

20050183945

P. 129

PREPARED BY DONNA C. WEST, P.S.M.

0730-014



CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
PHONE: 954-972-3959 FAX: 954-972-4178

JULY 2004

010404

JM

WALKER PRESERVE PARCEL

A REPLAT OF PORTIONS OF TRACTS 29, 30, 31, AND 32, BLOCK 44, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, ALL BEING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 12:47 PM THIS 31 DAY OF March 2005, AND DULY RECORDED IN PLAT BOOK 104 ON PAGES 129 THROUGH 131 SHAMON R. BOCK, CLERK BY *Manuel L. ...*

SHEET 1 OF 3

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT WALKER'S PRESERVE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "WALKER PRESERVE PARCEL", A REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 29, 30, 31, AND 32, BLOCK 44, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45, SAID LANDS SITUATED LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 35 FEET OF TRACTS 29, 30, 31 AND 32 AND LESS THE WEST 55 FEET OF TRACT 29, ALSO LESS THAT PORTION OF TRACT 32 LYING EAST OF THE WEST RIGHT OF WAY LINE FOR STATE ROAD NUMBER 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10425, PAGE 187B OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 117.256 ACRES, MORE OR LESS.

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

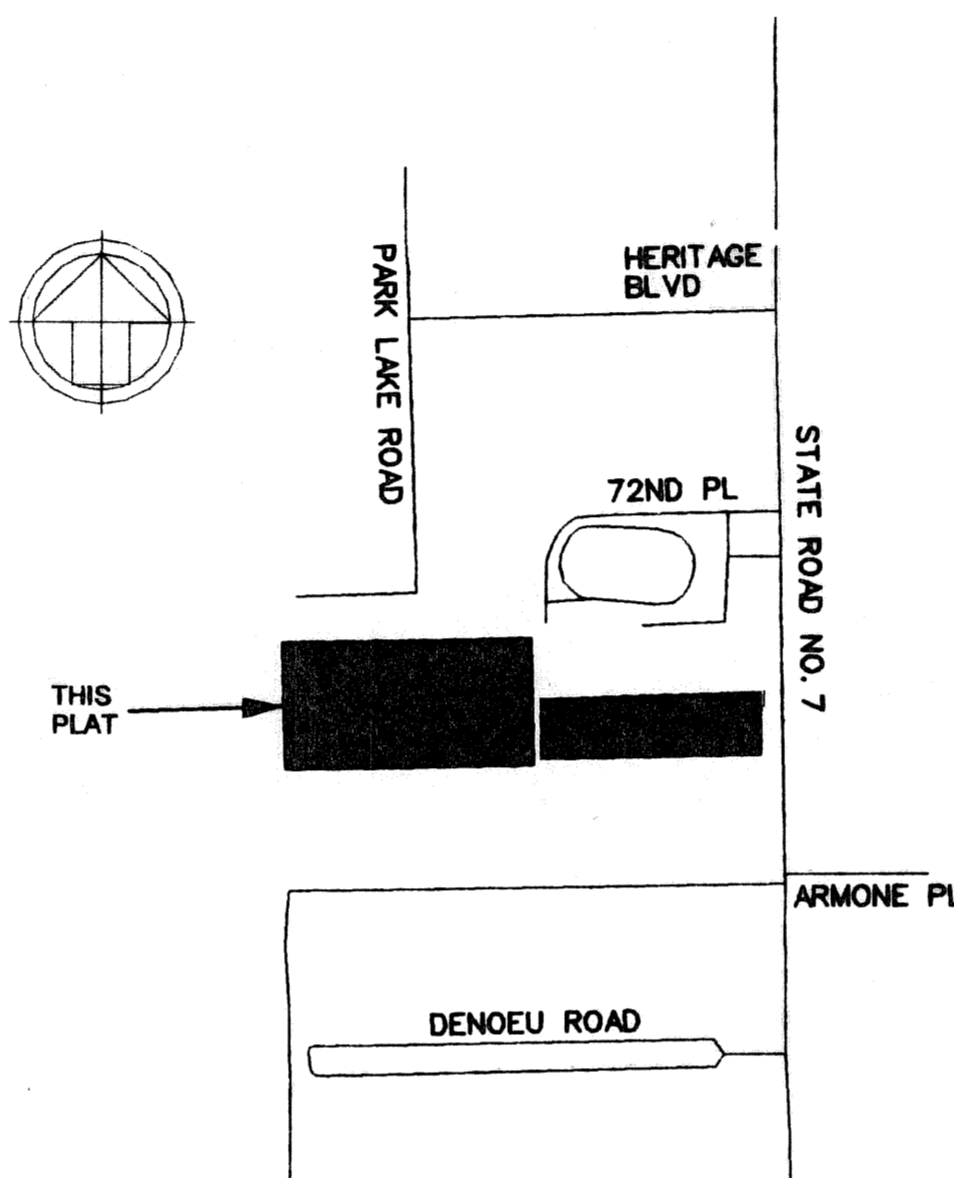
1. PURSUANT TO CONDITION L-9 OF PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS' RESOLUTION NO. R-2002-2204, THE USES OF TRACTS "A" AND "B", AS SHOWN HEREON, ARE LIMITED IN ACCORDANCE WITH THE RESTRICTIONS SET FORTH IN THE CONSERVATION EASEMENT RECORDED AT O.R.B. 16233, PG. 520, OF THE OFFICIAL RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, WALKER'S PRESERVE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS THIS 9 DAY OF FEB 2005.

WALKER'S PRESERVE, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Penny Finkelstein* BY: *John J. Walker*
(AS TO BOTH) PRINT NAME: PENNY FINKELSTEIN MANAGER

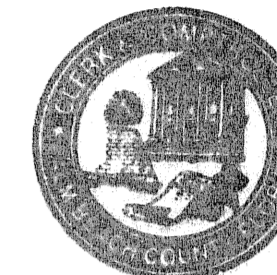
WITNESS: *Patricia Laughlin* BY: *Helen P. Walker*
(AS TO BOTH) PRINT NAME: PATRICIA LAUGHLIN MANAGER



LOCATION MAP
NOT TO SCALE

TABULAR DATA

TRACT "A"	81.65 ACRES
TRACT "B"	35.61 ACRES
TOTAL	117.26 ACRES



NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 41 EAST HAVING A BEARING OF SOUTH 88°53'55" WEST, ACCORDING TO THE STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
- 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, FLORIDA.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
- THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED IS 1.000016951. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

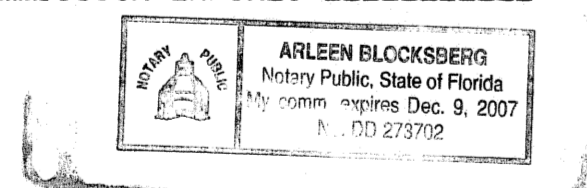
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOHN J. WALKER AND HELEN P. WALKER, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED *FL. B. L.C.* AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS MANAGERS OF WALKER'S PRESERVE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF FEB 2005.

MY COMMISSION EXPIRES 12/9/17



NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO. 22213702

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, *Harvey E. Oyer*, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WALKER'S PRESERVE, L.L.C.; 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.

DATE 10 FEB 2005

Harvey E. Oyer
ATTORNEY AT LAW

COUNTY ENGINEER

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 29 DAY OF March 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

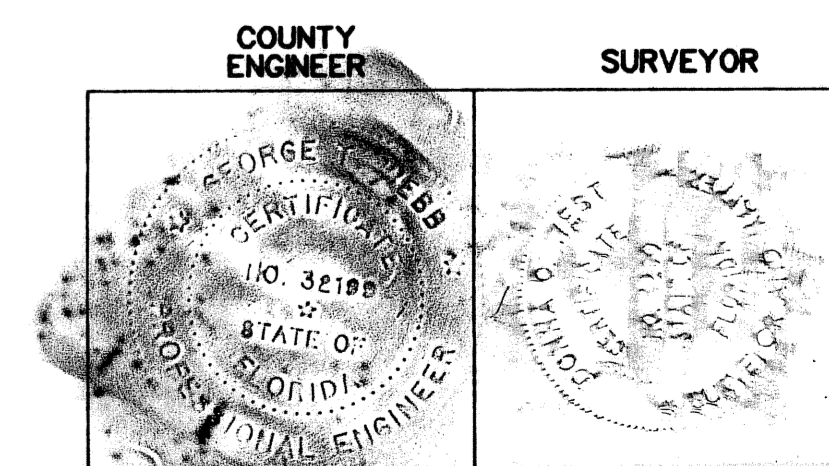
BY: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

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 PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Donna C. West 2-17-05
DATE

DONNA C. WEST
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS4290
CARNAHAN PROCTOR CROSS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB2936



SUBDIVISION WALKER PRESERVE
BOOK 104 PAGE 129
FLOOD ZONE B
ZONING AGR
QUAD # 04
SE
TAX 742
FID NAME

FILE: r:\010404\Acad\Yd04pl.dgn
DATE: 22-Dec-04 08:06