

DELRAY MARKETPLACE PRESERVE 1

BEING A REPLAT OF A PORTION OF TRACTS 1 AND 2, BLOCK 18, TOGETHER WITH TRACTS 31 AND 32, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATED IN SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
MARCH, 2008
SHEET 1 OF 2

PETITION NO. 2004-616 (DELRAY MARKETPLACE)

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:21 A.M.
THIS 09 DAY OF July
A.D. 2008 AND DULY RECORDED
IN PLAT BOOK 111
PAGES 98 THROUGH 99
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Mary Seibel
DEPUTY CLERK

TABULAR DATA:
TOTAL PLAT AREA: ±20.13 ACRES
TRACT "A" = 6.63 ACRES
TRACT "B" = 7.18 ACRES
TRACT "C" = 0.45 ACRE
TRACT "D" = 3.01 ACRES
TRACT "E" = 2.86 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ASCOT AG LAND, LLC, AND ROBERT HOWARD OWNERS OF THE LANDS SHOWN HEREON AS DELRAY MARKETPLACE PRESERVE 1, BEING A REPLAT OF A PORTION OF TRACTS 1 AND 2, BLOCK 18, TOGETHER WITH TRACTS 31 AND 32, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTIONS 17 AND 18 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 AND 2, BLOCK 18, PALM BEACH FARMS COMPANY PLAT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 39.28 FEET OF SAID TRACTS 1 AND 2, BLOCK 18, PER CHANCERY CASE NO. 407, AS RECORDED IN OFFICIAL RECORDS BOOK 8495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH TRACTS 31 AND 32, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 20.13 ACRES, MORE OR LESS.

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

AG PRESERVE AREA:

TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED BY ROBERT HOWARD, HIS SUCCESSORS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, HIS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. DEVELOPMENT PETITION NUMBER 2004-616 AND ARE SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 22036, PAGE 1581 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT "A", AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 22036, PAGE 1581 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED BY ASCOT AG LAND, LLC, THEIR SUCCESSORS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. DEVELOPMENT PETITION NUMBER 2004-616 AND ARE SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 21944, PAGE 1437 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT "B", AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 21944, PAGE 1437 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED BY ROBERT HOWARD, HIS SUCCESSORS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, HIS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. DEVELOPMENT PETITION NUMBER 2004-616 AND ARE SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 22036, PAGE 1581 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT "C", AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 22036, PAGE 1581 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT "C", AS SHOWN HEREON, IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 21979, PAGE 1078 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR ASCOT AG LAND, LLC, AND ROBERT HOWARD THEIR SUCCESSORS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. DEVELOPMENT PETITION NUMBER 2004-616 AND ARE SUBJECT TO A CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 21944, PAGE 1468 AND OFFICIAL RECORDS BOOK 22036, PAGE 1734 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT "D", AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 21944, PAGE 1468 AND OFFICIAL RECORDS BOOK 22036, PAGE 1734 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT "D", AS SHOWN HEREON, IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 21979, PAGE 1078 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR ASCOT AG LAND, LLC, THEIR SUCCESSORS, ASSIGNS AND LEASEHOLDERS, FOR FUTURE LYONS ROAD RIGHT OF WAY ACQUISITION PURPOSES BY PALM BEACH COUNTY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, THEIR SUCCESSORS, ASSIGNS AND LEASEHOLDERS. TRACT "E", AS SHOWN HEREON, IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 21979, PAGE 1078 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

DELRAY MARKETPLACE PRESERVE 1, AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, IS DEDICATED AS THE PRESERVE AREA FOR DELRAY MARKETPLACE DEVELOPMENT PETITION NUMBER 2004-616 AND IS SUBJECT TO THE CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 21944, PAGE 1437, OFFICIAL RECORDS BOOK 21944, PAGE 1468, OFFICIAL RECORDS BOOK 22036, PAGE 1581 AND OFFICIAL RECORDS BOOK 22036, PAGE 1734 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY, IS HEREBY RESERVED TO THE OWNER, ASCOT AG LAND, LLC, FOR CONSERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 21 DAY OF February, 2008

ASCOT AG LAND, LLC

WITNESS: [Signature]
[Signature]
PRINT NAME

BY: [Signature]
GARRETT M. BENDER,
MANAGING MEMBER

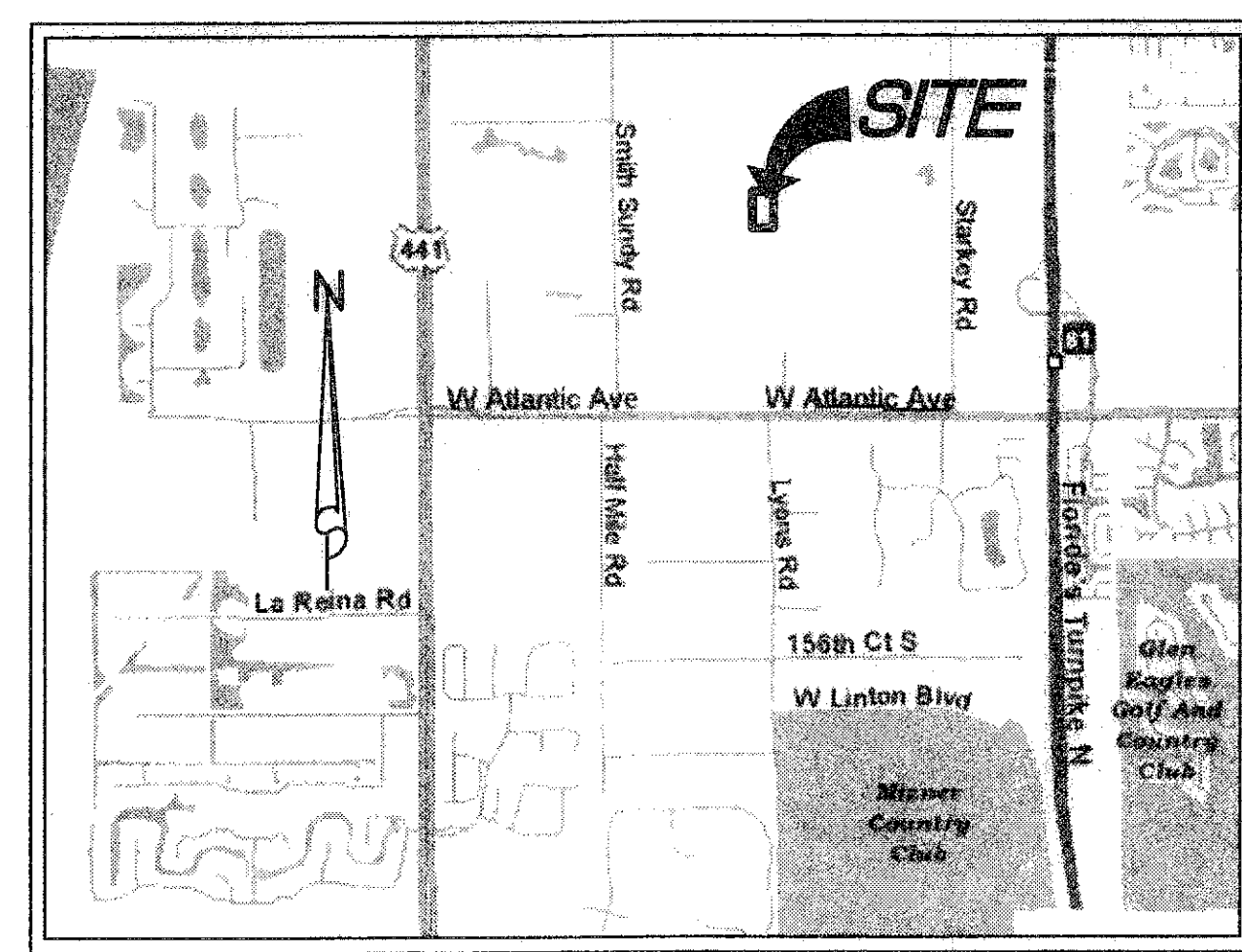
WITNESS: [Signature]
[Signature]
PRINT NAME

IN WITNESS WHEREOF, I DO HEREBY SET MY HAND AND SEAL THIS 13 DAY OF MAY, 2008

WITNESS: [Signature]
[Signature]
PRINT NAME

BY: [Signature]
ROBERT HOWARD

WITNESS: [Signature]
[Signature]
PRINT NAME



LOCATION MAP NOT TO SCALE

SURVEYOR'S NOTES:

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

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

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS, 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT), FLORIDA EAST ZONE. THE BEARING BETWEEN PALM BEACH COUNTY CONTROL STATIONS "PBF 66" AND "LAUREL" IS SOUTH 27°46'37" WEST, AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.

COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.0000236
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

THE PRESERVATION AREAS APPROVED AS PART OF APPLICATION #2004-1029 SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS, WITH THE EXCEPTION OF AREAS DESIGNATED AS ENVIRONMENTALLY SENSITIVE IN THE CONSERVATION EASEMENT:

- PERMITTED USES:
1. CROP PRODUCTION, PASTURE OR EQUESTRIAN PURPOSES;
 2. CIVIL PURPOSES, SUCH AS SCHOOLS, LIBRARIES OR FIRE STATIONS;
 3. REGIONAL WATER STORAGE AREAS TO SERVE AS WATER MANAGEMENT FUNCTIONS OR TO SERVE AS A WATER PRESERVE AREA IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT: TO SERVE REGIONAL WATER MANAGEMENT PURPOSES AS CERTIFIED BY EITHER LAKE WORTH DRAINAGE DISTRICT OR SOUTH FLORIDA WATER MANAGEMENT DISTRICT, OR FOR WATER MANAGEMENT PURPOSES NOT DIRECTLY RELATED TO THE AGR-TMD IF APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT AND MANAGED FOR ENVIRONMENTAL RESOURCE VALUES;
 4. WETLAND OR BONA FIDE AGRICULTURAL USES PER THE ULDC;
 5. OTHER USES AS PERMITTED BY THE REQUIRED CONSERVATION EASEMENTS;
 6. OTHER USES AS MAY BE PERMITTED WITHIN THE PROTECTED AREA OF AN AGR-TMD CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE UNIFIED LAND DEVELOPMENT CODE.

TITLE CERTIFICATION

I, TIMOTHY G. GLASS, P.A. 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 ASCOT AG LAND, LLC; 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 THIS 11th DAY OF April, 2008.

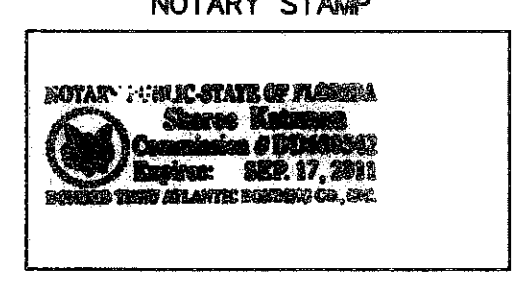
TIMOTHY G. GLASS, P.A.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GARRETT M. BENDER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBER OF ASCOT AG LAND, LLC, 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 21 DAY OF February, 2008.
MY COMMISSION EXPIRES: 4-11-11 (DATE)

BY: [Signature]
NOTARY PUBLIC
PRINT NAME: Shera Kalamo
COMMISSION NUMBER: 10000000

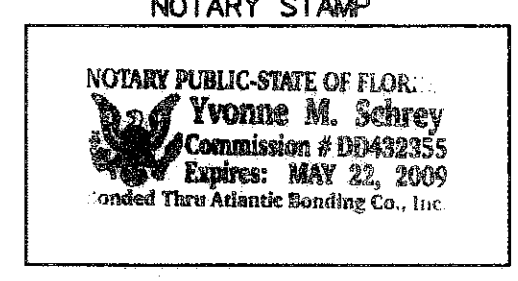


ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT HOWARD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] 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 13th DAY OF May, 2008.
MY COMMISSION EXPIRES: 5-23-2009 (DATE)

BY: [Signature]
NOTARY PUBLIC
PRINT NAME: Yvonne M. Schrey
COMMISSION NUMBER: 100432355



PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER OF
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 9 DAY OF July, A.D., 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

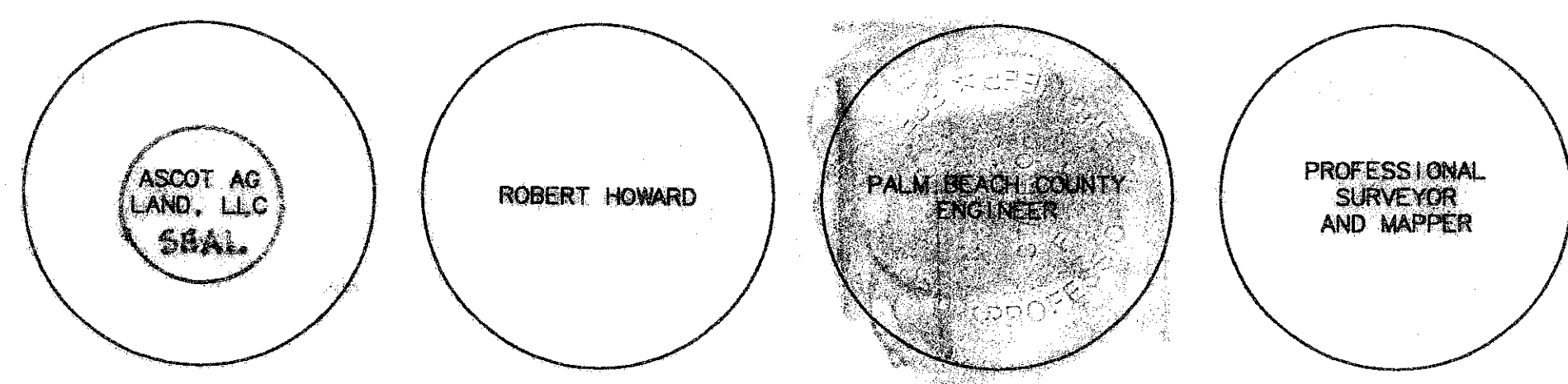
BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE PALM BEACH COUNTY, FLORIDA.

THIS 16th DAY OF MAY, 2008.

BY: [Signature]
MARTIN J. SHATTO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5219



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.

Wantman Group, Inc.
Engineering ♦ Surveying ♦ Mapping
2035 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411
(561) 687-2220 phone (561) 687-1110 fax
CERT No. 6091 LB No. 7055
THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTO, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, REGISTRATION NO. 5219 IN THE OFFICES OF WANTMAN GROUP, INC.