

DELRAY MARKETPLACE PRESERVE 3

BEING A REPLAT OF A PORTION OF TRACTS 100, 104 AND 124, BLOCK 18, TOGETHER WITH TRACTS 101, 102, AND 103, BLOCK 18, 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 OF PALM BEACH COUNTY, FLORIDA SITUATED IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
MARCH, 2008
SHEET 1 OF 3
CONTROL NO. 2004-616 (DELRAY MARKETPLACE)

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:22 P.M.
THIS 9th DAY OF July
A.D. 2008 AND DULY RECORDED
IN PLAT BOOK 111 ON
PAGES 42 THROUGH 47
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Michelle Brea
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ATLANTIC TMD, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TRIPLE "C" GROVES, A FLORIDA LIMITED LIABILITY PARTNERSHIP, OWNERS OF THE LANDS SHOWN HEREON AS DELRAY MARKETPLACE PRESERVE 3, BEING A REPLAT OF A PORTION OF TRACTS 100, 104 AND 124, BLOCK 18, TOGETHER WITH TRACTS 101, 102 AND 103, BLOCK 18, 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 OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 18 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 100, 101, 102, 103, AND 104, BLOCK 18, 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 OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 25 FEET OF TRACT 104, BLOCK 18 AND THAT PORTION OF TRACT 100, BLOCK 18 LYING EAST OF A LINE 365 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF TRACT 99, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1 OF THE AFOREMENTIONED PUBLIC RECORDS; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 99, BLOCK 18; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 99 AND 100 SOUTH 89°08'50" WEST, A DISTANCE OF 365.00 FEET TO A POINT ON A LINE 365.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 99, BLOCK 18 AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 100, 101, 102, 103 AND 104, BLOCK 18 SOUTH 89°08'50" WEST, A DISTANCE OF 1585.60 FEET TO A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 104, BLOCK 18; THENCE ALONG SAID PARALLEL LINE NORTH 01°08'34" WEST, A DISTANCE OF 658.03 FEET TO THE NORTH LINE OF SAID TRACTS 104, 103, 102, 101 AND 100, BLOCK 18; THENCE ALONG SAID NORTH LINE NORTH 89°00'55" EAST, A DISTANCE OF 1586.43 FEET TO A POINT ON A LINE 365.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 99, BLOCK 18; THENCE ALONG SAID PARALLEL LINE SOUTH 01°04'09" EAST, A DISTANCE OF 659.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.95 ACRES, MORE OR LESS.

TOGETHER WITH:
A PORTION OF TRACT 124, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 124, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°08'50" EAST ALONG THE NORTH LINE OF SAID TRACT 124, A DISTANCE OF 133.94; THENCE SOUTH 01°03'00" EAST, A DISTANCE OF 669.45 FEET TO A POINT ON A LINE 110.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 124; THENCE SOUTH 89°32'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 133.30 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 124; THENCE NORTH 01°06'19" WEST, ALONG SAID WEST LINE, A DISTANCE OF 668.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.05 ACRES, MORE OR LESS.

TOTAL AREA 26.00 ACRES, MORE OR LESS.

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

TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR TRIPLE "C" GROVES, A FLORIDA LIMITED LIABILITY PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, FOR AGRICULTURE AND OTHER USES PERMITTED BY THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

AG PRESERVE AREA:
TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR TRIPLE "C" GROVES, A FLORIDA LIMITED LIABILITY PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, FOR AGRICULTURE AND OTHER USES PERMITTED BY THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. DEVELOPMENT CONTROL NUMBER 2004-616 AND IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 22110, PAGE 1110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT "B", AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 22110, PAGE 1110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AG PRESERVE AREA:
TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR ATLANTIC TMD, LLC, THEIR SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. DEVELOPMENT CONTROL NUMBER 2004-616 AND IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 22063, PAGE 409 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT "C", AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 22063, PAGE 409 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DELRAY MARKETPLACE PRESERVE 3, 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 DELRAY MARKETPLACE DEVELOPMENT CONTROL NUMBER 2004-616 AND IS SUBJECT TO THE CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 22110, PAGE 1110 AND OFFICIAL RECORDS BOOK 22063, PAGE 409 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY, ARE HEREBY RESERVED TO THE OWNERS, ATLANTIC TMD, LLC AND TRIPLE "C" GROVES, A FLORIDA LIMITED LIABILITY PARTNERSHIP, FOR CONSERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 26 DAY OF February, 2008

WITNESS: Franc J. Jimenez
William C. Whitford
PRINT NAME
WITNESS: Janine Peacock
PRINT NAME

ATLANTIC TMD, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: Garrett M. Bender
GARRETT M. BENDER,
PRESIDENT

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS GENERAL PARTNER.

THIS 26 DAY OF February, 2008

WITNESS: Franc J. Jimenez
William C. Whitford
PRINT NAME
WITNESS: Eric Bender
PRINT NAME

TRIPLE "C" GROVES, A FLORIDA LIMITED LIABILITY PARTNERSHIP
BY: Wendy K. Capella
WENDY K. CAPELLA,
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GARRETT M. BENDER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED WCA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF ATLANTIC TMD, LLC, 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 26 DAY OF February, 2008.
MY COMMISSION EXPIRES: 9-21-11 (DATE)

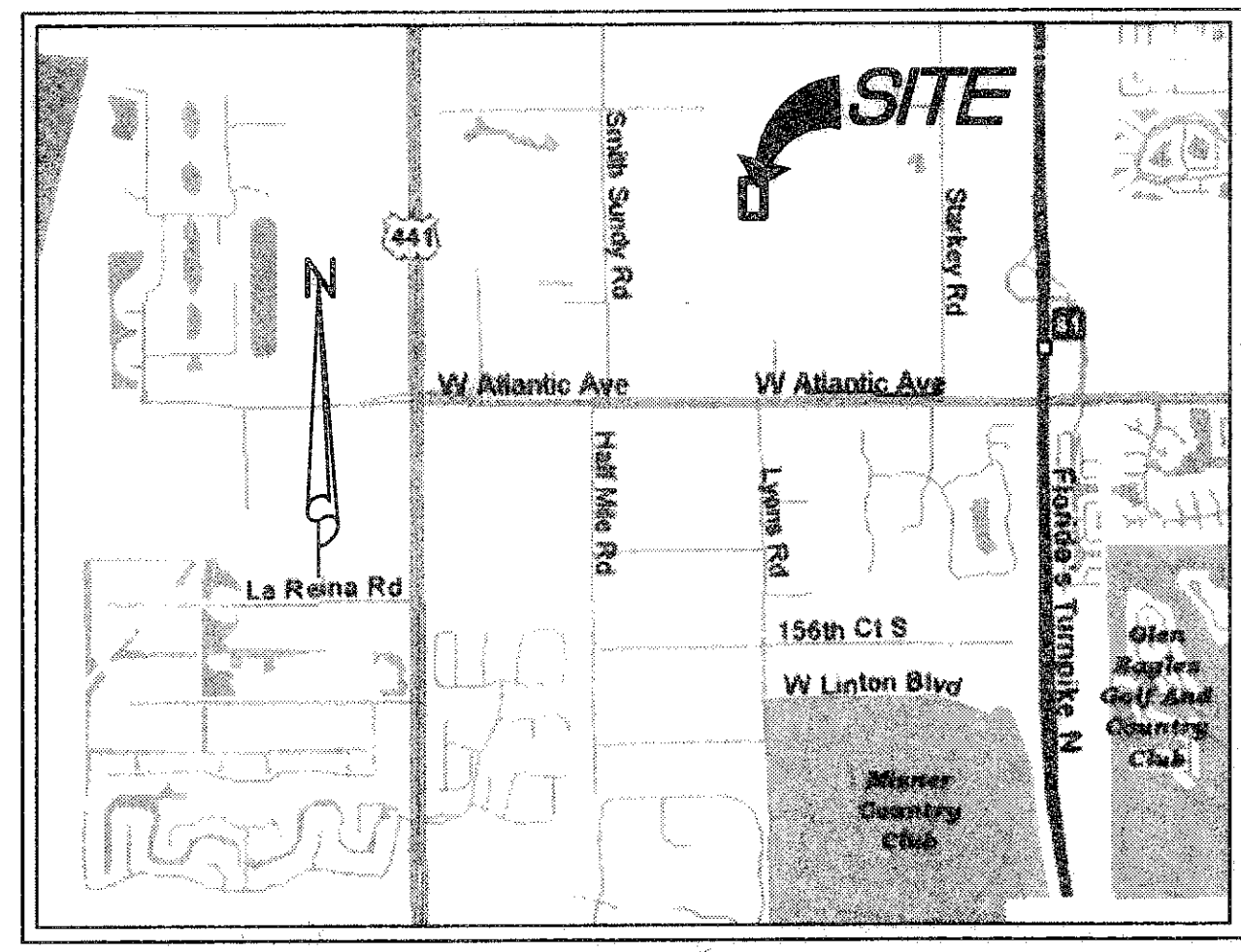
BY: Sharon Kutzman
NOTARY PUBLIC
PRINT NAME: Sharon Kutzman
LICENSE NUMBER: DD488532
NOTARY STAMP

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Wendy Capella WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED WCA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING PARTNER OF TRIPLE "C" GROVES, A FLORIDA LIMITED LIABILITY PARTNERSHIP, 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 28 DAY OF February, 2008.
MY COMMISSION EXPIRES: 9-21-11 (DATE)

BY: Sharon Kutzman
NOTARY PUBLIC
PRINT NAME: Sharon Kutzman
LICENSE NUMBER: DD488532
NOTARY STAMP



TITLE CERTIFICATION

I TIMOTHY G. GLASS, P.A. 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 TO ATLANTIC TMD, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TRIPLE "C" GROVES, A FLORIDA LIMITED LIABILITY PARTNERSHIP; 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.

DATED THIS 25 DAY OF February, 2008.
TIMOTHY G. GLASS, P.A.

PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 19 DAY OF March, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

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

SURVEYOR'S NOTES:

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.

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.

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS, 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT), FLORIDA EAST ZONE. THE BEARING BETWEEN PALM BEACH COUNTY CONTROL STATIONS "PBF 66" AND "LAUREL" IS SOUTH 27°46'37" WEST, AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.

COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.0000236
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

THE PRESERVATION AREAS APPROVED AS PART OF CONTROL #2004-1028 SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS, WITH THE EXCEPTION OF AREAS DESIGNATED AS ENVIRONMENTALLY SENSITIVE IN THE CONSERVATION EASEMENT:

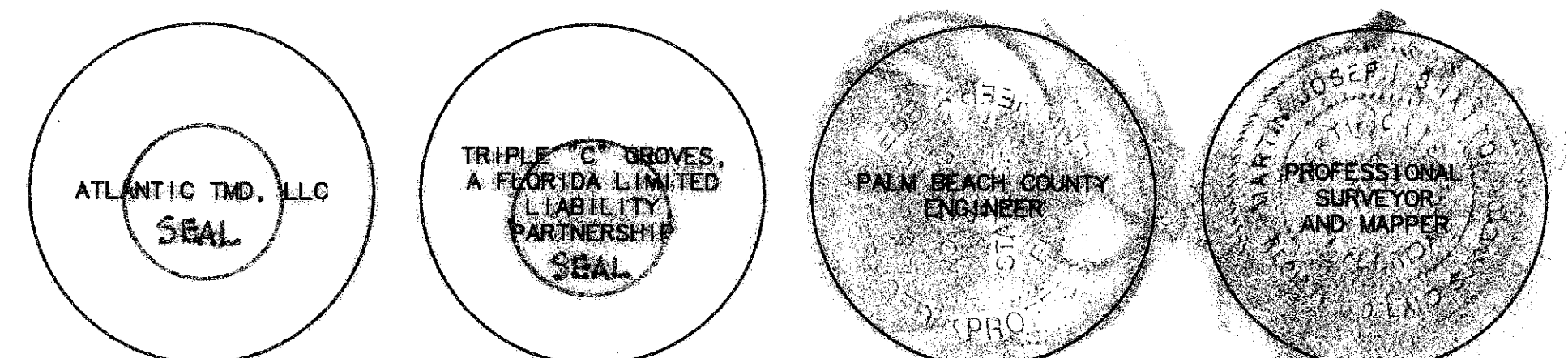
- PERMITTED USES:
1. CROP PRODUCTION, PASTURE OR EQUESTRIAN PURPOSES;
2. CIVIL PURPOSES, SUCH AS SCHOOLS, LIBRARIES OR FIRE STATIONS;
3. REGIONAL WATER STORAGE AREAS TO SERVE AS WATER MANAGEMENT FUNCTIONS OR TO SERVE AS A WATER PRESERVE AREA IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT; TO SERVE REGIONAL WATER MANAGEMENT PURPOSES AS CERTIFIED BY EITHER LAKE WORTH DRAINAGE DISTRICT OR SOUTH FLORIDA WATER MANAGEMENT DISTRICT, OR FOR WATER MANAGEMENT PURPOSES NOT DIRECTLY RELATED TO THE AGR-TMD IF APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT AND MANAGED FOR ENVIRONMENTAL RESOURCE VALUES;
4. WETLAND OR BONA FIDE AGRICULTURAL USES PER THE ULDC;
5. OTHER USES AS PERMITTED BY THE REQUIRED CONSERVATION EASEMENTS;
6. OTHER USES AS MAY BE PERMITTED WITHIN THE PROTECTED AREA OF AN AGR-TMD CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE UNIFIED LAND DEVELOPMENT CODE.

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

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 THE PALM BEACH COUNTY, FLORIDA.

THIS 19 DAY OF March, 2008.
BY: Martin J. Shatto
MARTIN J. SHATTO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5219



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.

Wantman Group, Inc.
Engineering ♦ Surveying ♦ Mapping
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(561) 687-2220 phone (561) 687-1110 fax
CERT No. 6091 - LB No. 7055
THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTO, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REGISTRATION NO. 5219
IN THE OFFICES OF WANTMAN GROUP, INC.