

2007021012

0863-007

CANYON LAKES (A.K.A. FOGG NORTH) PLANNED UNIT DEVELOPMENT

# CANYON LAKES PRESERVE AREA NO. 3

THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF THE  
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST  
QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST,  
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

FEBRUARY, 2004

166

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 9:13 a.m.  
This day of April 2004  
and duly recorded in Plat Book No. 101  
on page 166-167  
DONALD H. WILKEN, Clerk of Circuit Court,  
by [Signature] D.C.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, A PUBLIC CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, AS CANYON LAKES PRESERVE AREA NO. 3, BEING THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST,

CONTAINING 2.610 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 16625 PAGES 2 THROUGH 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID TRACT IS RESERVED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, A PUBLIC CORPORATION OF THE STATE OF FLORIDA, 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.

IN WITNESS WHEREOF, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Director AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS Board of Directors THIS 27th DAY OF February, 2004.

THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT,  
A PUBLIC CORPORATION OF THE STATE OF FLORIDA

BY: [Signature]

PRINT NAME: HENRY DEAN

PRINT TITLE: EXECUTIVE DIRECTOR

WITNESS: [Signature]

PRINT NAME: DORIS URBAN

WITNESS: [Signature]

PRINT NAME: LINDA HUMMEL

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Henry Dean WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec. Director OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, 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 27th DAY OF February, 2004.

NOTARY PUBLIC: [Signature]

PRINT NAME: MARCY E. WILSON

MY COMMISSION EXPIRES: 10/20/07

Commission # DD 255055

### 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 THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, A PUBLIC CORPORATION OF THE STATE OF FLORIDA, 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.

LAWYERS TITLE INSURANCE COMPANY

BY: [Signature]

ROBERT B. SIESHOLTZ, VICE PRESIDENT

DATE: 3/12/04

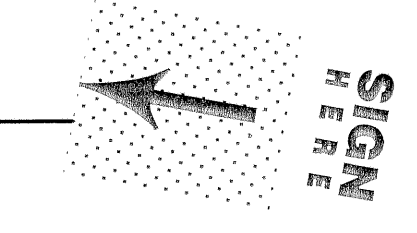
### COUNTY ENGINEER

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 12 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



### SURVEYOR'S 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 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: [Signature]

PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213, STATE OF FLORIDA

DATE: 2/20/04

### SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, NAD 83 (1990 ADJUSTMENT), THE NORTH LINE OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, HAVING A BEARING OF N89°44'03"E.
2. 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 PALM BEACH COUNTY.
3. 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.
4. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000173 NO ROTATION, GROUND TO GRID

THE PROPERTY SUBJECT TO THIS PLAT IS A PRESERVATION AREA APPROVED AS PART OF PETITION 2002-067 (A) AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:

1. PERMITTED USES. IN ACCORDANCE WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN, AS IMPLEMENTED BY AND THROUGH ORDINANCE NUMBERS 2001-061 AND 2002-081 AS AMENDED, AND TERMS OF THIS EASEMENT, THE FOLLOWING ACTIVITIES ARE PERMITTED ON THE PROPERTY, SUBJECT TO ANY ADDITIONAL PROVISIONS PLACED ON THE PROPERTY BY THE BOARD OF COUNTY COMMISSIONERS DURING THE ZONING PROCESS:
    - A. AGRICULTURAL LAND USES SUCH AS CROP PRODUCTION, PASTURE, OR EQUESTRIAN PURPOSES, OR RETAINING THE LAND AS FALLOW. ACCESSORY STRUCTURE AGRICULTURAL LAND USES SUCH AS BARN, DIKES AND PUMP STRUCTURES ARE ALSO PERMITTED;
    - B. SUCH OTHER USES AS MAY BE PERMITTED, OR ARE NOT PROHIBITED, WITHIN THE PROTECTED AREA OF AN AGR-PDD OR WITHIN THE AGRICULTURAL RESERVE AREA PURSUANT TO THE PALM BEACH COUNTY COMPREHENSIVE PLAN OR PALM BEACH COUNTY'S LAND DEVELOPMENT CODE, AS MAY BE AMENDED FROM TIME-TO-TIME AND/OR
    - C. AS A WATER PRESERVE AREA IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, OR TO SERVE USES FOR WATER RESOURCE, WATER MANAGEMENT, WETLAND PRESERVATION, WATER STORAGE, WATER SUPPLY, WATER RECHARGE, AQUIFER RECHARGE, WATER QUALITY, ENVIRONMENTAL PROTECTION, OR ENVIRONMENTAL RESTORATION, INCLUDING BUT NOT LIMITED TO PROJECTS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AUTHORIZED UNDER CHAPTER 373 F.S. AND FACILITIES AND WORKS RELATED THERETO INCLUDING BUT NOT LIMITED TO:
      1. THE EVERGLADES CONSTRUCTION PROJECT PURSUANT TO SECTION 373.4592, F.S. AS IT MAY BE AMENDED;
      2. A PROJECT TO BE UNDERTAKEN UNDER THE COMPREHENSIVE EVERGLADES RESTORATION PLAN AS GENERALLY DESCRIBED IN THE CENTRAL AND SOUTH FLORIDA PROJECT COMPREHENSIVE REVIEW STUDY-FINAL INTEGRATED FEASIBILITY REPORT AND PROGRAMMATIC ENVIRONMENTAL IMPACT STATEMENT, DATED APRIL 1999;
      3. AN EVERGLADES WATERSHED RESTORATION PROJECT TO BE UNDERTAKEN UNRELATED TO THE COMPREHENSIVE EVERGLADES RESTORATION PLAN;
    - D. CONSERVATION USES AS DEFINED BY AND IN THE PALM BEACH COUNTY COMPREHENSIVE PLAN.
    - F. TO ACCOMMODATE FARM WORKER QUARTERS OR GROOMS QUARTERS, SOME DENSITY MAY BE RETAINED ON THE PRESERVE AREAS OF 60/40 AGRICULTURAL RESERVE PLANNED DEVELOPMENT DISTRICTS ("AGR-PDD'S"). SUCH HOUSING MAY BE LOCATED ON THESE PRESERVE AREAS AT THE FOLLOWING DENSITIES:
      - (i) FARM WORKER QUARTERS - ONE (1) UNIT PER ACRE, PROVIDED SUCH UNITS ARE CLUSTERED ONTO A SINGLE COMPACT AREA OF THE PRESERVE AREA AND ARE RESTRICTED TO OCCUPANCY BY FARMWORKERS;
      - (ii) GROOMS QUARTERS - THE NUMBER OF GROOMS QUARTERS SHALL BE BASED UPON THE NUMBER OF STALLS IN THE PRESERVE AREA PER THE REQUIREMENTS OF THE UNIFIED LAND DEVELOPMENT CODE.
- THE FOLLOWING EXISTING USES SHALL BE PERMITTED TO CONTINUE:
- (i) MAINTAINING A WHOLESALE NURSERY FOR GROWING TREES AND PLANTS FOR RETAIL AND WHOLESALE SALE AND DISTRIBUTION;
  - (ii) BUILDING(S) FOR MAINTENANCE, STORAGE AND SHIPPING CONSISTENT WITH THE UNIFIED LAND DEVELOPMENT CODE REQUIREMENTS;
  - (iii) ONE TRAILER FOR CARETAKER'S QUARTERS.

PROHIBITED USES. IN ACCORDANCE WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN, AS IMPLEMENTED BY AND THROUGH ORDINANCE NUMBERS 2001-061 AND 2002-081 AS AMENDED, AND TERMS OF THIS CONSERVATION EASEMENT, THE FOLLOWING ACTIVITIES ARE PROHIBITED ON THE PROPERTY, AND WILL BE SUBJECT TO ANY ADDITIONAL RESTRICTIONS PLACED ON THE PROPERTY BY THE BOARD OF COUNTY COMMISSIONERS DURING THE ZONING PROCESS:

- A. CONSTRUCTION OF NEW RESIDENTIAL UNITS;
- B. AGRICULTURAL PROCESSING FACILITIES; AND
- C. SUCH OTHER USES AS ARE PROHIBITED WITHIN THE AGRICULTURAL RESERVE AREA PURSUANT TO PALM BEACH COUNTY'S COMPREHENSIVE PLAN OR LAND DEVELOPMENT CODE.

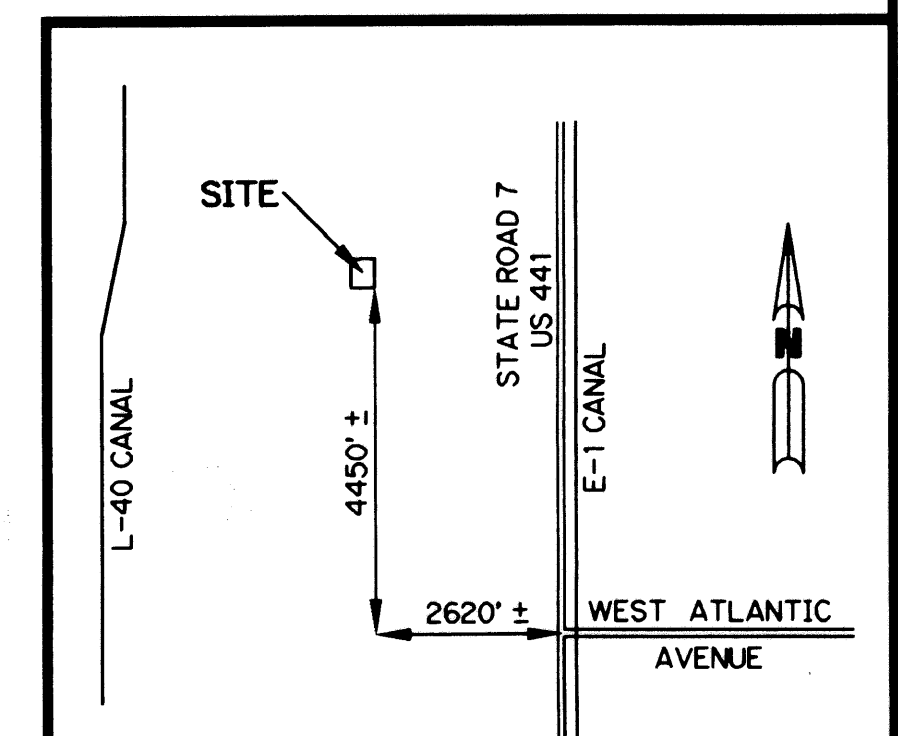
NOTHING HEREIN SHALL PROHIBIT GRANTOR FROM KEEPING ONE EXISTING RESIDENTIAL HOME ON THE PROPERTY FOR CARETAKER QUARTERS FOR THE PERSON SUPERVISING THE ACTIVITIES ON THE PROPERTY. IN ADDITION, NOTHING HEREIN SHALL LIMIT OR HINDER ANY OF THE RIGHTS, TITLE AND/OR INTERESTS THE LAKE NORTH DRAINAGE DISTRICT HAS OR MAY HAVE IN AND TO THE PROPERTY OR THE USE THEREOF, WHETHER NOW OR HEREAFTER EXISTING.

### SITE PLAN DATA:

CANYON LAKES PUD (A.K.A. FOGG NORTH)  
ZONING PETITION NO. PD02002.67  
TOTAL AREA: 2.610 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

### SITE MAP NOT TO SCALE



A705 SHEET 1 OF 2

3236  
SUBDIVISION CANYON LAKES PRESERVE AREA No. 3  
BOOK 101  
PAGE 106  
FLOOD ZONE B  
FLOOD MAP # 0503  
QUAD # 066  
ZONING PDD  
SE 09-504  
TAZ 1021  
PUD NAME FOGG NORTH