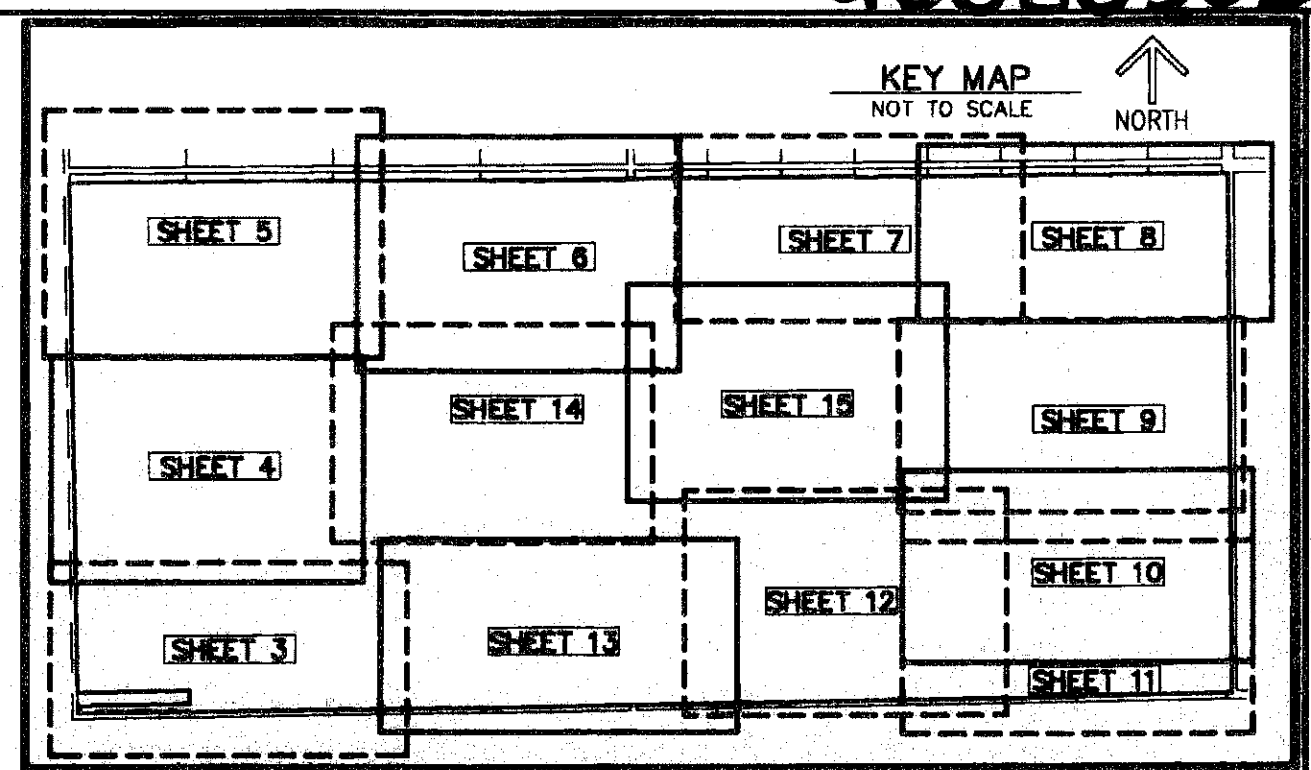


0941008

# DELRAY HOLDINGS 282

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF A PORTION OF BLOCK 62, PALM BEACH FARMS COMPANY PLAT NO. 3,  
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

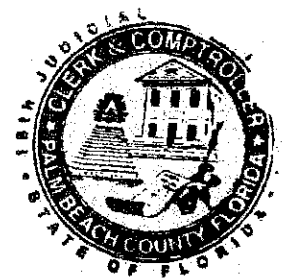
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
CAULFIELD and WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
NOVEMBER - 2007



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:27 PM  
THIS 23 DAY OF JULY  
A.D. 2008 AND DULY RECORDED  
IN PLAT BOOK 111  
ON PAGES 136 AND 137  
SHARON R. BOCK  
CLERK CIRCUIT COURT

BY: *[Signature]*  
DEPUTY CLERK

"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.



### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KENCO-ANSCA DELRAY HOLDINGS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS DELRAY HOLDINGS 282, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF A PORTION OF BLOCK 62, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 92, OF SAID BLOCK 62, "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE N.00°23'28"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 29.70 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-30, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE N89°07'26"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET THE POINT OF BEGINNING; THENCE S89°07'26"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 685.02 FEET; THENCE S00°23'28"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5.28 FEET; THENCE S89°07'26"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3990.14 FEET; THENCE N00°23'28"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 0.84 FEET; THENCE S89°07'26"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 501.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-1, AS RECORDED IN OFFICIAL RECORD BOOK 1985, PAGE 505 OF SAID PUBLIC RECORDS; THENCE N01°01'21"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 34.74 FEET; THENCE N89°07'26"E, A DISTANCE OF 501.38 FEET; THENCE N00°23'28"W, A DISTANCE OF 60.00 FEET; THENCE S89°07'26"W, A DISTANCE OF 502.04 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID CANAL E-1; THENCE N01°01'21"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,304.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-29, AS RECORDED IN DEED BOOK 113, PAGE 356 OF SAID PUBLIC RECORDS; THENCE N89°36'32"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 527.42 FEET; THENCE S00°23'28"E, A DISTANCE OF 0.28 FEET; THENCE N89°36'32"E, A DISTANCE OF 1,980.00 FEET; THENCE N00°23'28"W, A DISTANCE OF 1.32 FEET; THENCE N89°36'32"E, A DISTANCE OF 360.00 FEET; THENCE N00°23'28"W, A DISTANCE OF 1.32 FEET; THENCE N89°36'32"E, A DISTANCE OF 660.00 FEET; THENCE S00°23'28"E, A DISTANCE OF 0.36 FEET; THENCE N89°36'32"E, A DISTANCE OF 660.00 FEET; THENCE N00°23'28"W, A DISTANCE OF 0.36 FEET; THENCE N89°36'32"E, A DISTANCE OF 660.00 FEET; THENCE S00°23'28"E, A DISTANCE OF 0.36 FEET; THENCE N00°23'28"W, A DISTANCE OF 355.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN 25.00 FOOT WIDE STRIP OF RIGHT-OF-WAY RELEASED BY PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORD BOOK 15097, PAGE 648 OF SAID PUBLIC RECORDS (THE PREVIOUS THIRTEEN COURSES AND DISTANCES BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL L-29, AS RECORDED IN DEED BOOK 113, PAGES 258 AND 356; OFFICIAL RECORD BOOK 1732, PAGE 612, AND OFFICIAL RECORD BOOK 6495, PAGE 761, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.); THENCE S00°23'28"E ALONG SAID EAST LINE, A DISTANCE OF 2,353.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,313,538 SQUARE FEET OR 282.680 ACRES MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

**1. PRIVATE STREETS**  
TRACTS R AND R1 AS SHOWN HEREON ARE RESERVED FOR THE MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

**2. ADDITIONAL RIGHT-OF-WAY**  
TRACT RW, 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.  
TRACT RW IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 22684, PAGE 1678 AND OFFICIAL RECORD BOOK 22761, PAGE 1090, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

**3. PRESERVE AREAS**  
TRACTS P THROUGH P5, AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, ARE DEDICATED AS THE PRESERVE AREA FOR DELRAY HOLDINGS 282 DEVELOPMENT PETITION NO. 2005-014. TRACTS P THROUGH P5 ARE SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 22765, PAGES 1021 THROUGH 1021 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY. SAID TRACTS P THROUGH P5 ARE RESERVED BY KENCO-ANSCA DELRAY HOLDINGS, L.L.C., 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, FLORIDA.

A PORTION OF TRACT P2, AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, IS DEDICATED AS A RURAL PARKWAY EASEMENT FOR PETITION NO. 2005-014. A PORTION OF TRACT P2 IS SUBJECT TO A 100' LYONS ROAD RURAL PARKWAY EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 22785, PAGE 1002 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY. SAID PORTION OF TRACT P2 IS RESERVED BY KENCO-ANSCA DELRAY HOLDINGS, L.L.C., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED RURAL PARKWAY EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

**4. OPEN SPACE TRACTS**  
TRACTS L THROUGH L8, AS SHOWN HEREON IS HEREBY RESERVED FOR THE MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACTS L, L3 AND L6 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 22684, PAGE 1678, OFFICIAL RECORD BOOK 22684, PAGE 1686, OFFICIAL RECORD BOOK 22684, PAGE 1699 AND OFFICIAL RECORD BOOK 22761, PAGE 1090 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

**5. WATER MANAGEMENT TRACT**  
TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 22741, PAGE 1358 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**6. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS**  
THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.  
THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**7. LIMITED ACCESS EASEMENTS (LAE)**  
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.

### DEDICATIONS AND RESERVATIONS: (CONTINUED)

**8. UTILITY EASEMENTS (UE)**  
THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES, 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. 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.

ALL TRACTS FOR PRIVATE STREET, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY UTILITY EASEMENT (PBCUE) IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**9. ROADWAY CONSTRUCTION EASEMENT (RCE)**  
THE ROADWAY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROAD.

**10. CIVIC TRACTS**  
TRACTS CV1 AND CV2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION.  
ALL DRAINAGE ASSOCIATED WITH THE FUTURE DEVELOPMENT OF THESE TRACTS SHALL BE CALCULATED TO DISCHARGE INTO THE WATER RETENTION BASINS OF THIS P.U.D. AT NO COST TO THE FEE SIMPLE OWNER.  
THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSOR AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

**11. TRACT A**  
TRACT A, AS SHOWN HEREON IS HEREBY RESERVED FOR KENCO-ANSCA DELRAY HOLDINGS, L.L.C., A LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, TO INCLUDE RESIDENTIAL, CIVIC AND RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

**12. MASS TRANSIT EASEMENTS**  
THE MASS TRANSIT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND USE OF PUBLIC TRANSIT BOARDING AND ALIGHTING AREAS, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THESE EASEMENT AREAS SHALL BE WITH MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THESE EASEMENTS FOR THEIR INTENDED PURPOSES, AT WHICH TIME MAINTENANCE OF THESE EASEMENT AREAS SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THESE EASEMENTS. THE EASEMENTS GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF KENCO-ANSCA DELRAY HOLDINGS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS DELRAY HOLDINGS 282, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, KENCO DELRAY HOLDINGS, INC., A FLORIDA CORPORATION, THIS 23<sup>RD</sup> DAY OF JULY, 2008.

KENCO-ANSCA DELRAY HOLDINGS, L.L.C.  
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*  
KENCO DELRAY HOLDINGS, INC.  
A FLORIDA CORPORATION,  
ITS MANAGER

BY: *[Signature]*  
RICHARD FINKELSTEIN  
AS PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME *Biggie Weaver*

WITNESS: *[Signature]*  
PRINT NAME *M. Elaine Browning*

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED RICHARD FINKELSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KENCO DELRAY HOLDINGS, INC., A FLORIDA CORPORATION, MANAGER OF KENCO-ANSCA DELRAY HOLDINGS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, 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 23<sup>RD</sup> DAY OF JULY, 2008.

MY COMMISSION EXPIRES: 9/18/2010

COMMISSION NUMBER: DD0596147

*[Signature]*  
NOTARY PUBLIC  
STACY HUNT  
PRINT NAME

OWNER SEAL  
OWNER NOTARY  
POA NOTARY  
MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC. 2008  
STACY HUNT Notary Public  
COMMISSION # DD0596147  
EXPIRES 9/18/2010

**TITLE CERTIFICATION:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
I, KENNETH A. WENZEL, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY IS HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN KENCO-ANSCA DELRAY HOLDINGS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: JULY 20, 2008 *[Signature]*  
# 355550  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

WITNESS MY HAND AND OFFICIAL SEAL THIS 23<sup>RD</sup> DAY OF JULY, 2008.  
MY COMMISSION EXPIRES: 9/18/2010  
COMMISSION NUMBER: DD0596147  
*[Signature]*  
NOTARY PUBLIC  
STACY HUNT  
PRINT NAME

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED DEAN J. BORCI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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: *[Signature]*  
NAME Alison M. Helrich  
WITNESS: *[Signature]*  
NAME M. Elaine Browning

**ACCEPTANCE OF RESERVATIONS:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23<sup>RD</sup> DAY OF JULY, 2008.  
MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC.  
A FLORIDA CORPORATION  
NOT FOR PROFIT  
BY: *[Signature]*  
PRESIDENT