

# ASCOT - LYONS & ATLANTIC PUD PRESERVE PARCEL 6

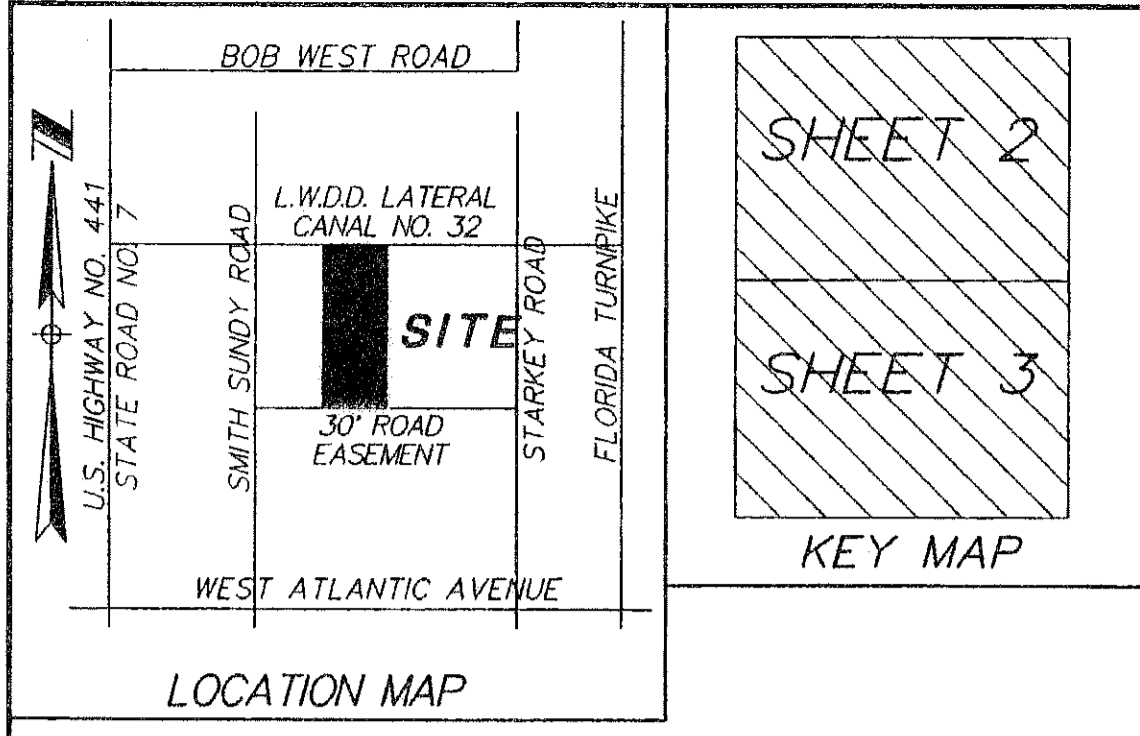
PETITION NO. PDD 2004-369 (ASCOT - LYONS & ATLANTIC PUD)

BEING A REPLAT OF A PORTION OF TRACTS 15, 16, 17 AND 18, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1 (PLAT BOOK 2, PAGES 26-28), SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3  
JULY 2005

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 11:20 AM  
This day of July 2005  
and duly recorded in Book No. 16  
on page 75  
SHARON R. BOCK, Clerk & Comptroller  
by 11704 5/2005



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WHITWORTH ESTATES PUD LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREIN, BEING A REPLAT OF A PORTION OF TRACTS 15, 16, 17 AND 18, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1 (PLAT BOOK 2, PAGES 26-28), SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 6" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 15 AND 16, LESS THE NORTH 30.36 FEET THEREOF AND TRACTS 17 AND 18, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 20.18 ACRES, MORE OR LESS.

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

TRACTS "A" AND "B" (ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 6), 20.18 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, LOTS "1" AND "2" (ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 6), AS SHOWN HEREON, PURSUANT TO ARTICLE 3E.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 EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 21679, PAGES 1886 THROUGH 1891, AND OFFICIAL RECORD BOOK 21711, PAGES 1373 THROUGH 1378, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY.

TRACTS "A" AND "B" AS SHOWN HEREON ARE SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 21711, PAGE 1373, AND OFFICIAL RECORD BOOK 21711, PAGE 1373, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ARE SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORD BOOK 20502, PAGE 512.

TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE RURAL PARKWAY EASEMENTS AS SHOWN HEREON FOR TRACTS "A" AND "B" ARE HEREBY RESERVED FOR ASCOT-LYONS & ATLANTIC PUD, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES CONSISTENT WITH THE PERMITTED USES AS SPECIFIED IN THE LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF ASCOT-LYONS & ATLANTIC PUD, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE RURAL PARKWAY IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 21679, PAGE 1886 (TRACT "A") AND OFFICIAL RECORD BOOK 21711, PAGE 1378 (TRACT "B"), OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY, FLORIDA.

THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE PUBLIC ROAD AND TRACTS FOR PRIVATE ROAD PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 23rd DAY OF January, 2005

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: *[Name]* GARRETT M. BENDER  
MANAGING MEMBER

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*  
WILLIAM C. WHITEFORD

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED *[Signature]* **Garrett Bender** WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* 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 23rd DAY OF January, 2005  
MY COMMISSION EXPIRES 9-17-07 BY: *[Signature]*  
PRINT NAME: *[Name]* **Shera Kahanan**  
NOTARY PUBLIC Comm. No. DD40887

### 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 CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; 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 92-11 AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS DAY OF January, 2005 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]*  
GEORGE T. 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  
SURVEYOR AND MAPPER #5708  
STATE OF FLORIDA

| EASEMENT TYPE                   | RECORDED IN              | EASEMENT TO         |
|---------------------------------|--------------------------|---------------------|
| CONSERVATION EASEMENT TRACT "A" | O.R.B. 21679, PAGE 1886  | PALM BEACH COUNTY   |
| CONSERVATION EASEMENT TRACT "B" | O.R.B. 21711, PAGE 1373  | PALM BEACH COUNTY   |
| RESERVATION                     | O.R.B. 1994, PAGE 1615   | LAKE WORTH DRAINAGE |
| RESERVATION                     | O.R.B. 1994, PAGE 1573   | LAKE WORTH DRAINAGE |
| EASEMENT                        | O.R.B. 20502, PAGE 512   | LAKE WORTH DRAINAGE |
| ROAD RIGHT OF WAY               | PLAT BOOK 2, PAGES 45-54 | PALM BEACH COUNTY   |
| RURAL PARKWAY TRACT "A"         | O.R.B. 21679, PAGE 1875  | PALM BEACH COUNTY   |
| RURAL PARKWAY TRACT "B"         | O.R.B. 21711, PAGE 1378  | PALM BEACH COUNTY   |

### NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACTS 15 & 16, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1, HAVING A BEARING OF N.89°16'39"E.  
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 1.0000211  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
N.89°16'39"E. (PLAT BEARING)  
N.89°16'39"E. (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, SUTER & O'BRIEN, INC., 955 NW 17TH AVENUE, SUITE K1, DELRAY BEACH, FLORIDA 33445 (561-276-4501).

PERMANENT REFERENCE MONUMENTS (#LB 353) ARE SHOWN THUS:   
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 EASEMENTS AS RECORDED IN O.R.B. 21679, PAGE 1886 AND O.R.B. 21711, PAGE 1373 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 1, ABOVE, SUCH AS BARN, STABLES, PUMPS, AND PUMP HOUSES, BUT SPECIFICALLY EXCLUDING AGRICULTURAL SUPPORT STRUCTURES SUCH AS PROCESSING FACILITIES AND PACKING 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.1B-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 BONA FIDE AGRICULTURE AS DEFINED BY THE CODE; AND
  - THOSE OTHER ACTIVITIES AUTHORIZED WITHIN A PRESERVATION AREA UNDER TABLE 3E.1B-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 1, ABOVE, AND THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION IS PROHIBITED BY THIS EASEMENT.

NOTE: 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.

SUBDIVISION Ascot-Lyons & Atlantic PUD  
PAGE 75  
BOOK 16  
PLAT NO. 1004  
ZONING AG-100-PB  
QUAD # 151  
SHEET # 151  
DATE 7-20-05

