



0925-003

WINDSPIRIT PRESERVE

"PETITION NO. PPD 2004-206 (441 - ATLANTIC P.U.D.)

BEING A PORTION OF BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1 (PLAT BOOK 2, PAGES 26, 27 & 28) BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3
MARCH 2005

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 03/31/05 at 10:34 A.M.
and duly recorded in Plat Book No. 107
Page 18 of 20
by Paul D. Engle

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT GERONIMO FARMS, INC., WINDSPIRIT FARM, LLC, AND WILLIAM H. DELANEY, OWNERS OF THE LAND SHOWN HEREIN, BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WINDSPIRIT PRESERVE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 60.0 FEET OF TRACTS 9 AND 10; THE SOUTH 70.0 FEET OF TRACTS 11, 12, 13 AND 14; ALL OF TRACTS 19, 20, 21, 22 AND 23; TRACT 24, LESS THE EAST 30.0 FEET THEREOF; TRACT 41, LESS THE EAST 30.0 FEET AND LESS THE NORTH 15.0 FEET THEREOF;
ALL OF TRACTS 42, 43, 44, 45, 46, 51, 52, 53, 54 AND 55; TRACT 56, LESS THE EAST 30.0 FEET AND SOUTH 15.0 FEET THEREOF, ALL LYING IN BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 51, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89°01'09"E., ALONG THE SOUTH LINE OF TRACT 51 THROUGH 55, INCLUSIVE, OF SAID BLOCK 17, A DISTANCE OF 1635.73 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 55; THENCE N.1°06'36"W., ALONG THE EAST LINE OF SAID TRACT 55, A DISTANCE OF 15.0 FEET TO A POINT ON A LINE 15.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT 56 OF SAID BLOCK 17; THENCE N.89°01'09"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 312.23 FEET TO A POINT ON A LINE 15.0 FEET NORTH OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 56; THENCE N.1°06'54"W., ALONG THE SAID PARALLEL LINE AND ALONG A LINE 30.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF TRACT 41, A DISTANCE OF 1309.39 FEET TO A POINT ON A LINE 15.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 41; THENCE S.89°06'54"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 312.12 FEET TO THE WEST LINE OF SAID TRACT 41; THENCE N.1°06'36"W., ALONG SAID WEST LINE, A DISTANCE OF 15.0 FEET TO THE NORTHWEST CORNER OF SAID TRACT 41; THENCE N.89°06'54"E., ALONG SAID NORTH LINE, A DISTANCE OF 312.12 FEET TO A POINT ON A LINE 30.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF TRACTS 24 AND 9 OF SAID BLOCK 17; THENCE N.1°06'54"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 723.62 FEET TO A POINT ON A LINE 60.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 9; THENCE S.89°01'42"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 639.11 FEET TO A POINT ON THE WEST LINE OF TRACT 10 OF SAID BLOCK 17; THENCE N.1°06'54"W., ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACTS 11, 12, 13 AND 14 OF SAID BLOCK 17; THENCE S.89°01'42"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 1307.74 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 14; THENCE S.1°05'03"E., ALONG THE WEST LINE OF TRACTS 14, 19, 45 AND 51 OF SAID BLOCK 17, A DISTANCE OF 2073.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.32 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS "A", "B", "C" AND "D" ARE HEREBY RESERVED FOR WINDSPIRIT FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY (TRACT "A" 13.81 ACRES MORE OR LESS), GERONIMO FARMS, INC. (TRACT "B" 12.21 ACRES MORE OR LESS), WILLIAM H. DELANEY (TRACT "C" 20.41 ACRES MORE OR LESS), AND WILLIAM H. DELANEY (TRACT "D" 24.15 ACRES MORE OR LESS), AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, IS DEDICATED AS THE OPEN SPACE PRESERVE AREA FOR ASCOT-ATLANTIC & 441 AGR-PDD (TIVOLI ISLES) DEVELOPMENT PETITION NUMBER 2004-232, AND ARE SUBJECT TO A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 19130, PAGE 0958 (TRACT "A"), AS RECORDED IN OFFICIAL RECORDS BOOK 19130, PAGE 0944 (TRACT "B"), AS RECORDED IN OFFICIAL RECORDS BOOK 19130, PAGE 0944 (TRACT "C") AND AS RECORDED IN OFFICIAL RECORDS BOOK 19158, PAGE 0742 (TRACT "D") OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY.

TRACT "D" IS SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN O.R.B. 19882, PAGE 1396, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS MANAGING PARTNER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY THIS 18 DAY OF JANUARY, 2006.

WINDSPIRIT FARM, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Eric Bender BY: Tina Rosen
NAME: ERIC BENDER NAME: TINA ROSEN
MANAGING PARTNER MANAGING PARTNER
WITNESS: MARC S. MORAN
NAME: MARC S. MORAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED TINA ROSEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLA 00095 LIC 0005 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF WINDSPIRIT FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PARTNER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY 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 COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF JAN. 2006
MY COMMISSION EXPIRES: SEP 17, 2007 BY: Sheree Katzman
NAME: Sheree Katzman
COMMISSION # DD250887
EXPIRES: Sept. 17, 2007
NOTARY PUBLIC

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY THIS 17 DAY OF FEBRUARY, 2006
GERONIMO FARMS, INC.
A FLORIDA CORPORATION
WITNESS: Eric Bender BY: William H. Delaney
NAME: ERIC BENDER NAME: WILLIAM H. DELANEY
WITNESS: MARC S. MORAN
NAME: MARC S. MORAN
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ELVA H. O'BRYEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLA 00095 LIC 0005 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GERONIMO FARMS, INC., A FLORIDA CORPORATION, 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 17 DAY OF JANUARY 2006
MY COMMISSION EXPIRES: Aug 2006 BY: Mark A. Perry
NAME: MARK A. PERRY
COMMISSION # DD129397
EXPIRES: August 21, 2006
NOTARY PUBLIC

IN WITNESS WHEREOF, I WILLIAM H. DELANEY DO HERETO SET MY HAND AND SEAL THIS 1 DAY OF FEB. 2006.

WITNESS: William H. Delaney BY: William H. Delaney
NAME: WILLIAM H. DELANEY NAME: WILLIAM H. DELANEY
WITNESS: MARC S. MORAN
NAME: MARC S. MORAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM H. DELANEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLA 00095 LIC 0005 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF FEBRUARY 2006
MY COMMISSION EXPIRES: 9/17/07 BY: Sheree Katzman
NAME: Sheree Katzman
COMMISSION # DD250887
EXPIRES: Sept. 17, 2007
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, TIMOTHY G. GLASS, 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 TO WINDSPIRIT FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GERONIMO FARMS, INC. AND WILLIAM H. DELANEY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.
DATED: 1/13/06 BY: Timothy G. Glass
NAME: TIMOTHY G. GLASS
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

SURVEYORS 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S. WILL BE SET UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
Paul D. Engle 1/13/06
NAME: PAUL D. ENGLE
SURVEYOR AND MAPPER #5708
STATE OF FLORIDA

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF TRACTS 9, 24, 41 AND 56, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1, HAVING A BEARING OF N.1°06'33"W.
COORDINATES, BEARINGS AND DISTANCES:
COORDINATES SHOWN ARE GRID DATUM = NAD83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND: SCALE FACTOR 1.000211
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
S.89°19'17"W. (PLAT BEARING)
S.89°19'17"W. (GRID BEARING)
0°00'00" = BEARING ROTATION (PLAT TO GRID)
THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.
COORDINATES SHOWN ON THE CONTROL P.R.M.'S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 817-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 427.027 FLORIDA STATUTES.
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.
THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (361-276-4501).
PERMANENT REFERENCE MONUMENTS (#LB 353) ARE SHOWN THUS:
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
THE PLAT FOR PRESERVE AREA PARCEL 4 (WINDSPIRIT) WILL NOT CREATE ANY ADJACENT ILLEGAL LOTS OF RECORD (LESS THAN 5 ACRES, ETC.).

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS PLAT WAS FILED FOR RECORD ON 03/31/05 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.
George T. Webb
NAME: GEORGE T. WEBB, P.E., COUNTY ENGINEER

NOTES

THE OPEN SPACE PRESERVE AREAS APPROVED, AS A PART OF PETITION 2004-232, AND SUBJECT TO A CONSERVATION EASEMENT AS RECORDED AS SHOWN IN TABLE ONE, BELOW, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:

- PERMITTED USES. GRANTOR MAY USE THE PROPERTY FOR:
 - CROP PRODUCTION, PASTURE, EQUESTRIAN ACTIVITIES, WHOLESALE OR RETAIL NURSERY OPERATION OR FALLOW LAND.
 - CONSTRUCTION AND MAINTENANCE OF STRUCTURES ESSENTIAL TO THE USES LISTED IN SECTION 1b, ABOVE, SUCH AS BARN, STABLES, PUMPS, AND PUMP HOUSES, BUT SPECIFICALLY EXCLUDING AGRICULTURAL SUPPORT STRUCTURES SUCH AS PROCESSING FACILITIES AND PACK PLANTS, WHICH ARE PROHIBITED.
 - MAINTENANCE AND OCCUPATION OF SECURITY, CARETAKER, FARM WORKER OR GROOMS QUARTERS, OR OTHER RESIDENTIAL STRUCTURE PROVIDED THAT THE QUARTERS OR STRUCTURE IS USED SOLELY FOR ONE OF THE PURPOSES LISTED UNDER TABLE 3.E.1.B-10 OF THE CODE. ANY APPLICABLE SPECIAL PERMIT IS OBTAINED FOR SUCH USE, AND REQUISITE DENSITY EXISTS ON THE PROPERTY FOR SUCH USE.
 - A WATER PRESERVE AREA IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ("SFWMD"), OR FOR REGIONAL WATER MANAGEMENT PURPOSES AS CERTIFIED BY EITHER LAKE WORTH DRAINAGE DISTRICT OR SFWMD, OR FOR WATER MANAGEMENT PURPOSES NOT RELATED TO THE PROJECT IF APPROVED BY THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT ("ERM") AND MANAGED FOR ENVIRONMENTAL RESOURCE VALUES.
 - WETLAND RESTORATION AND MAINTENANCE, OR BONAFIDE AGRICULTURE AS DEFINED BY THE CODE; AND
 - THOSE OTHER ACTIVITIES AUTHORIZED WITHIN A PRESERVATION AREA UNDER TABLE 3.E.1B-10 OF THE CODE AND CONSISTENT WITH APPLICABLE PROVISIONS OF THE COMP. PLAN.
- PROHIBITED USES. ANY USE OF OR ON THE PROPERTY THAT IS NOT SPECIFICALLY LISTED OR INCLUDED IN SECTION 1, ABOVE, AND THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION IS PROHIBITED BY THIS EASEMENT.

TABLE ONE

EASEMENT TYPE	RECORDED IN	EASEMENT TO
CONSERVATION EASEMENT NO. 1	O.R.B. 19130, PAGE 0958	PALM BEACH COUNTY
CONSERVATION EASEMENT NO. 2	O.R.B. 19130, PAGE 0944	PALM BEACH COUNTY
CONSERVATION EASEMENT NO. 3	O.R.B. 19158, PAGE 0742	PALM BEACH COUNTY
CONSERVATION EASEMENT NO. 4	O.R.B. 19958, PAGE 0742	PALM BEACH COUNTY
UTILITY EASEMENT	O.R.B. 2150, PAGE 832	FLORIDA POWER & LIGHT
CANAL EASEMENT	O.R.B. 19882, PAGE 1396	LAKE WORTH DRAINAGE
ACCESS EASEMENT	O.R.B. 430, PAGE 167	LAKE WORTH DRAINAGE

REPRODUCTION OF THIS PLAT FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR IS STRICTLY PROHIBITED.

