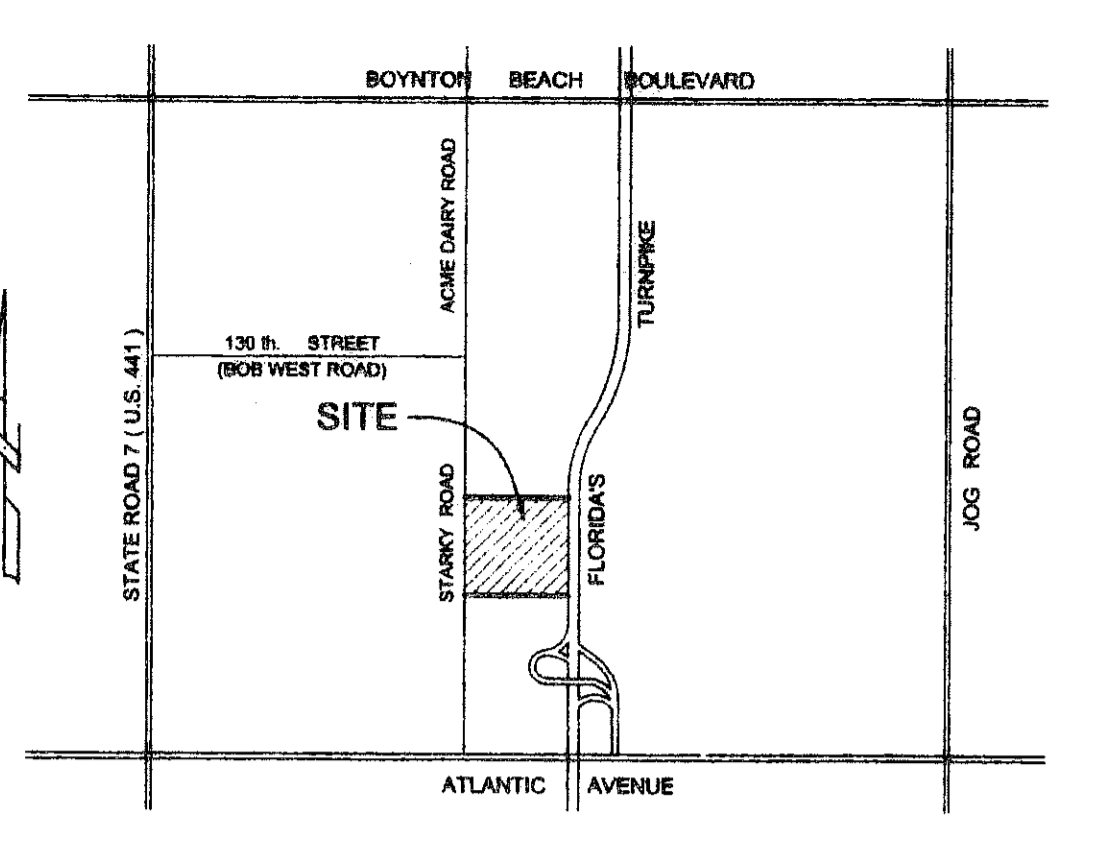


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82

# ASCOT - LYONS & ATLANTIC PUD PRESERVE PARCEL 5

BEING A REPLAT OF A PORTION OF TRACTS 25, 26, 28, 37, AND 40, SECTION 17,  
AND ALL OF TRACTS 27, 38, AND 39, SECTION 17, PALM BEACH FARMS COMPANY PLAT NO. 1,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28,  
OF THE PUBLIC RECORDS, ALL LYING WITHIN SECTION 17, TOWNSHIP 46 SOUTH,  
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
PETITION NO. PDD 2004-369 (ASCOT - LYONS & ATLANTIC PUD)  
SHEET 1 OF 2      AUGUST, 2006



0928-001  
**LOCATION MAP**  
NOT TO SCALE

STATE OF FLORIDA      SS  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:14  
AM, THIS 1 DAY OF AUG 2007  
AND DULY RECORDED IN  
PLAT BOOK NO. 110  
ON PAGE 27-28  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]* C.D.C.

### SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.) LB # 4396.
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) LB NUMBER AS NOTED
- 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF STARKEY ROAD (WEST LINE OF TRACTS 25 AND 40, SECTION 17), HAVING AN ASSUMED BEARING OF NORTH 01°07'07" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT OR WITHIN ANY PRIVATE STREET TRACTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- LEGEND:
  - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
  - O.R.B. DENOTES OFFICIAL RECORD BOOK
  - P.B. DENOTES PLAT BOOK
  - P.G.S. DENOTES PAGES
  - ℓ DENOTES CENTER LINE
  - Δ DENOTES CURVE CENTRAL ANGLE
  - N DENOTES NORTHING
  - E DENOTES EASTING
  - ⊙ DENOTES FOUND PALM BEACH COUNTY DISC IN CONCRETE
  - L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT
- THE OPEN SPACE PRESERVATION AREAS APPROVED, AS A PART OF PETITION 2004-369 AND RESOLUTION 2005-090, AND SUBJECT TO A CONSERVATION EASEMENT AS RECORDED IN O.R.B. 21707, PAGE 1241, 1249, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:
  - PERMITTED USES. GRANOR MAY USE THE PROPERTY FOR:
    - CROP PRODUCTION, PASTURE, EQUESTRIAN ACTIVITIES, WHOLESALE OF RETAIL NURSERY OPERATION OF FALLOW LAND;
    - CONSTRUCTION AND MAINTENANCE OF STRUCTURES ESSENTIAL TO THE USES LISTED IN SUBSECTION 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;
    - MAINTENANCE AND OCCUPATION OF SECURITY, CARETAKER, FARM WORKER OR GROOMS QUARTERS, OR OTHER RESIDENTIAL 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 OF 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 RESOURCES 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 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 6. ABOVE, AND THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION IS PROHIBITED BY THIS EASEMENT.
  - NOTWITHSTANDING THE FOREGOING PERMITTED USES WITH RESPECT TO THE PROPERTY, THE ONLY USES PERMITTED ON THE RESTRICTED PROPERTY (THE RESTRICTED PROPERTY AS DEFINED IN O.R.B. 21707, PAGE 1241 AND 1249, AND LEGALLY DESCRIBED AS EXHIBIT 'A' THEREIN) ARE THOSE USES SET FORTH BELOW:
    - THE USE OF THE RESTRICTED PROPERTY IS HEREBY CERTIFIED TO THE LAKE WORTH DRAINAGE DISTRICT TO SERVE REGIONAL WATER MANAGEMENT PURPOSES; AND THEREFORE THE ONLY PERMITTED USE ON THE RESTRICTED PROPERTY IS THAT AUTHORIZED AND PERMITTED BY THE LAKE WORTH DRAINAGE DISTRICT PROVIDED SUCH RIGHTS, TITLE, INTEREST, EASEMENTS AND RIGHT-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO FLORIDA STATUTE CHAPTER 298 AND SPECIAL ACT 98-525, HAVING MADE SUCH CERTIFICATION, THE COUNTY ACKNOWLEDGES AND AGREES THAT THE ENFORCEMENT OF THIS EASEMENT AS IT RELATES TO THE USE AND ENJOYMENT OF THE RESTRICTED PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE LAKE WORTH DRAINAGE DISTRICT AND NOT THE COUNTY. IN THE EVENT THE LAKE WORTH DRAINAGE DOES NOT UTILIZE THE RESTRICTED PROPERTY IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO FLORIDA STATUTE CHAPTER 298 AND SPECIAL ACT 98-525, THE COUNTY SHALL HAVE THE RIGHT TO ENFORCE THE TERMS OF THE CONSERVATION EASEMENT. FURTHERMORE, NOTHING CONTAINED HEREIN SHALL AFFECT THE RIGHTS, TITLE, INTERESTS, EASEMENTS AND RIGHT-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT EXISTING AS OF THE DATE OF RECORDATEION OF THE CONSERVATION EASEMENT (RECORDED IN OFFICIAL RECORD BOOK 21707, PAGE 1241/1249, PROVIDED SUCH RIGHTS, TITLE, INTEREST, EASEMENTS AND RIGHT-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO FLORIDA STATUTE CHAPTER 298 AND SPECIAL ACT 98-525, AS REQUIRED, PURSUANT TO SECTION 298.301, FLORIDA STATUTE. LAKE WORTH DRAINAGE DISTRICT'S ACTION MUST BE CONSISTENT WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BEDNER BROS. FARMS INC. A FLORIDA CORPORATION, AND BEDNER FAMILY ENTERPRISES, LTD. A FLORIDA LIMITED PARTNERSHIP LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS ASCOT - LYONS & ATLANTIC PUD PRESERVE PARCEL 5, BEING A REPLAT OF A PORTION OF THE PALM BEACH FARMS CO. PLAT 1, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGES 26 - 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED LAND LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-2-WEST, AS SHOWN ON SUNSHINE STATE PARKWAY RIGHT-OF-WAY MAPS (SHEET 3 OF 13); TRACTS 25, 26, 27 AND 28, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE WEST 15 FEET FOR STARKEY ROAD AND LESS THAT PORTION CONVEYED TO PALM BEACH COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 4325, PAGE 1677, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 15 FEET OF THE WEST 30 FEET OF TRACT 25, SECTION 17, OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTHERLY 15 FEET THEREOF.

TOGETHER WITH:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED LAND LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2-WEST, AS SHOWN ON SUNSHINE STATE PARKWAY RIGHT-OF-WAY MAPS (SHEET 3 OF 13); TRACTS 37, 38, 39 AND 40, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE WEST 15 FEET FOR STARKEY ROAD AND LESS THAT PORTION CONVEYED TO PALM BEACH COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 4325, PAGE 1675 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 15 FEET OF THE WEST 30 FEET OF TRACT 40, SECTION 17, OF THE PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE NORTHERLY 15 FEET THEREOF.

LESS AND EXCEPT:

A PARCEL OF LAND BEING A PORTION OF TRACTS 25 AND 26, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STARKEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 4325, PAGE 1677 OF SAID PUBLIC RECORDS, AND THE NORTH LINE OF SAID TRACT 25, SAID POINT BEING THE SOUTHWEST CORNER OF TRACT "B", CANYON LAKES PRESERVE AREA NO. 2, AS RECORDED IN PLAT BOOK 101, PAGES 164 AND 165 OF SAID PUBLIC RECORDS; THENCE NORTH 89°02'45" EAST ALONG THE NORTH LINE OF SAID TRACTS 25 AND 26 AND THE SOUTH LINE OF SAID TRACT "B", CANYON LAKES PRESERVE AREA NO. 2, A DISTANCE OF 554.50 FEET; THENCE SOUTH 01°07'07" EAST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 89°02'45" WEST, A DISTANCE OF 554.50 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF STARKEY ROAD; THENCE NORTH 01°07'07" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET TO THE AFORE MENTIONED POINT OF BEGINNING.

CONTAINING 33.15 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A" ASCOT - LYONS & ATLANTIC PUD PRESERVE PARCEL 5, 33.14 ACRES MORE OR LESS AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE ARE DEDICATED AS A PRESERVE AREA FOR ASCOT - LYONS & ATLANTIC PUD DEVELOPMENT PETITION NO 2004-369 AND ARE SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 21707, PAGES 1241 AND 1249 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. IN FAVOR OF PALM BEACH COUNTY SAID TRACT IS RESERVED TO BEDNER BROS. FARMS, A FLORIDA CORPORATION, AND BEDNER FAMILY ENTERPRISES, LTD. A FLORIDA LIMITED PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR THE PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID TRACT IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 20417, PAGE 119B AND 1202, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, BEDNER BROS. FARMS INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF January 2006.

BY: *[Signature]*  
STEPHEN W. BEDNER, PRESIDENT  
WITNESS: Marc Meran  
William C. Whitford  
William C. Whitford

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED STEPHEN W. BEDNER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BEDNER BROS. FARMS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF January, 2006.

NOTARY PUBLIC: *[Signature]*  
TIMOTHY GLASS  
MY COMMISSION EXPIRES: 6-8-07  
COMMISSION NO. DD220404

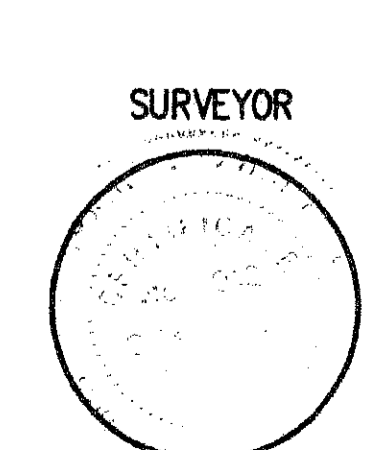
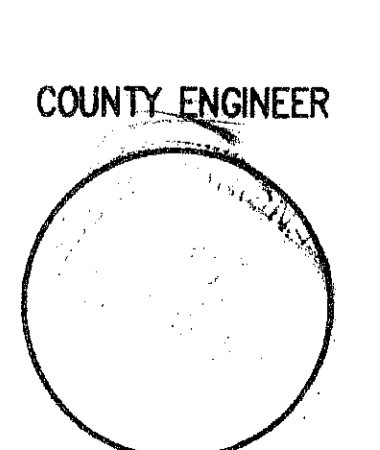
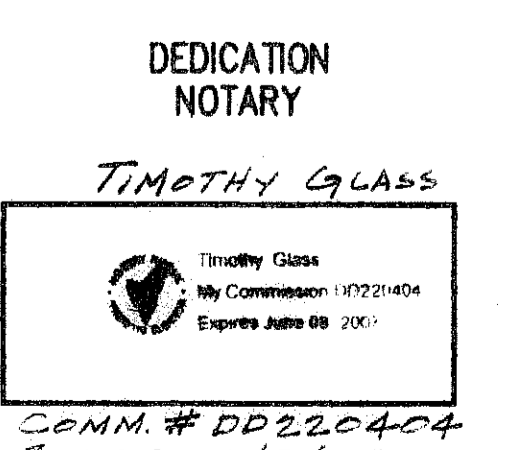
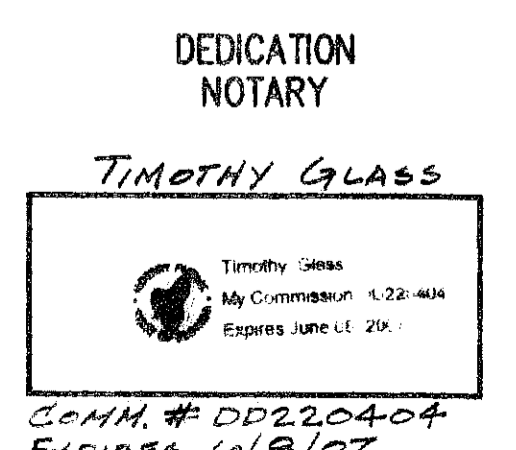
IN WITNESS WHEREOF, BEDNER FAMILY ENTERPRISES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 25 DAY OF January 2006.

BY: *[Signature]*  
ARTHUR C. BEDNER, GENERAL PARTNER  
WITNESS: *[Signature]*  
Marc Meran  
William C. Whitford

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ARTHUR C. BEDNER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF January, 2006.

NOTARY PUBLIC: *[Signature]*  
TIMOTHY GLASS  
MY COMMISSION EXPIRES: 6-8-07  
COMMISSION NO. DD220404



SUBDIVISION Ascot - Lyons & Atlantic PUD Preserves Parcel 5  
BOOK 110 PAGE 82  
RECORDING # 2006-0304  
QUAD # 51  
TAX 759  
PUD NAME

Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396

**ASCOT - LYONS & ATLANTIC PUD  
PRESERVE PARCEL 5**