

0928-003

20070346847

ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1

ASCOT-LYONS & ATLANTIC PUD
BEING A REPLAT OF A PORTION OF TRACT 4 TOGETHER WITH TRACTS 26, 27, 28, 29 AND 30, BLOCK 18, PALM BEACH FARMS CO., PLAT NO. 1, PLAT BOOK 2, PAGE 26, SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, STATE OF FLORIDA
JULY 2006 SHEET 1 OF 3
PETITION NO. PDD 2004-369 (ASCOT-LYONS & ATLANTIC PUD)

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 9:45 THIS 19 DAY OF July 2007, AND DULY RECORDED IN PLAT BOOK NO. 112 ON PAGE 24. SHARON R. BOCK CLERK & COMPTROLLER BY TCB DC.

This Instrument Prepared By:
Ronnie L. Furniss, P.S.M.

Certificate of Authorization No. LB 0791
JULY 2006



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners

580 Village Boulevard, Suite 340
West Palm Beach, Florida 33409
Phone: 561.684.6161 Fax 561.684.6360

DEDICATION

STATE OF FLORIDA AND
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT: CARTER BOTANICALS, INC., A FLORIDA CORPORATION, AND WHITWORTH ESTATES PUD LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1 BEING A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 4, BLOCK 18, LESS THE NORTH 26 FEET, PALM BEACH FARMS COMPANY, PLAT NO. 1 OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT:

THE NORTH 12.28 FEET TOTALING THE NORTH 38.28 FEET OF TRACT 4, BLOCK 18, PER CHANCERY CASE NO. 407, RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACT 26, 27, 28, 29, AND 30, BLOCK 18 PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGES 26 THROUGH 28 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1,293,077 SQUARE FEET (29,685 ACRES), MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. "TRACT A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, DEVELOPMENT PETITION NUMBER PDD2004-369 AND IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 21678 PAGE 429 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. "TRACT B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, DEVELOPMENT PETITION NUMBER PDD2004-369 AND IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 21678 PAGE 429 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3. "TRACT C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, DEVELOPMENT PETITION NUMBER PDD2004-369 AND IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 21678 PAGE 444 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. "TRACT D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, DEVELOPMENT PETITION NUMBER PDD2004-369 AND IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 21678 PAGE 444 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1, 29,685 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-LYONS & ATLANTIC PUD DEVELOPMENT PETITION NUMBER 2004-369 AND IS SUBJECT TO CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 21678, PAGE(S) 429, OVER TRACT A, OFFICIAL RECORD BOOK 21678, PAGE(S) 429, OVER TRACT B, OFFICIAL RECORD BOOK 21678, PAGE(S) 444, OVER TRACT C, OFFICIAL RECORD BOOK 21678, PAGE(S) 444, OVER TRACT D, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY, ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1 IS RESERVED TO CARTER BOTANICALS, INC. AND WHITWORTH ESTATES PUD LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, IN FEE SIMPLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, CARTER BOTANICALS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF January, 2007

CARTER BOTANICALS, INC., A FLORIDA CORPORATION,

BY: Gary Morris
GARY MORRIS, PRESIDENT OF CARTER BOTANICALS, INC.

WITNESS: Carol Zimm

PRINT NAME: Carol Zimm

WITNESS: Carol Zimm

PRINT NAME: Carol Zimm

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY MORRIS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED the Florida Seal AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CARTER BOTANICALS, 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 25th DAY OF January, 2007.

NOTARY PUBLIC: Kim C. Brailey

PRINT NAME: Kim C. Brailey

MY COMMISSION EXPIRES: 6-9-07
Commission No. DD220404

IN WITNESS WHEREOF, WHITWORTH ESTATES PUD LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF January, 2007

WHITWORTH ESTATES PUD LLC, A FLORIDA LIMITED LIABILITY COMPANY

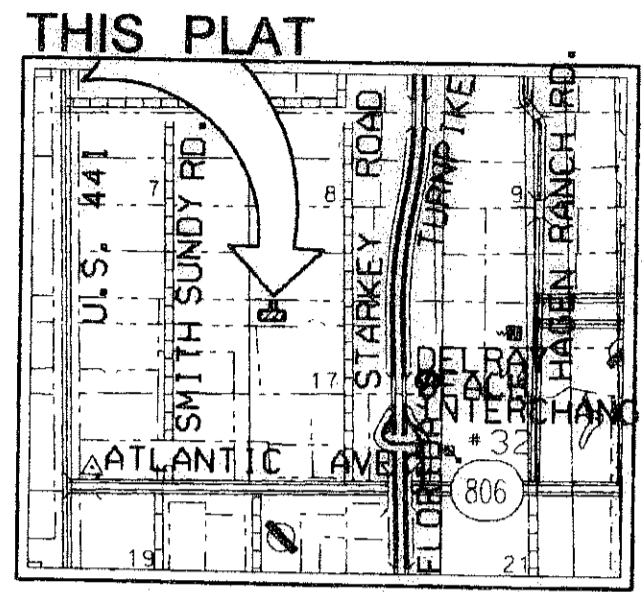
BY: Garrett M. Bender
GARRETT M. BENDER, MANAGER, MEMBER

WITNESS: Jan Solin

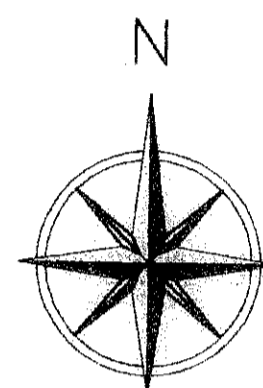
PRINT NAME: Jan Solin

WITNESS: Jan Solin

PRINT NAME: Jan Solin



LOCATION MAP NOT TO SCALE



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARRETT M. BENDER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED his AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A MEMBER OF WHITWORTH ESTATES PUD LLC, A 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 25th DAY OF January, 2007.

NOTARY PUBLIC: Sharon Katzman

PRINT NAME: Sharon Katzman

MY COMMISSION EXPIRES: 09-17-07
Commission No. DD250887

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12841 AT PAGE 1500, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF January, 2007.

SOUTH FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA,

BY: C. Robert Ponder
C. Robert Ponder, EVP

WITNESS: William C. Whitford

PRINTED NAME: William C. Whitford

WITNESS: William C. Whitford

PRINTED NAME: William C. Whitford

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Kim C. Brailey WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED the Florida Seal AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE PRESIDENT OF SOUTH FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF January, 2007.

NOTARY PUBLIC: Kim C. Brailey

PRINT NAME: Kim C. Brailey

MY COMMISSION EXPIRES: March 29, 2007
Commission No. DD198871

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12800, AT PAGE 1131 AND MODIFIED IN OFFICIAL RECORDS BOOK 18428, PAGE 909 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF January, 2007.

FARM CREDIT OF SOUTH FLORIDA, A CA

BY: C. Robert Ponder
C. Robert Ponder, EVP

WITNESS: William C. Whitford

PRINTED NAME: William C. Whitford

WITNESS: William C. Whitford

PRINTED NAME: William C. Whitford

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

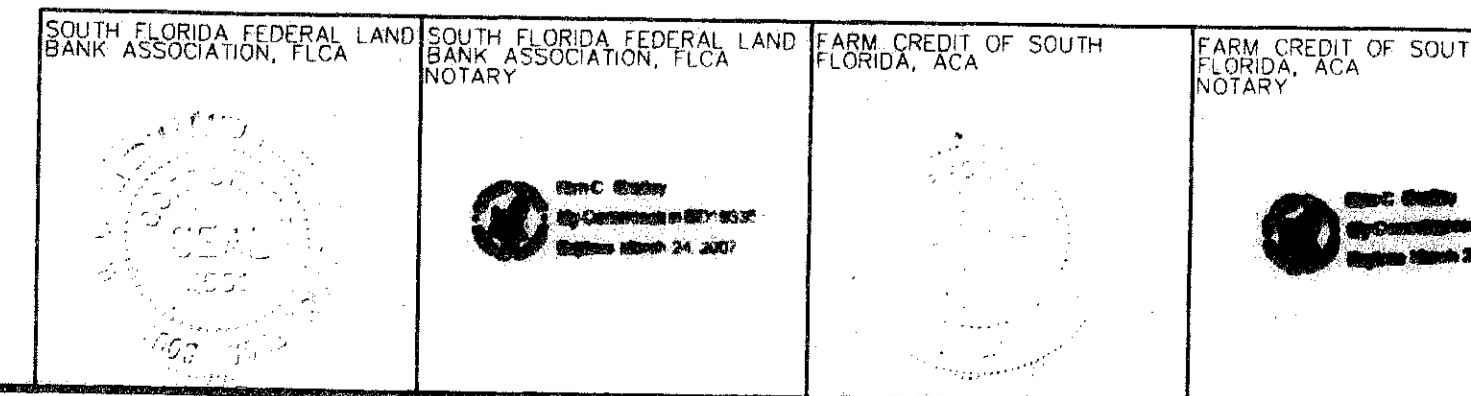
BEFORE ME PERSONALLY APPEARED Kim C. Brailey WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED the Florida Seal AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE PRESIDENT OF FARM CREDIT OF SOUTH FLORIDA, A CA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF January, 2007.

NOTARY PUBLIC: Kim C. Brailey

PRINT NAME: Kim C. Brailey

MY COMMISSION EXPIRES: March 29, 2007
Commission No. DD198871



SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
PLAT NO. 1, PLAT BOOK 2, PAGE 26
FLOOD MAP 9 2004
ZONING: AG-2-PUD
SF CODE 33.4.40
PUD NAME