

DUBOIS AGR - PRESERVE PLAT FOUR

A PORTION OF LAND LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 JANUARY, 2009

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:12 AM
this 23 day of June 2009
and duly recorded in Plat Book 112
on page(s) 121-126
Sharon B. Book, Clerk & Comptroller
By: [Signature] DC



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON ASSOCIATES VI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS DUBOIS AGR - PRESERVE PLAT FOUR, BEING A PORTION OF LAND LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 AS MARKED BY AN 8" ROUND CONCRETE MONUMENT WITH A DISK MARKED "PRECISE SURVEY CITY OF WEST PALM BEACH" AS SET BY BROCKWAY, WEBER & BROCKWAY IN 1955; THENCE SOUTH 00°54'39" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 1, A DISTANCE OF 2810.27 FEET TO THE EAST QUARTER CORNER OF SECTION 1 AS MARKED BY A ROD AND CAP IN CONCRETE SET BY ADAIR AND BRADY, INC., IN 1982; THENCE SOUTH 89°29'13" WEST, A DISTANCE OF 245.97 FEET TO A POINT ON THE WEST LINE RIGHT-OF-WAY MAP 93210-2524 AND DESCRIBED AS PARCEL NO. 104 IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10440, PAGE 1934, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°12'55" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3.48 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND A POINT ON THE NORTH LINE OF S.T.J. PROPERTIES INC., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 178, SAID PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 8211, PAGE 1074, SAID PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND AS DESCRIBED IN SAID S.T.J. PROPERTIES INC. FOR THE FOLLOWING THREE COURSES; THENCE ALONG THE BOUNDARY OF SAID S.T.J. PROPERTIES INC. 1,082.11 FEET; THENCE SOUTH 01°09'51" EAST, A DISTANCE OF 351.18 FEET; THENCE NORTH 89°35'06" EAST, A DISTANCE OF 1,082.40 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE SOUTH 01°12'55" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2,082.11 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3983, PAGE 1966, SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND FOR THE FOLLOWING THREE COURSES; SOUTH 89°38'00" WEST, A DISTANCE OF 106.88 FEET; THENCE SOUTH 00°56'54" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°38'00" EAST, A DISTANCE OF 107.12 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH STATE ROAD 7; THENCE SOUTH 01°12'55" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 109.01 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH 89°38'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,402.56 FEET TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE NORTH 00°54'14" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2,683.60 FEET TO A POINT ON THAT CERTAIN AGREEMENT LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 9620, PAGE 1953, AND OFFICIAL RECORDS BOOK 9642, PAGE 845, SAID PUBLIC RECORDS; THENCE NORTH 89°28'27" EAST, ALONG SAID AGREEMENT LINE, A DISTANCE OF 2,387.89 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE SOUTH 01°12'46" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 109.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.917 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, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, IS DEDICATED AS THE PRESERVE AREA FOR JOHNSON/DUBOIS DEVELOPMENT, CONTROL NO. 04-250 AND IS SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 23225, PAGES 1748 THROUGH 1763 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF PALM BEACH COUNTY.

2. TRACT "A" IS RESERVED TO BOCA RATON ASSOCIATES VI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 56, PAGE 491 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT "A" CONTAINS A TOTAL OF 138.917 ACRES, MORE OR LESS.

3. 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 OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, BOCA RATON ASSOCIATES VI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOCA RATON VI CORPORATION, A FLORIDA CORPORATION, THIS 18th DAY OF May, 2009.

BOCA RATON ASSOCIATES VI, LLLP
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: BOCA RATON VI CORPORATION,
A FLORIDA CORPORATION, ITS GENERAL PARTNER
[Signature] Vice President
ALAN FANT, VICE PRESIDENT

WITNESS:

PRINT NAME: Duane Lofgren

WITNESS: Kathleen M Coffman

PRINT NAME: Kathleen M Coffman

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

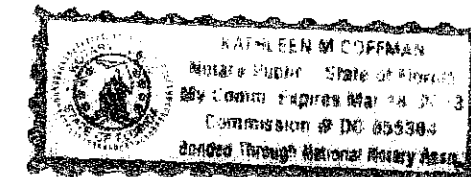
BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA RATON VI CORPORATION, THE GENERAL PARTNER OF BOCA RATON ASSOCIATES VI, LLLP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 18th DAY OF May 2009.

NOTARY PUBLIC: Kathleen M Coffman

PRINT NAME: Kathleen M Coffman

MY COMMISSION EXPIRES: March 18, 2013

COMMISSION NUMBER: DD 855384



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA RATON ASSOCIATES VI, LLLP; 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: [Signature]
ROBERT B. SIESHOLTZ
VICE-PRESIDENT

DATE: May 18, 2009

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 BELIEF; 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: [Signature]
PERRY C. WHITE,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

DATE: 5/28/09

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS DAY OF May 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

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

DATE: 6/22/09

SITE PLAN DATA:

DUBOIS AGR - PRESERVE PLAT FOUR
(JOHNSON/DUBOIS PRESERVE)
TOTAL AREA - 138.917 ACRES - TRACT "A"

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
ARCADIS U.S., INC.
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
EB 7917 / LB 7062

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 1-46-41 WHICH BEARS SOUTH 89°38'00" WEST PER PALM BEACH COUNTY SECTIONAL SURVEY AND ALL BEARING ARE RELATIVE THERETO.

2. 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 PALM BEACH COUNTY.

3. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY
COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000179
PLAT BEARING = GRID BEARING

4. TRACT A, SUBJECT TO THIS PLAT, IS A PRESERVATION AREA APPROVED AS PART OF CONTROL NO. 2004-250 AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:

4a. PERMITTED USES:

- A) CROP PRODUCTION, PASTURE, OR EQUESTRIAN PURPOSES OR MAY BE RETAINED AS FALLOW LAND;
- B) ACCESSORY STRUCTURES SUCH AS BARN AND PUMP STRUCTURES ARE PERMITTED;
- C) 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 80/40 AGR-PDD IF APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT AND MANAGED FOR ENVIRONMENTAL RESOURCE VALUES;
- D) WETLAND OR BONA FIDE AGRICULTURAL USES PER THE ULDC;
- E) OTHER USES AS PERMITTED BY THE REQUIRED CONSERVATION EASEMENTS;
- F) OTHER USES AS MAY BE PERMITTED WITHIN THE PROTECTED AREA OF AN AGR-PDD CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE UNIFIED LAND DEVELOPMENT CODE.;

4b. NOT PERMITTED:

- A) AGRICULTURAL SUPPORT USES SUCH AS PROCESSING FACILITIES, FARMWORKER HOUSING AND THE LIKE SHALL NOT BE ACCOMMODATED IN THE PROTECTED OR PRESERVATION AREA OF THE AGR-PDD;
- B) NO RESIDENTIAL UNITS OR FARM RESIDENCES (WHETHER EXISTING OR PROPOSED) SHALL BE ALLOWED WITHIN THE PRESERVE AREA.

5. LAKE WORTH DRAINAGE DISTRICT:

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THE CONSERVATION EASEMENT, THE USE OF THE RESTRICTED PROPERTY, AS DEFINED AND LEGALLY DESCRIBED IN OFFICIAL RECORDS BOOK 23225 PAGE 1748 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS HEREBY CERTIFIED BY THE LAKE WORTH DRAINAGE DISTRICT TO SERVE REGIONAL WATER MANAGEMENT PURPOSES; AND, THEREFORE THE ONLY PERMITTED USE ON THE RESTRICTED PROPERTY IS THAT AUTHORIZED AND PERMITTED BY THE LAKE WORTH DRAINAGE DISTRICT PROVIDED SUCH RIGHTS, TITLE, INTERESTS, EASEMENTS AND RIGHT-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO F.S. CHAPTER 298 AND SPECIAL ACT 98-525. HAVING MADE SUCH CERTIFICATION, THE COUNTY ACKNOWLEDGES AND AGREES THAT ENFORCEMENT OF THE CONSERVATION EASEMENT AS IT RELATES TO THE USE AND ENJOYMENT OF THE RESTRICTED PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE LAKE WORTH DRAINAGE DISTRICT AND NOT THE COUNTY. IN THE EVENT THE LAKE WORTH DRAINAGE DISTRICT DOES NOT UTILIZE THE RESTRICTED PROPERTY IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO F.S. CHAPTER 298 AND SPECIAL ACT 98-525, THE RESPECT TO THE RESTRICTED PROPERTY, FURTHERMORE, NOTHING CONTAINED HEREIN SHALL EFFECT THE RIGHTS, TITLE, INTERESTS, EASEMENTS AND RIGHT-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT EXISTING AS OF THE DATE OF RECORDATION OF THE CONSERVATION EASEMENT PROVIDED SUCH RIGHTS, TITLE, INTEREST, EASEMENTS AND RIGHT-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO F.S. CHAPTER 298 AND SPECIAL ACT 98-525, AS REQUIRED, PURSUANT TO SECTION 298-301, F.S., LAKE WORTH DRAINAGE DISTRICT'S ACTION MUST BE CONSISTENT WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN.

6. PALM BEACH COUNTY PLANNING DIVISION DATA:

THE PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:

- A) FPL EASEMENT, OFFICIAL RECORDS BOOK 1818, PAGE 683
- B) FPL EASEMENT, DEED BOOK 1012, PAGE 608
- C) FPL EASEMENT, DEED BOOK 1013, PAGE 249
- D) FPL EASEMENT, OFFICIAL RECORDED BOOK 1793, PAGE 1279
- E) LAKE WORTH DRAINAGE DISTRICT EASEMENT, OFFICIAL RECORDS BOOK 56, PAGE 491
- F) CONSERVATION EASEMENT OFFICIAL RECORDS BOOK 23225, PAGE. 1748

SITE MAP NOT TO SCALE

