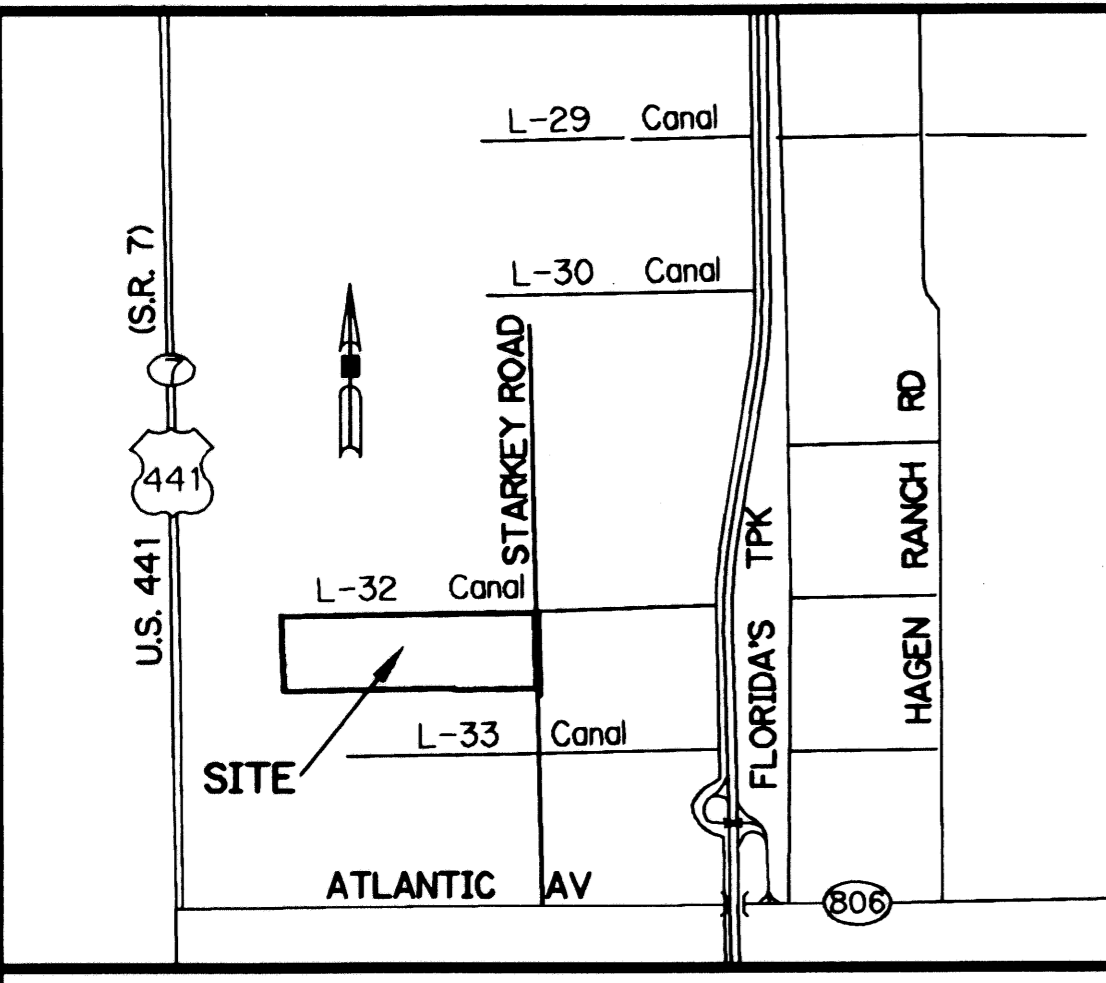


20070214120

162

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 9:13 AM  
This day of April 2004  
and duly recorded in Plat Book No. 101  
on page 162-163  
DOROTHY H. WALKEN, Clerk of Circuit Court  
by *[Signature]* D.C.



SITE MAP  
NOT TO SCALE

# CANYON LAKES (A.K.A. FOGG NORTH) PLANNED UNIT DEVELOPMENT CANYON LAKES PRESERVE AREA NO. 1

BEING A REPLAT OF A PORTION OF TRACTS 9 THROUGH 14, BLOCK 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, PALM BEACH COUNTY, ALL LYING WITHIN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

FEBRUARY, 2004

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STARKEY ROAD NURSERY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND STARKEY ROAD ASSOCIATES, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP OWNERS OF THE LAND SHOWN HEREON, AS CANYON LAKES PRESERVE AREA NO. 1, BEING A REPLAT OF A PORTION OF TRACTS 9 THROUGH 14, 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, PALM BEACH COUNTY, ALL LYING WITHIN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF TRACT 9 (LESS THE EAST 30.00 FEET OF TRACT 9, LESS THE NORTH 30.26 FEET THEREOF), TRACTS 10 THROUGH 14, INCLUSIVE, LESS THE NORTH 30.26 FEET THEREOF, ALL IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### LESS AND EXCEPT

THE SOUTH 70.00 FEET OF TRACTS 11 THROUGH 14, THE SOUTH 60.00 FEET OF TRACTS 9 AND 10 (LESS THE EAST 15.00 FEET OF THE SAID SOUTH 60.00 FEET OF TRACT 9), SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26.

### TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THE EAST 15.00 FEET OF TRACT 9, SECTION 17, 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 AND EXCEPT THE NORTH 30.26 FEET THEREOF.

### CONTAINING 26.373 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 PETITION NO. 2002-067 (A) AND IS SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 16635 PAGES 22 THROUGH 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID TRACT IS RESERVED TO STARKEY ROAD NURSERY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR 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 16635 PAGES 180 - 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT "B", 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 PETITION NO. 2002-067 (A) AND IS SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 16635 PAGES 34 THROUGH 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID TRACT IS RESERVED TO STARKEY ROAD ASSOCIATES, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR 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 16635 PAGES 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, STARKEY ROAD NURSERY, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 26<sup>TH</sup> DAY OF FEBRUARY, 2004.

STARKEY ROAD NURSERY, L.L.C.,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
MANAGING MEMBER  
WITNESS: *[Signature]*  
PRINT NAME: Larry Portney  
WITNESS: *[Signature]*  
PRINT NAME: HARVEY E. OYER III

IN WITNESS WHEREOF, STARKEY ROAD ASSOCIATES, L.L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGING PARTNER THIS 24<sup>TH</sup> DAY OF FEBRUARY, 2004.

STARKEY ROAD ASSOCIATES, L.L.P.,  
A FLORIDA LIMITED LIABILITY PARTNERSHIP  
BY: *[Signature]*  
STEVEN WOLF, MANAGING PARTNER  
WITNESS: *[Signature]*  
PRINT NAME: Kevin Patterson  
WITNESS: *[Signature]*  
PRINT NAME: Sharon Bush-Tremblay

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED *[Signature]*, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF STARKEY ROAD ASSOCIATES, L.L.P., 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 24<sup>TH</sup> DAY OF FEBRUARY, 2004.

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: HARVEY E. OYER III  
MY COMMISSION EXPIRES: 21 Jan. 2007

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED STEVEN WOLF, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF STARKEY ROAD ASSOCIATES, L.L.P., 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 24<sup>TH</sup> DAY OF FEBRUARY, 2004.

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: Sharon Bush-Tremblay  
MY COMMISSION EXPIRES: 08/30/07

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 14821, AT PAGE 42-1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, SAID PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24<sup>TH</sup> DAY OF FEBRUARY, 2004.

STARKEY ROAD ASSOCIATES, L.L.P.,  
A FLORIDA LIMITED LIABILITY PARTNERSHIP  
BY: *[Signature]*  
STEVEN WOLF, MANAGING PARTNER  
WITNESS: *[Signature]*  
PRINT NAME: Kevin Patterson  
WITNESS: *[Signature]*  
PRINT NAME: Sharon Bush-Tremblay

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED STEVEN WOLF, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF STARKEY ROAD ASSOCIATES, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP. WITNESS MY HAND AND OFFICIAL SEAL THIS 24<sup>TH</sup> DAY OF FEBRUARY, 2004.

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: Sharon Bush-Tremblay  
MY COMMISSION EXPIRES: 08/30/07

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 15611, AT PAGE 1912 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF DIRECTORS THIS 24<sup>TH</sup> DAY OF FEBRUARY, 2004.

COLONIAL BANK, NA, A NATIONAL BANKING ASSOCIATION  
BY: *[Signature]* Name: MICHAEL P. IERVIN  
WITNESS: *[Signature]*  
PRINT NAME: Kevin Patterson  
WITNESS: *[Signature]*  
PRINT NAME: Sharon Bush-Tremblay

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED *[Signature]*, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* OF COLONIAL BANK, NA, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 24<sup>TH</sup> DAY OF FEBRUARY, 2004.

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: Sharon Bush-Tremblay  
MY COMMISSION EXPIRES: 08/30/07

### TITLE CERTIFICATION

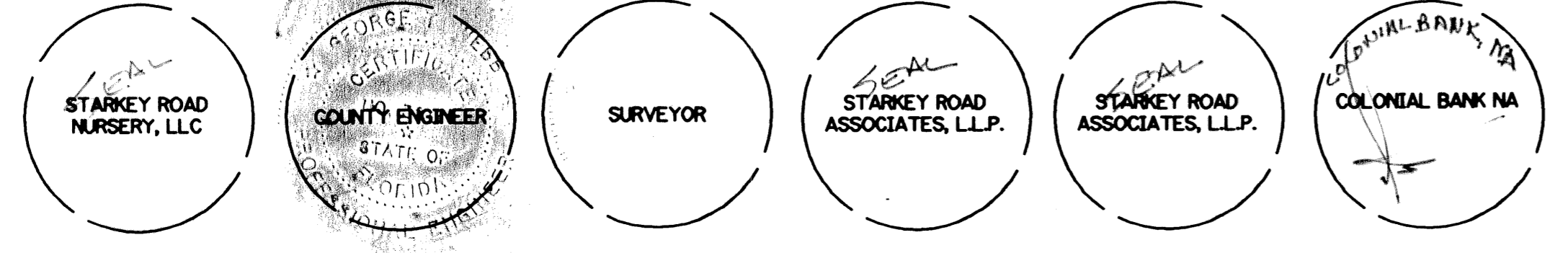
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, LAWYERS TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN STARKEY ROAD NURSERY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND STARKEY ROAD ASSOCIATES, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP 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.

LAWYERS TITLE INSURANCE COMPANY  
BY: *[Signature]*  
ROBERT B. SIESHOLTZ VICE PRESIDENT  
DATE: 3/12/04

### 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 22<sup>ND</sup> DAY OF APRIL, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: *[Signature]*  
GEORGE T. WEBB, P.E. COUNTY ENGINEER  
DATE: 4/19/04



SUBDIVISION CANYON LAKES PRESERVE AREA NO. 1  
BOOK 101 PAGES 102  
RECORD MAP # 200A  
QUAD # 051 ZONING AGR  
SE ZIP CODE 33446  
TAZ 759  
FUG NAME Fogg North

SITE PLAN DATA:  
CANYON LAKES PLD (A.K.A. FOGG NORTH)-  
ZONING PETITION NO. \_\_\_\_\_ PDD2002.67  
TOTAL AREA 26.373 ACRES

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