

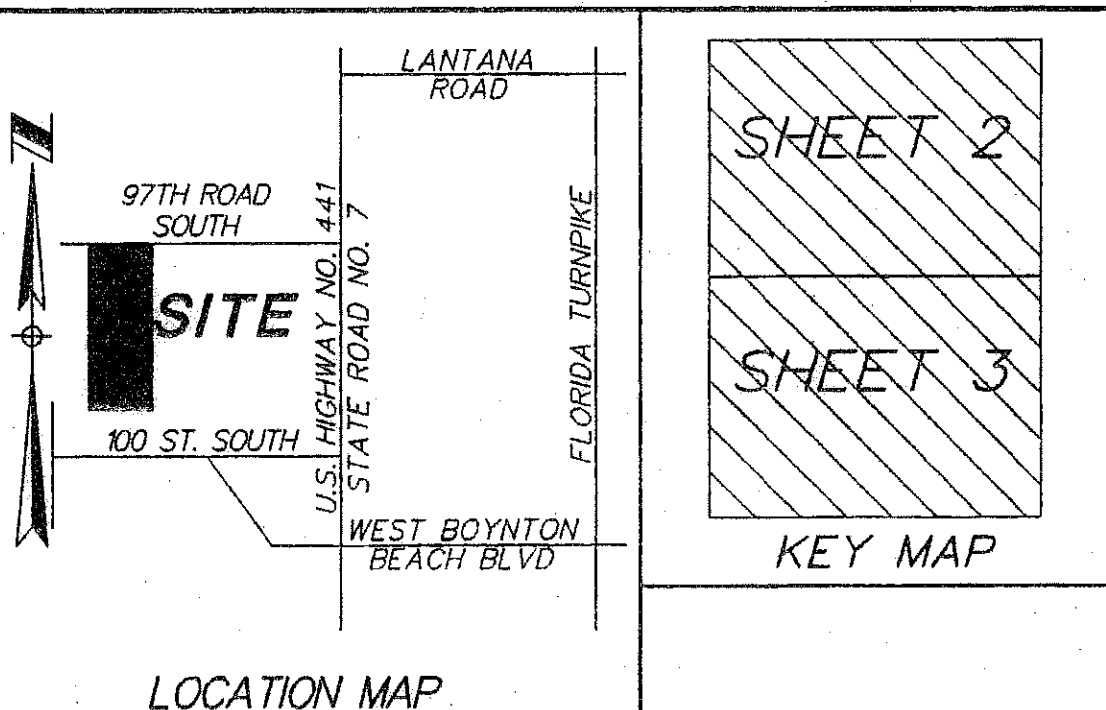
ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 2

PETITION NO. PDD 2004-369 (ASCOT - LYONS & ATLANTIC PUD)
BEING A REPLAT OF A PORTION OF TRACTS 41, 42, 43 AND 44,
BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT
BOOK 2, PAGES 45-54), SECTION 24, TOWNSHIP 45 SOUTH, RANGE
41 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4
JULY 2005

78

COUNTY OF PALM BEACH
FILED FOR RECORD AT 11:31 AM
JAN 24 2007
78
Mary J. Vandervoort



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MARIA MIGNANO AND JOSEPH N. & MARY J. VANDERVOORT, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 41, LESS THE EAST 370 FEET AND THE SOUTH 70 FEET THEREOF AND THE EAST 80 FEET OF TRACT 42, LESS THE SOUTH 70 FEET THEREOF, BLOCK 52, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND TOGETHER WITH:
THE SOUTH 70 FEET OF THE EAST 80 FEET OF TRACT 42, THE SOUTH 70 FEET OF THE WEST 290 FEET OF TRACT 41, THE EAST 80 FEET OF TRACT 43, LESS THE SOUTH 30.36 FEET THEREOF, AND THE WEST 290 FEET OF TRACT 44, LESS THE SOUTH 30.36 FEET THEREOF, BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.76 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 2), 9.76 ACRES MORE OR LESS, ARE HEREBY RESERVED FOR MARIA MIGNANO (TRACT "A") AND JOSEPH N. & MARY J. VANDERVOORT (TRACT "B") THEIR SUCCESSORS AND ASSIGNS, IN FEE SIMPLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY, TRACTS "A" AND "B" (ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 2), 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 ASCOT - LYONS & ATLANTIC PUD DEVELOPMENT PETITION NUMBER 2004-205 AND ARE SUBJECT TO THE CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 21711, PAGES 1361 AND OFFICIAL RECORD BOOK 21722, PAGES 1377 THROUGH 1382, 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 1361, AND OFFICIAL RECORD BOOK 21722, PAGE 1377, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, I MARIA MIGNANO DO HEREBY SET MY HAND AND SEALS THIS 22nd DAY OF January, 2007.

WITNESS: Maria Mignano BY: Maria Mignano
PRINT NAME: MARIA MIGNANO

WITNESS: Kirk F. Sullivan
PRINT NAME: KIRK F. SULLIVAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARIA MIGNANO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Pl. Under Seal AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF January, 2007.

MY COMMISSION EXPIRES 6-8-07 BY: Timothy Glass
Commission No. DD220404 PRINT NAME: NOTARY PUBLIC

IN WITNESS WHEREOF, WE JOSEPH N. & MARY J. VANDERVOORT DO HEREBY SET OUR HANDS AND SEALS THIS 22nd DAY OF January, 2007.

WITNESS: AS TO BOTH BY: JOSEPH N. VANDERVOORT

WITNESS: Mary J. Vandervoort BY: Mary J. Vandervoort
PRINT NAME: MARY J. VANDERVOORT AS TO BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH N. & MARY J. VANDERVOORT WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF January, 2007.

MY COMMISSION EXPIRES 6-8-07 BY: Timothy Glass
Commission No. DD220404 PRINT NAME: NOTARY PUBLIC

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 HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO MARIA MIGNANO AND JOSEPH N. & MARY J. VANDERVOORT; THAT THE TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT WITH AND OR RELEASED OF RECORD NOR OTHERWISE 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-AT-LAW

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 99-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS DAY OF August, 2007 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

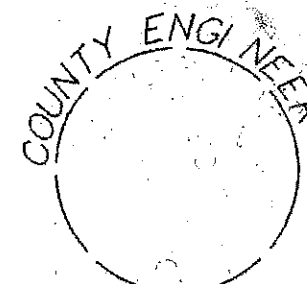
George T. Webb, P.E.
GEORGE T. WEBB, P.E., COUNTY ENGINEER

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) 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.

Paul D. Enble 4/23/07
PAUL D. ENBLE
SURVEYOR AND MAPPER #5708
STATE OF FLORIDA

EASEMENT TYPE	RECORDED IN	EASEMENT TO
CONSERVATION EASEMENT NO. 1	O.R.B. 21711, PAGE 1361	PALM BEACH COUNTY
CONSERVATION EASEMENT NO. 2	O.R.B. 21722, PAGE 1377	PALM BEACH COUNTY
UTILITY EASEMENT	O.R.B. 1818, PAGE 686	FLORIDA POWER & LIGHT
UTILITY EASEMENT	DEED BOOK 1012, PAGE 606	FLORIDA POWER & LIGHT
INGRESS-EGRESS EASEMENT	O.R.B. 20547, PAGE 9	LAKE WORTH DRAINAGE DISTRICT



NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT 41, BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, HAVING A BEARING OF N.89°00'53"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 1.0000173

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N.89°00'53"E. (PLAT BEARING)
N.89°00'53"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. ENBLE IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (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 2004-269, AND RESOLUTION 2005-0390, AND SUBJECT TO A CONSERVATION EASEMENTS AS RECORDED IN O.R.B. 21711, PAGE 1361, AND O.R.B. 21722, PAGE 1377, 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 PACK 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 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;
 - 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 (DERM), AND MANAGED FOR ENVIRONMENTAL RESOURCE VALUES;
 - WETLAND RESTORATION AND MAINTENANCE, OR BONAFIDE AGRICULTURE AS DEFINED BY THE CODE; AND
 - THOSE OTHER ACTIVITIES AUTHORIZED WITHIN A PRESERVATION AREA UNDER TABLE 3.E.1.B-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.

THE CREATION OF THIS BOUNDARY PLAT OF THE CONSERVATION EASEMENT DOES NOT RESULT IN THE CREATION OF ANY ILLEGAL LOTS ON THE REMAINING ADJACENT LAND.

SUBDIVISION Ascot-Lyons & Atlantic PUD Pres. Parcel 2
BOOK 10 PAGE 78
PLAT MAP # 140 B
ZONING 45-1-1-1
QUAD # 65
SE
ZIP CODE 33472
FILE NAME