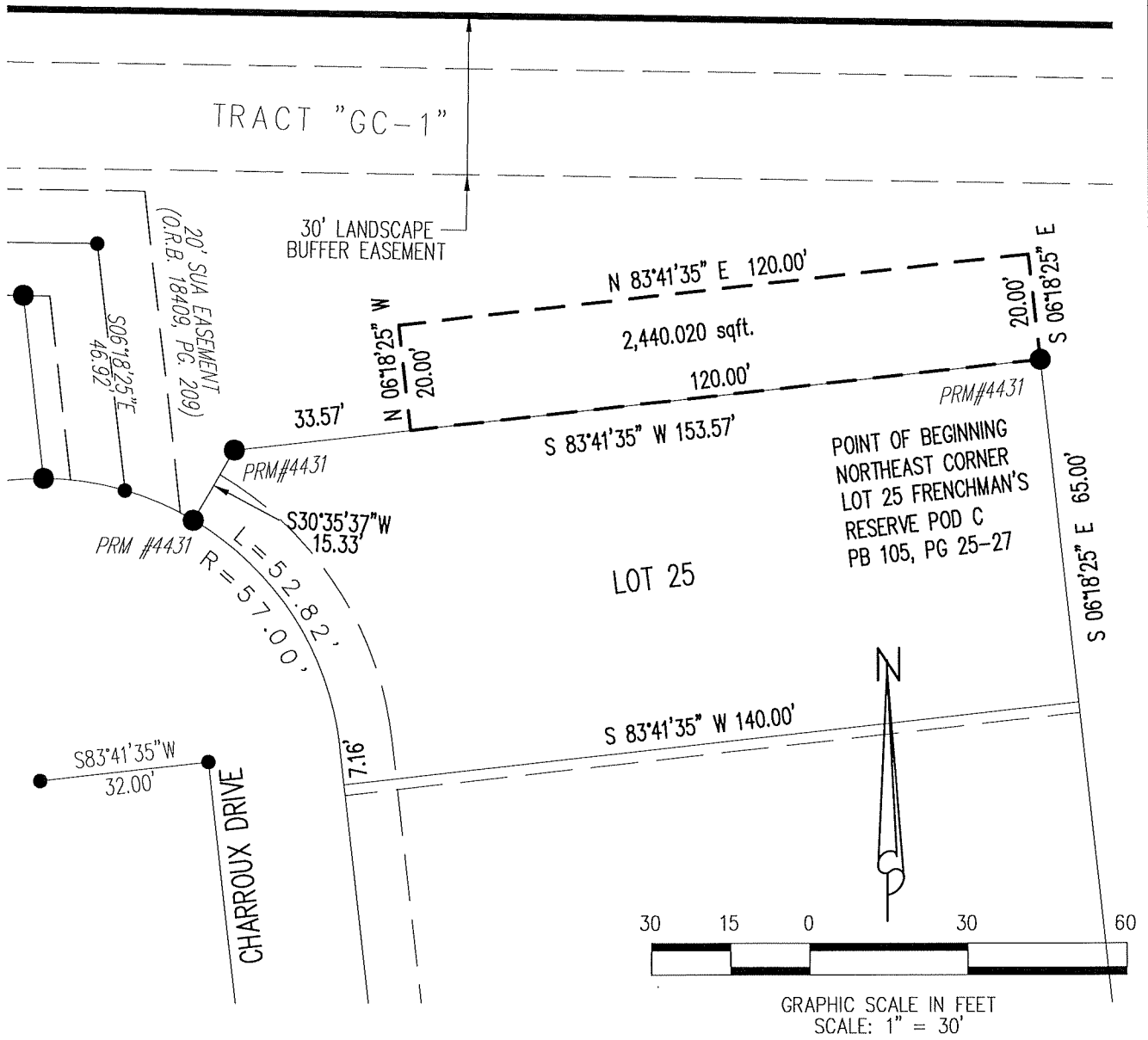
FLD.	FB.	PG.	JOB	21-108-303
OFF.			DATE	10-26-2021
CKD.	KJB	SHEET 1 OF 2	DWG.	A21108

**DESCRIPTION & SKETCH
PREPARED FOR:
JONATHAN DIAMOND**

EXHIBIT "A"

**20 FOOT ACCESS AND
USAGE EASEMENT**

TRACT R1
FRENCHMAN'S RESERVE PCD - PLAT ONE
(P.B. 92 PGS. 11-20)



LIDBERG LAND SURVEYING, INC.
 675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454
 LB4431

CAD.	K:\AUTOCAD2000\314143\109-73\21-107\21-107-303.DWG		
REF.	17-029-306		
FLD.	FB.	PG.	JOB 21-108-303
OFF.			DATE 10-26-2021
CKD.	KJB	SHEET 2 OF 2	DWG. A21108