

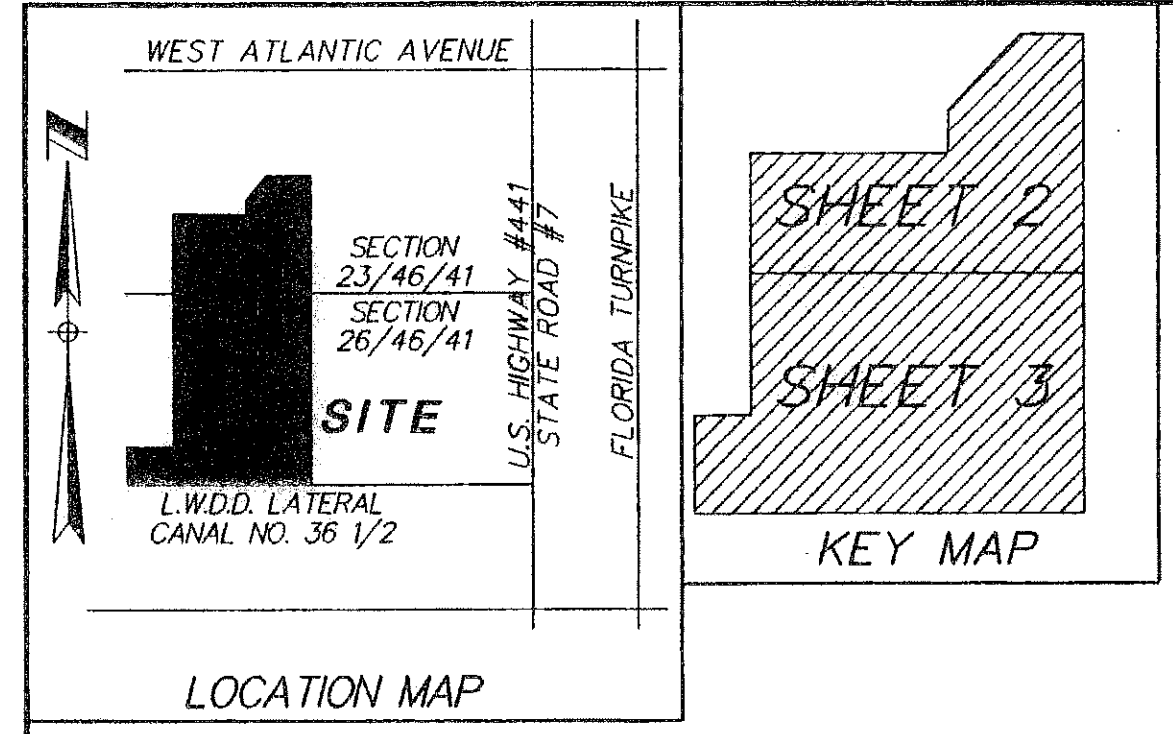
ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 4

49

5 July 1, 05 PM 110
0049
Michelle [Signature]

PETITION NO. PDD 2004-369 (ASCOT - LYONS & ATLANTIC PUD)
BEING A REPLAT OF A PORTION OF BLOCK 68, PALM BEACH FARMS COMPANY
PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54) AND A PORTION OF SECTION 23,
TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3
JULY 2005



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WHITWORTH ESTATES PUD LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 15, 16, 17 AND 18, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54), SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 4" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF THE SOUTH 660 FEET OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 41 EAST, LYING EAST OF THE NORTHERLY PROJECTION OF THE WEST LINE OF TRACT 3, BLOCK 68, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE EAST 660 FEET OF THE SOUTH THREE QUARTERS OF SAID SECTION 23, LESS THE SOUTH 660 FEET AND LESS THOSE PARCELS CONVEYED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT IN OFFICIAL RECORD BOOK 11434, PAGE 455 AND OFFICIAL RECORD BOOK 3903, PAGE 377, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
PARCEL 2:
TRACT 1, THE NORTH 65.00 FEET OF TRACT 2, TRACT 3, THE SOUTH 45 FEET OF TRACT 5, TRACTS 6, 7, 8, THE NORTH 125 FEET OF TRACTS 9, 10, 11, 12, THAT PORTION OF THE 34 FOOT ROAD RIGHT OF WAY LYING NORTH OF AND ADJACENT TO TRACTS 1, 2 AND 3, THAT PORTION OF THE 25 FOOT ROAD RIGHT OF WAY LYING EAST OF AND ADJACENT TO TRACTS 1 AND 8, AND THE NORTH 125 FEET OF TRACT 9, THAT PORTION OF THE SOUTH 45 FEET OF TRACT 5 AND THE NORTH 125 FEET OF TRACT 12, AND THAT PORTION OF THE 30 FOOT ROAD RIGHT OF WAY LYING NORTH OF AND ADJACENT TO TRACTS 9, 10, 11 AND 12 EXTENDING FROM THE EAST LINE OF BLOCK 68 TO THE WEST LINE OF BLOCK 68, ALL LYING IN BLOCK 68, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
PARCEL 3:
TRACT 2, BLOCK 68, LESS THE NORTH 65.00 FEET THEREOF, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOTAL AREA OF PRESERVE AREAS = 110.11 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
PARCELS 1, 2 & 3 (ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 4), 110.11 ACRES, ARE HEREBY RESERVED FOR WHITWORTH ESTATES PUD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, IN FEE SIMPLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORD CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY, PARCELS 1, 2 & 3" (ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 4), AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.3.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, IS DEDICATED AS THE PRESERVE AREA FOR ASCOT-LYONS & ATLANTIC PUD DEVELOPMENT PETITION NUMBER 2004-369 AND ARE SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 21022, PAGES 107E THROUGH 108B, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY.

PARCELS 1, 2 & 3 AS SHOWN HEREON ARE SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 21022, PAGE 107E OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ARE SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORDS BOOK 20117, PAGE 120e.
PARCELS 1 AND 2 ALSO SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 19341, PAGE 1017 AND OFFICIAL RECORD BOOK 19341, PAGE 1023 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 25th DAY OF July, 2005.

WITNESS: [Signature] NAME: MARC MARRIN
BY: [Signature] NAME: Garrett Bender MANAGING MEMBER

WITNESS: [Signature] NAME: William C. Whiteford

TABULAR DATA

PETITION NO. PDD2004-504
CONTROL NO. 2004-0369
RESOLUTION NO. R-2005-0390
PUD NAME: ASCOT-LYONS & ATLANTIC PUD
ACREAGE: 110.11 ACRES

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Garrett Bender WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF WHITWORTH ESTATES PUD LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF July, 2005.
MY COMMISSION EXPIRES 9-17-07 BY: [Signature] NAME: Shere Kateman NOTARY PUBLIC Comm. No. DDA50887

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 WHITWORTH ESTATES PUD LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE TAXES HAVE BEEN PAID; THAT THERE 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: 4-20-07 BY: [Signature] TIMOTHY G. GLASS ATTORNEY AT LAW

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 99-30 AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 25th DAY OF July, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.
[Signature] SCOTT J. WEBB, P.E., COUNTY ENGINEER

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) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
[Signature] PAUL D. ENGLE 5/7/07
PAUL D. ENGLE
SURVEYOR AND MAPPER #5708
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. LB053

EASEMENT TYPE	RECORDED IN	EASEMENT TO
CONSERVATION EASEMENT	O.R.B. 21699, PAGE 107E	PALM BEACH COUNTY
EASEMENT	O.R.B. 20417, PAGE 130e	LAKE WORTH DRAINAGE DISTRICT - LWDD
UTILITY	O.R.B. 1744, PAGE 627	F.P.L.CO.
HORTICULTURAL WASTE SITE	RESOLUTION R-84-68	LAKE WORTH DRAINAGE
UTILITY	DEED BOOK 1015, PAGE 652	F.P.L.CO.
UTILITY	O.R.B. 1020, PAGE 62	F.P.L.CO.
UTILITY	DEED BOOK 1025, PAGE 664	F.P.L.CO.
CANAL RIGHT OF WAY	O.R.B. 19341, PAGE 1017	LAKE WORTH DRAINAGE
CANAL RIGHT OF WAY	O.R.B. 19341, PAGE 1023	LAKE WORTH DRAINAGE

THE CREATION OF THIS BOUNDARY PLAT OF THE CONSERVATION EASEMENT LIMITS DOES NOT RESULT IN THE CREATION OF ANY ILLEGAL LOTS ON THE REMAINING ADJACENT LAND.

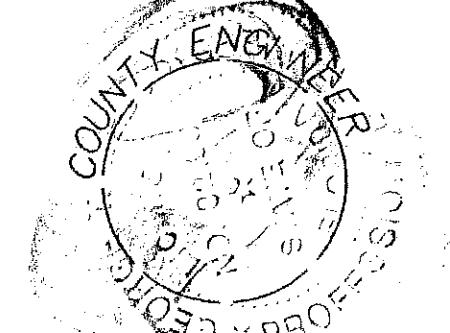
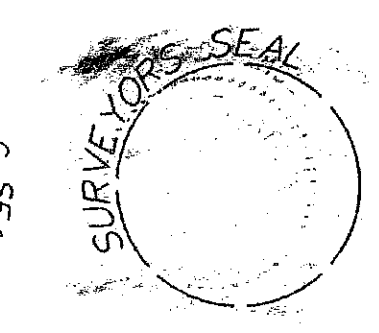
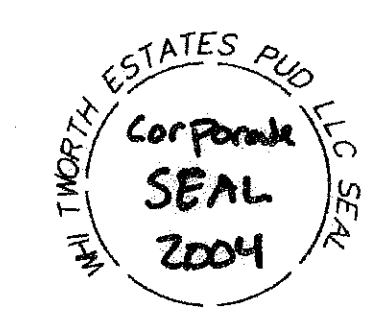
NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 41 EAST HAVING A BEARING OF S.89°02'13"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 1.0000148
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
S.89°02'13"W. (PLAT BEARING)
S.89°02'13"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 61G17-6 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 (561-276-4501).
PERMANENT REFERENCE MONUMENTS (#LB 353) ARE SHOWN THIS:

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 OPEN SPACE PRESERVATION ACRES APPROVED, AS A PART OF PETITION 2004-369, AND RESOLUTION 2005-0390, AND SUBJECT TO A CONSERVATION EASEMENT AS RECORDED IN O.R.B. 21022, PAGE 107E, OF 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 1c, 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 3E-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 DIRECTLY 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 3E-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 1c ABOVE, AND THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION IS PROHIBITED BY THIS EASEMENT.



SUBDIVISION Ascot-Lyons & Atlantic PUD Preserve Parcel 4
BLOCK 110
SECTION 23
RANGE 41
TOWNSHIP 46 SOUTH
DATE 5/7/07
JOB NUMBER 25-446