

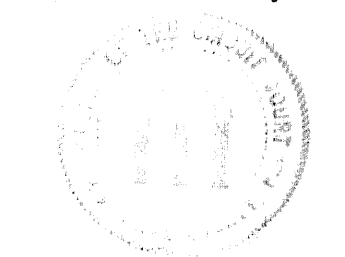
CANYON SPRINGS PRESERVE PLAT NO. 1

(AKA BUTTS PRESERVE/FOGG SOUTH)
A TRACT OF LAND LYING WITHIN A PORTION OF THE
NORTH THREE-QUARTERS (N 3/4) OF THE NORTHEAST QUARTER
(NE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

JANUARY, 2006

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA }
This Plat was filed for record at A M.,
this 21 day of MARCH, 2006,
and duly recorded in Plat Book No. 107
on page 66-67.
SHARON R. BOCK, Clerk & Comptroller
by Alvin S. Johnson, D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, AS CANYON SPRINGS PRESERVE PLAT NO. 1, BEING A TRACT OF LAND LYING WITHIN A PORTION OF THE NORTH THREE-QUARTERS (N 3/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST; THENCE SOUTH 88°14'10" WEST ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 338.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°45'30" EAST ALONG A LINE BEING 338.28 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, A DISTANCE OF 1,984.59 FEET; THENCE SOUTH 88°07'50" WEST ALONG THE SOUTH LINE OF THE NORTH THREE-QUARTER (N 3/4) OF THE NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 1,534.04 FEET; THENCE NORTH 00°45'30" WEST ALONG A LINE BEING 1872.03 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, A DISTANCE OF 1,324.95 FEET; THENCE NORTH 88°12'04" EAST ALONG THE SOUTH LINE OF THE NORTH QUARTER (N 1/4) OF THE NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 1,211.06 FEET; THENCE NORTH 00°48'23" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 861.72 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 14; THENCE NORTH 88°14'10" EAST ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 323.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.527 ACRES, MORE OR LESS.

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

- 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 BUTTS PRESERVE/CANYON SPRINGS (FOGG SOUTH) DEVELOPMENT, PETITION NO. 2002-069.

A PORTION OF TRACT "A", AS SHOWN HEREON, IS SUBJECT TO CONSERVATION EASEMENT RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 12956, PAGE 969 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "A" CONTAINS 51.527 ACRES, MORE OR LESS.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

BY: Tony Masilotti 3-14-06
TONY MASILOTTI, CHAIRMAN

ATTEST: Judith Crolic
SHARON R. BOCK by Deputy Clerk
CLERK & COMPTROLLER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIDELITY NATIONAL 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 I FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; 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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
BY: Mary Pia Kastrenakes, asst. vp.
MARY PIA KASTRENAKES, ASSISTANT VICE PRESIDENT
DATE: 1-4-06

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 16 DAY OF MARCH, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER
DATE: 3-16-06

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: Perry C. White
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA
DATE: 1-17-06

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, NAD 83, (1990 ADJUSTMENT). THE EAST LINE OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, HAVING A BEARING OF S00°45'30"E.
- THE LEGAL DESCRIPTION FOR THE FPL EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1988, PAGE 1975, PROVIDES AN ASSUMED BEARING AS THE BEARING BASE OF THE DESCRIPTION WITHOUT REFERENCING A WELL-FIXED BEARING LINE. BECAUSE OF THE INSUFFICIENT REFERENCE OF THE BEARING BASE, THE LOCATION OF SAID EASEMENT, AS SHOWN HEREON, IS APPROXIMATE.
- 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.
- 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.
- 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.
- 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 = 1.0000147
NO ROTATION, GROUND TO GRID
- THE PROPERTY SUBJECT TO THIS PLAT IS A PRESERVATION AREA APPROVED AS PART OF PETITION 2002-069 AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:
PERMITTED USES:

THE FOLLOWING ACTIVITIES ARE PERMITTED ON THE PROPERTY:

- A. RETAINED AS FALLOW LAND;
- B. A WATER PRESERVE AREA IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ("SPWMD"), OR FOR REGIONAL WATER MANAGEMENT PURPOSES AS CERTIFIED BY EITHER LAKE WORTH DRAINAGE DISTRICT OR SPWMD, 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; AND
- C. WETLAND AND UPLAND RESTORATION AND MAINTENANCE.

PROHIBITED USES:

THE FOLLOWING ACTIVITIES ARE PROHIBITED ON TRACT A AND ARE SUBJECT TO ANY ADDITIONAL PROVISIONS PLACED ON THE PROPERTY BY THE BOARD OF COUNTY COMMISSIONERS DURING THE ZONING PROCESS.

- A. CONSTRUCTION OF NEW RESIDENTIAL UNITS;
- B. CROP PRODUCTION, PASTURE, EQUESTRIAN PURPOSES, ACCESSORY AGRICULTURAL STRUCTURES SUCH AS BARN AND PUMP STRUCTURES AND AGRICULTURAL SUPPORT USES SUCH AS PROCESSING FACILITIES, PACKING PLANTS, AND THE LIKE; AND
- C. ANY USE THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION.

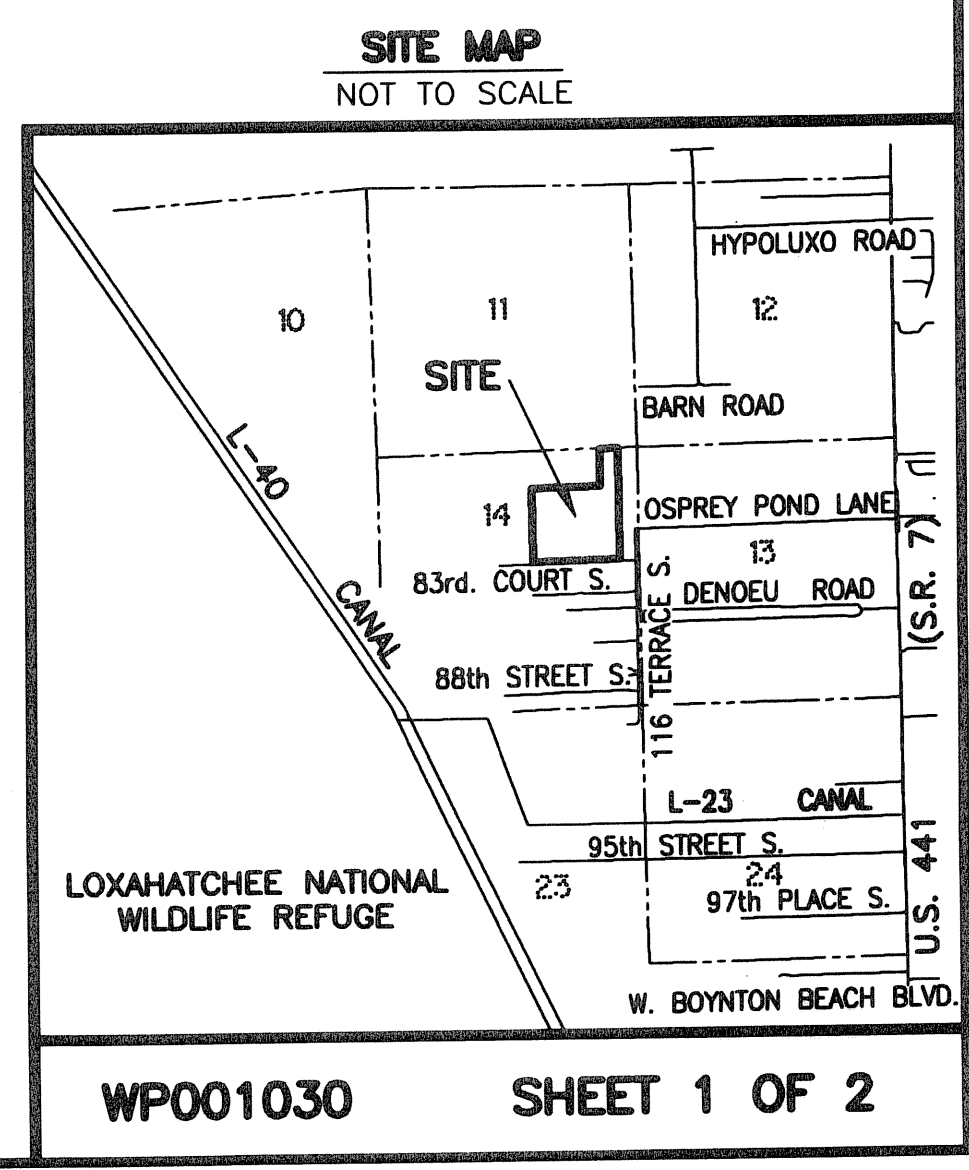
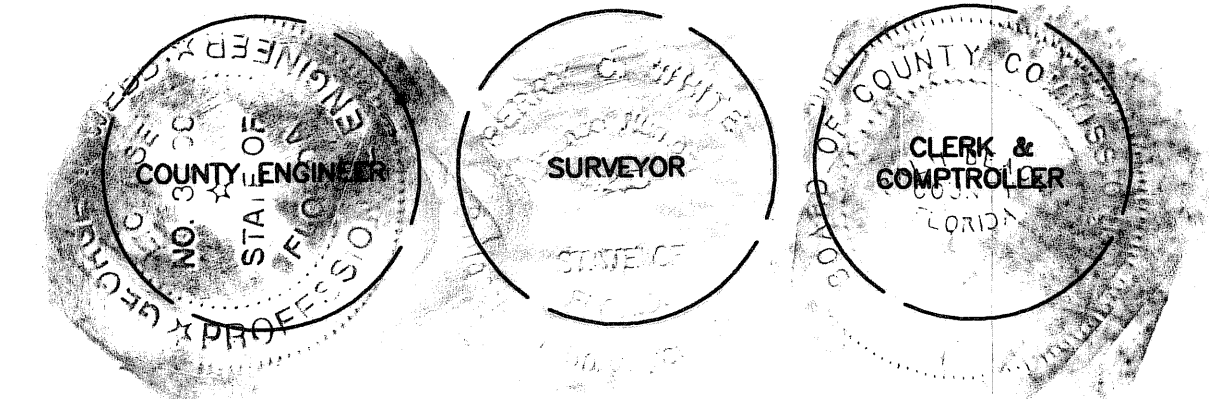
7. PALM BEACH COUNTY PLANNING DIVISION DATA:

- THE PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
- FPL EASEMENT, OFFICIAL RECORDS BOOK 1988, PAGE 1975
 - FPL EASEMENT, OFFICIAL RECORDED BOOK 1802, PAGE 1239
 - FPL EASEMENT, OFFICIAL RECORDS BOOK 5354, PAGE 1862
 - INGRESS AND EGRESS EASEMENT, OFFICIAL RECORDS BOOK 2769, PAGE 176
 - CONSERVATION EASEMENT O.R.B. 12956, Pg. 969

SITE PLAN DATA:

CANYON SPRINGS PRESERVE PLAT NO. 1
ZONING PETITION NO. - PDD 2002-069
TOTAL AREA - 51.527 ACRES - TRACT "A"

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB-6674



SURVEYOR: Canyon Springs Preserve Plat #1
BOOK 107 PAGE 66
BLOCK 107E B
CHAD # 004
SE
TAX 742
FOUNDED: Fogg South