VICINITY MAP

0925-002

WATER MANAGEMENT DISTRICT ("SFWMD"), OR FOR REGIONAL WATER MANAGEMENT PURPOSES AS CERTIFIED BY EITHER LAKE WORTH DRAINAGE DISTRICT OR SEWMD, OR FOR REGIONAL WATER MANAGEMENT PURPOSES NOT DIRECTLY RELATED TO THE PROJECT IF APPROVED BY THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT ("ERM") AND MANAGED FOR ENVIRONMENTAL RESOURCE

APPLICABLE PROVISIONS OF THE COMP PLAN.

IS INCONSISTENT WITH AGRICULTURAL ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION IS PROHIBITED

CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION

6. PRESERVE PARCEL 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE 441-ATLANTIC PUD, DEVELOPMENT PETITION NUMBER 2004-232, AND IS SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN O.R.B. 19130 PAGE 1916. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PRESERVE PARCEL 1, AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS SET FORTH IN THE CONSERVATION EASEMENT RECORDED IN O.R.B. 19930, PAGE 0966, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WITNESS M. June

PRESERVE PARCEL 1 441 - ATLANTIC PUD

ALL OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, LESS THE NORTH HALF (N1/2) OF THE NORTH HALF (N1/2) OF THE NORTH

HALF (N1/2) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST; LESS THE NORTH HALF (N1/2) OF THE SOUTH HALF (S1/2) OF

THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST; LESS THE NORTH HALF (N1/2) OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE

NORTHWEST QUARTER (NW1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, ALL LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. AND LESS THE RIGHT-OF-WAY FOR STATE ROAD #7 (U.S. #441) AS SHOWN ON ROAD PLAT BOOK 1, PAGE 37 AND THE RIGHT-OF-WAY FOR ATLANTIC AVENUE AS LAID OUT AND IN USE AND PARCELS CONVEYED IN O.R. BOOK 4368, PAGE 1063; O.R. BOOK

4655, PAGE 1466; O.R. BOOK 10600, PAGE 561; O.R. BOOK 5803, PAGE 353; O.R. BOOK 5803, PAGE 396; O.R. BOOK 6522, PAGE 670

AND THAT PORTION TAKEN IN AGREED ORDER OF TAKING RECORDED IN O.R. BOOK 10714, PAGE 1677, PUBLIC RECORDS OF PALM BEACH

COUNTY, FLORIDA. SHEET 1 DF 2 JANUARY, 2006

ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED GARRET M. BENDEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED JA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF ATL 441 W, LLC AND SEVERALLY

OFFICER 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT

NOTARY PUBLIC-STATE OF FLORIDA

Sheree Katzman

expires: 9/17/07

comm + DD250887

ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH

I, TIMOTHY G. GLASS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY

THE UNDERSIGNED HEREBY CERTIFIES THAT IN THE HE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 18290 AT PAGE

1636 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED

PRINT NAME: MAU LIGO & Leg. ad

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESENTS TO BE AND ITS BOARD OF DIRECTORS THIS 31 DAY OF TANKEY, 2006

TITLE: Fraident

BEFORE ME PERSONALLY APPEARED Movilia Loniatho IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MELLY 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 3/ DAY OF January 2006 MY COMMISSION EXPIRES: 615 24, 2009

CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY

THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ATL 441 W, LLC; THAT THE THAT I FIND I HE ITLE ID THE PROPERTY IS VESTED TO ALL 44 I W, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT

THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

TIMOTHY G. GLASS ATTORNEY - AT-LAW LICENSED IN FLORIDA

PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 3 DAY OF IN. 2006.
MY COMMISSION EXPIRES: 9-17-07

Sharee Kutzman

STATE OF FLORIDA COUNTY OF PALM BEACH

AND DEED OF SAID COMPANY.

TITLE CERTIFICATION:

DATED: 1-27-06 MM MM
TIMOTHY G. GLASS

MORTGAGEE'S CONSENT

NOTARY PUBLIC

STATE OF FLORIDA

STATE OF FLORIDA

COUNTY OF PALM BEACH

STATE OF FLORIDA COUNTY OF PALM BEACH

WITNESS

PRINT NAME R. Mestre

ACKNOWLEDGEMENT

STATE OF FLORIDA

441 - ATLANTIC PUD CONTROL NO. 04-206 PETITION NO. 04-232

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 150 AM. THIS 29 DAY OF D ON PAGE \$3-84

20060182993

SHARON R. BOCK CLERK & COMPTROLLER CIRCUIT COURT

BY LIBOUR a BOURD

DEDICATION: STATE OF FLORIDA

KNOWN ALL MEN BY THESE PRESENTS THAT ATL 441 W, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PRESERVE PARCEL 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, LESS THE NORTH HALF (N1/2) OF THE NORTH HALF (N1/2) OF THE NORTH HALF (N1/2) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST; LESS THE NORTH HALF (N1/2) OF THE SOUTH HALF (S1/2) OF THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST; LESS THE NORTH HALF (N1/2) OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, ALL LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. AND LESS THE RIGHT-OF-WAY FOR STATE ROAD #7 (U.S. #441) AS SHOWN ON ROAD PLAT BOOK 1, PAGE 37 AND THE RIGHT-OF-WAY FOR ATLANTIC AVENUE AS LAID OUT AND IN USE AND PARCELS CONVEYED IN O.R. BOOK 4368, PAGE 1063; O.R. BOOK 4655, PAGE 1466; O.R. BOOK 10600, PAGE 561; O.R. BOOK 5803, PAGE 353; O.R. BOOK 5803, PAGE 396; O.R. BOOK 5622, PAGE 670 AND THAT PORTION TAKEN IN AGREED ORDER OF TAKING RECORDED IN O.R. BOOK 10714, PAGE 1677, PUBLIC RECORDS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO

1. PRESERVE PARCEL 1, 103.9 ACRES MORE OR LESS, AS SHOWN HEREON PURSUANT TO 1. PRESERVE PARCEL 1, 103.9 ACRES MORE OR LESS, AS SHOWN HEREON, PURSUANT TO ARTICLES 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, IS DEDICATED AS THE OPEN SPACE PRESERVE AREA FOR 441-ATLANTIC PUD PETITION NUMBER 2004-232 AND IS SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1912 PACES 0160. THROUGH 09176, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY. PRESERVE PARCEL 1 IS RESERVED TO ATL 441 W, LLC A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY LIDITAND APPEA "A" APPROXIMATELY 15 60 ACRES AND WETI AND AREA "B" COUNTY. UPLAND AREA "A" APPROXIMATELY 15.60 ACRES AND WETLAND AREA "B" APPROXIMATELY 3.49 ACRES, SUBJECT TO THE RESTRICTIONS SET IN THE WETLANDS OR NATIVE UPLANDS SECTIONS OF CONSERVATION EASEMENT AS SET FORTH IN OFFICIAL RECORD BOOK [1930], PAGE 1946, PALM BEACH COUNTY RECORDS, IN FAVOR OF PALM

2. THE OPEN SPACE PRESERVATION AREAS APPROVED AS A PART OF PETITION 2004-232, AND SUBJECT TO A CONSERVATION EASEMENT AS RECORDED IN O.R.B. 19130, PAGE 0966, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE RESTRICTED TO

PERMITTED USES - GRANTOR MAY USE THE PROPERTY FOR:

a. CROP PRODUCTION, PASTURE, EQUESTRIAN ACTIVITIES, WHOLESALE OR RETAIL NURSERY OPERATION OR FALLOW LAND;

 CONSTRUCTION AND MAINTENANCE OF STRUCTURES ESSENTIAL TO THE USES LISTED IN SUBSECTION 2a. ABOVE, SUCH AS BARNS, STABLES, PUMPS, AND PUMP HOUSES, BUT SPECIFICALLY EXCLUDING AGRICULTURAL SUPPORT STRUCTURES SUCH AS PROCESSING FACILITIES AND PACKING PLANTS, WHICH

c. MAINTENANCE AND OCCUPATION OF SECURITY, CARETAKER, FARM WORKERS 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

DEDICATION CONTINUED:

d. A WATER PRESERVE AREA IF DESIGNATED BY THE SOUTH FLORIDA

e. WETLAND RESTORATION AND MAINTENANCE, OR BONA FIDE AGRICULTURE AS DEFINED BY THE CODE; AND

f. THOSE OTHER ACTIVITIES AUTHORIZED WITHIN A PRESERVATION AREA UNDER TABLE 3.E.1. B-10 OF THE CODE AND CONSISTENT WITH

PROHIBITED USES - ANY USE OF OR ON THE PROPERTY THAT IS NOT SPECIFICALLY LISTED OR INCLUDED IN SECTION 2, ABOVE, AND THAT

3. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED 4. THE UTILITY EASEMENTS AS SHOWN MEREUN, AKE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF AND MAINTENANCE OF OTHER UTILITIES.

5. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION

ENVIRONMENTAL RESOURCES MANAGEMENT:

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY THIS 31 DAY OF JAM: , 2006

ATL 441 W, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY SARRETT M. BENDER, MANAGING MEMBER

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT'S THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19531 AT PAGE 1894 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS BOARD OF DIRECTORS THIS 31 DAY OF JAN.

PRESIDEN

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PAIN BEACH

BEFORE ME PERSONALLY APPEARED STEVE SAIONTZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DIA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SAICO INC. 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 31 DAY OF 10 MY COMMISSION EXPIRES: 9-17-07

BOTHER PUBLIC

NOTARY PUBLIC

DAY OF 10 MY - 2006

BOTHER PUBLIC

Shere Katzme

Commission # DD250 Sheree Katzman Commission # DD25088 Expires: SEE 17, 200 STATE OF FLORIDA

SURVEYOR'S NOTES

1. 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 THIS 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, FLORIDA.

THE PLAT FOR THE PRESERVE AREA PARCEL 1 WILL NOT CREATE ANY ADJACENT ILLEGAL LOTS OF RECORD (LESS THAN 5 ACRES, ETC.).

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH

LEONOR A. CABEZAS

COMMISSION# DD335449 EXPIRES: Sept. 24,2008

THE EAST LINE OF SECTION 13, IS TAKEN TO BEAR N 00°45'55" W OTHER BEARINGS ARE RELATIVE THERETO. BEARINGS ARE RELATIVE TO STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR-FLORIDA EAST ZONE 1983. NORTH AMERICAN DATUM (1990

COUNTY APPROVAL:

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 3 3 DAY OF MACC... 200 4. AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

SURVEYOR'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 BELIEFS: THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA

RENNER, BURGESS, INC. Ham A Bunua DATE 1-17-06

1 S.E. 4TH AVENUE HARRY A. BURGESS, P.L.S.
DELRAY BEACH, FI. 33483
LICENSE NO. 5089
LICENSED BUSINESS #6504

STATE OF FLORIDA

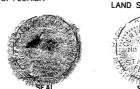
THIS INSTRUMENT WAS PREPARED BY HARRY A BURGESS REGISTERED LAND SURVEYOR













NOTARY PUBLIC S

