

ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1

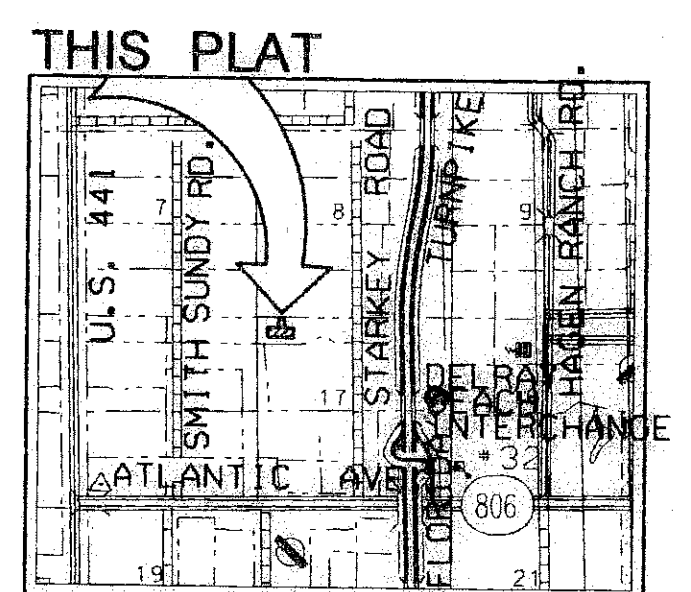
ASCOT-LYONS & ATLANTIC PUD

BEING A REPLAT OF A PORTION OF TRACT 4 TOGETHER WITH TRACTS 26, 27, 28, 29 AND 30, BLOCK 18, PALM BEACH FARMS CO., PLAT NO. 1, PLAT BOOK 2, PAGE 26, SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST
 PALM BEACH COUNTY, STATE OF FLORIDA
 JULY 2006 SHEET 2 OF 3
 PETITION NO. PDD 2004-369 (ASCOT-LYONS & ATLANTIC PUD)

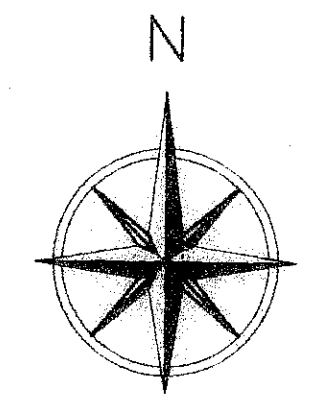
63
 STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS
 THIS PLAT WAS FILED FOR RECORD AT _____ THIS _____ DAY OF _____ 2007, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____ SHARON R. BOCK CLERK & COMPTROLLER BY _____ DC.

This Instrument Prepared By:
Ronnie L. Furniss, P.S.M.
 Certificate of Authorization No. LB 6791
 JULY 2006

Calvin, Giacomo & Associates, Inc.
 Engineers Surveyors Planners
 580 Village Boulevard, Suite 340
 West Palm Beach, Florida 33409
 Phone: 561.684.6161 Fax 561.684.6380



LOCATION MAP NOT TO SCALE



SURVEYOR'S NOTES

- G.P.S. PROCEDURES WERE EMPLOYED AND THE POSITION AND ORIENTATION OF THE PLAT CONFORMS TO THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY, FLORIDA IN 1998.
 BEARINGS SHOWN HEREON ARE BASED ON A CALCULATED BEARING OF N01°01'27"W BETWEEN THE FOLLOWING TWO CONTROL POINTS:
 (A) PALM BEACH COUNTY BRASS DISK STAMPED "LAUREL": N 774124.016, E 916497.097
 (B) PALM BEACH COUNTY BRASS DISK STAMPED "VITALITY": N 784718.246, E 916307.717
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES WILL BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- NO BUILDINGS OR AND 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.
- 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN ARE GRID COORDINATES
 DATUM= NAD 83 (1990 ADJUSTMENT)
 ZONE= FLORIDA EAST ZONE
 LINEAR UNITS= U.S. SURVEY FEET
 COORDINATE SYSTEM= 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR= 1.00001997
 PLAT BEARING= N01°01'03"W
 GRID BEARING= N01°01'27"W
 ROTATION= 00°02'24" (COUNTER CLOCKWISE)
- THE PROPERTY SUBJECT TO THIS PLAT IS A PRESERVATION AREA APPROVED AS PART OF PETITION PDD 2004-369 AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:
 PERMITTED USES:
 THE FOLLOWING ACTIVITIES ARE PERMITTED ON THE PROPERTY:
 A. CROP PRODUCTION, PASTURE EQUESTRIAN ACTIVITIES, WHOLESALE OR RETAIL NURSERY OPERATION FOR FALLOW LAND;
 B. CONSTRUCTION AND MAINTENANCE OF STRUCTURES TO THE USES LISTED IN SUBSECTIONS 6A., 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.
 C. MAINTENANCE AND OCCUPATIONS 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 3.E.1 B-10 OF THE CODE, ANY APPLICABLE SPECIAL PERMIT IS OBTAINED FOR SUCH USE, AND REQUISITE DENSITY EXISTS ON THE PROPERTY FOR SUCH USE;
 D. 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 PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT ("ERM") AND MANAGED FOR ENVIRONMENTAL RESOURCE VALUES;
 E. WETLAND RESTORATIONS AND MAINTENANCE, OR BONIFIDE AGRICULTURE AS DEFINED BY THE CODE; AND
 F. THOSE OTHER ACTIVITIES AUTHORIZED WITHIN A PRESERVATION AREA
- PROHIBITED USES: ANY USE OF OR ON THE PROPERTY THAT IS NOT SPECIFICALLY LISTED OR INCLUDED IN SECTION 6, ABOVE AND THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION IS PROHIBITED BY THIS EASEMENT.
- PALM BEACH COUNTY PLANNING DIVISION DATA:
 THE PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
 1) PLATTED EASEMENT, P.B. 2, PG. 26 OF THE P.B.C.R.
 2) CHANCERY CASE DEED, DEED BOOK 6495 PG. 761 OF THE P.B.C.R.
 3) L.W.D.D. DEED, DEED BOOK 746 PG. 80 OF THE P.B.C.R.
 4) S.F.W.M.D. DEED, DEED BOOK 724 PG. 589 OF THE P.B.C.R.
 5) MAINTENANCE RESERVATION, DEED BOOK 44 PG. 387 OF THE P.B.C.R.
 6) MAINTENANCE RESERVATION, DEED BOOK 54 PG. 91, 229, 455, 328, AND 385 OF THE P.B.C.R.
 7) MAINTENANCE RESERVATION, DEED BOOK 148 PG. 450 OF THE P.B.C.R.
 8) CANAL EASEMENT, DEED BOOK 375 PG. 212 OF THE P.B.C.R.
 9) L.W.D.D. RESERVATION, OFFICIAL RECORDS BOOK 1994 PG. 1573 OF THE P.B.C.R.
 10) RIGHT-OF-WAY DEED, OFFICIAL RECORDS BOOK 45 PG. 589 P.B.C.R.

COUNTY APPROVAL

STATE OF FLORIDA AND
 COUNTY OF PALM BEACH

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 _____ 2007 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: 07/19/07

TITLE CERTIFICATION (WHITWORTH ESTATES PUD LLC)

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 IN, WHITWORTH ESTATES PUD LLC, 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: 4-20-07

BY: Timothy G. Glass
 TIMOTHY G. GLASS, ATTORNEY

TITLE CERTIFICATION (CARTER BOTANICALS, INC.)

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 IN, CARTER BOTANICALS INC., A FLORIDA CORPORATION; 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: 4-20-07

BY: Timothy G. Glass
 TIMOTHY G. GLASS, ATTORNEY

SURVEYOR'S CERTIFICATION

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: Ronnie L. Furniss
 RONNIE L. FURNISS
 PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 6272
 STATE OF FLORIDA

DATED: 5-3-07

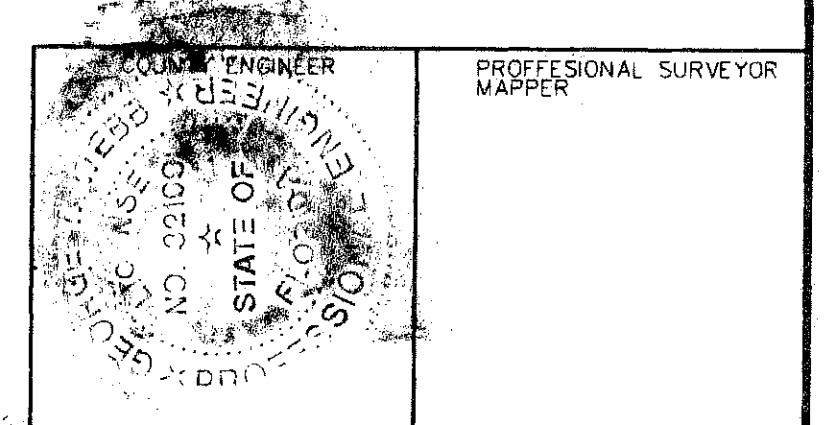
SUBDIVISION Ascot Lyons
 BOOK 110
 FLOOD MAP # 200-6
 ZONING Ascot PUD
 QUID # 51
 TAX 7-52
 PER NAME 33A4b

AREA TABLE

TRACT A:	4.896 ACRES +/-
TRACT B:	14.863 ACRES +/-
TRACT C:	4.964 ACRES +/-
TRACT D:	4.962 ACRES +/-
TOTAL:	29.685 ACRES +/-

REVISED: 01-23-07

9. THE CREATION OF THE BOUNDARY PART OF THE CONSERVATION EASEMENT LIMITS DOES NOT RESULT IN THE CREATION OF ANY ILLEGAL LOTS ON THE REMAINING ADJACENT LANDS.



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