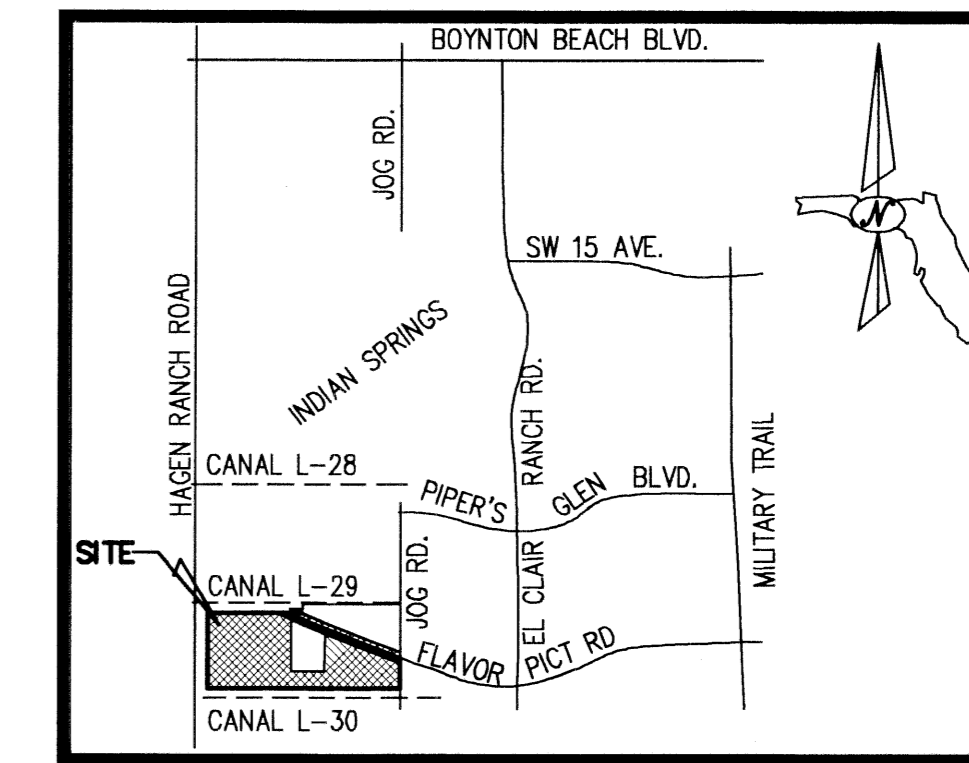


WINSBERG WETLAND RESTORATION PROJECT

A REPLAT OF A PORTION OF TRACTS 65 THROUGH 72, 89 THROUGH 95, 97 THROUGH 104, AND 117 THROUGH 120, BLOCK 64, IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
MAY 2004 SHEET 1 OF 5

93

COUNTY OF PALM BEACH
10 June 10 04
93-97
By *Alvin L. Johnson*



VICINITY MAP
N.T.S.

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 THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

John E. Phillips III
JOHN E. PHILLIPS, III, P.S.M.
License No. 4826
State of Florida

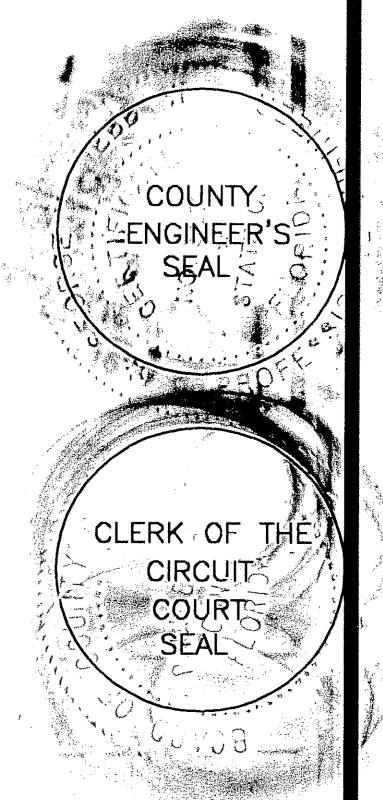
COUNTY APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 10 DAY OF JUNE, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

- NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF S89°11'59"W ALONG THE SOUTH LINE OF SECTION 4.
 - PERMANENT REFERENCE MONUMENT (P.R.M.) No. "L56473" SET, UNLESS NOTED OTHERWISE.
 - MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP TO BE SET, UNLESS NOTED OTHERWISE.
 - NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - PLEASE BE ADVISED THAT PLAT AS SUBMITTED IS SHOWING OR REFLECTING A PALM BEACH FARMS COMPANY PLAT NO. 3 RIGHT-OF-WAY THAT WAS INCLUDED IN THE FEDERAL LAWSUIT BETWEEN PALM BEACH COUNTY AND WEST PENINSULAR TITLE COMPANY, AS OF THIS DATE, PALM BEACH COUNTY HAS NO INTEREST IN THE SUBJECT RIGHT-OF-WAY AND CANNOT CONFIRM OWNERSHIP AS PART OF THE PROPOSED DEVELOPMENT.
 - COORDINATES SHOWN ARE GRID.
DATUM: NAD 83, 1990 ADJUSTMENT
ZONE: FLORIDA EAST
LINEAR UNITS: US SURVEY FOOT
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000287
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: NONE
 - RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.
 - PLAT AREA: 181.159 ACRES, MORE OR LESS.
TRACT A: 56.216 AC. TRACT G: 0.201 AC.
TRACT B: 59.844 AC. TRACT H: 0.127 AC.
TRACT C: 47.454 AC. WMT 2: 4.925 AC.
TRACT F: 10.412 AC. WMT 1: 1.303 AC.
 BUFFER TRACT: 0.677 AC.
 TOTAL: 181.159 AC.

TABULAR ZONING DATA:
PETITION No. 97-095A
ZONING: P.U.D.
PUD CIVIC AREA 181.159 AC.
CIVIC PODS 163.514 AC.
WATER MANAGEMENT TRACTS 6.228 AC.
FLAVOR PICT RD. 10.412 AC.
OTHER R/W DEDICATION 0.328 AC.
 BUFFER TRACT: 0.677 AC.

- ABBREVIATIONS
- | | | | | | |
|-------------|---|------------------------------|--------|---|-------------------------|
| R/W | - | RIGHT-OF-WAY | R | - | RADIUS |
| PRM | - | PERMANENT REFERENCE MONUMENT | C | - | CENTRAL ANGLE |
| PCP | - | PERMANENT CONTROL POINT | A | - | ARC LENGTH |
| FND. | - | FOUND | P.B. | - | PLAT BOOK |
| ℄ | - | CENTERLINE | O.R.B. | - | OFFICIAL RECORD BOOK |
| SEC. | - | SECTION | D.B. | - | DEED BOOK |
| (P) | - | PLATTED DIMENSION | P.O.B. | - | POINT OF BEGINNING |
| (M) | - | MEASURED DIMENSION | P.O.C. | - | POINT OF COMMENCEMENT |
| (G) | - | GRID DIMENSION | U.E. | - | UTILITY EASEMENT |
| PBC or PBCo | - | PALM BEACH COUNTY | L.A.E. | - | LIMITED ACCESS EASEMENT |
| WMT | - | WATER MANAGEMENT TRACT | D.E. | - | DRAINAGE EASEMENT |
| | | | D.U. | - | DWELLING UNITS |
| | | | AC. | - | ACRES |



DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA
KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING:
A REPLAT OF A PORTION OF TRACTS 65 THROUGH 72, 89 THROUGH 95, 97 THROUGH 104, AND 117 THROUGH 120, BLOCK 64, IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

WINSBERG WETLAND RESTORATION PROJECT

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 4 WITH THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-30, RECORDED IN OFFICIAL RECORD BOOK 11295, PAGE 754 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG SAID NORTH LINE, S89°11'59"W FOR 2672.98 FEET TO THE EAST RIGHT-OF-WAY OF HAGEN RANCH ROAD, RECORDED IN OFFICIAL RECORD BOOK 666, PAGE 48 OF SAID PUBLIC RECORDS;
THENCE ALONG SAID EAST RIGHT-OF-WAY FOR THE FOLLOWING COURSES:
THENCE N17°38'24"W FOR 27.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1870.08 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 171°15'08" FOR 563.10 FEET TO A POINT OF TANGENCY;
THENCE N00°23'16"W FOR 1622.45 FEET TO THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-29, PER A QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 11771, PAGE 207, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING COURSES:
THENCE N89°38'05"E FOR 304.77 FEET TO THE EAST LINE OF SAID TRACT 72;
THENCE ALONG SAID EAST LINE, N00°02'25"W FOR 5.28 FEET;
THENCE N89°37'19"E FOR 1351.32 FEET TO THE WEST LINE OF A COUNTY DEED, RECORDED IN OFFICIAL RECORD BOOK 14039 PAGE 572, OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5669.58 FEET, WHERE A RADIAL LINE BEARS S09°52'15"W;
THENCE ALONG THE BOUNDARY OF SAID COUNTY DEED FOR THE FOLLOWING COURSES:
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°42'03" FOR 69.37 FEET TO A LINE LYING 55.00 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID TRACTS 66 AND 67;
THENCE ALONG SAID LINE, N89°37'19"E FOR 515.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF FLAVOR PICT ROAD, RECORDED IN OFFICIAL RECORD BOOK 11789, PAGE 54, OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE, CONCENTRIC WITH THE LAST-DESCRIBED CURVE, HAVING A RADIUS OF 5789.58 FEET, AND A RADIAL BEARING OF S15°35'02"W;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES:
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°36'42" FOR 364.94 FEET TO A POINT OF TANGENCY;
THENCE S70°48'16"E FOR 2178.29 FEET;
THENCE S71°43'16"E FOR 250.00 FEET;
THENCE S70°48'16"E FOR 450.00 FEET;
THENCE N54°07'19"E FOR 66.37 FEET;
THENCE N00°58'10"W FOR 280.00 FEET;
THENCE N06°32'38"E FOR 101.62 FEET;
THENCE N00°18'04"E FOR 370.34 FEET;
THENCE S00°58'10"E FOR 990.81 FEET;
THENCE S89°01'50"W FOR 9.50 FEET TO THE WEST RIGHT-OF-WAY OF JOG ROAD, RECORDED IN OFFICIAL RECORD BOOK 16946, PAGE 76, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID WEST RIGHT-OF-WAY, FOR THE FOLLOWING COURSES:
THENCE S00°58'10"E FOR 390.73 FEET;
THENCE S02°07'36"E FOR 455.38 FEET TO THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-30, RECORDED IN OFFICIAL RECORD BOOK 11295, PAGE 754, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID NORTH LINE, S89°14'56"W FOR 2621.57 FEET TO THE WEST LINE OF SAID SECTION 3;
THENCE ALONG SAID WEST LINE, S00°59'47"E FOR 40.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 181.159 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS:**
TRACTS F, G, AND H AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACTS A, B, AND C:**
TRACTS A, B, AND C AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.
TRACT B IS SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 14690, PAGE 1118, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

- UTILITY EASEMENTS:**
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- LIMITED ACCESS EASEMENTS:**
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- PRESERVATION AND MITIGATION LANDSCAPE BUFFERS:**
THE PRESERVATION AND MITIGATION LANDSCAPE BUFFERS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF PROTECTING NATIVE VEGETATION AND ALLOWING FOR THE INSTALLATION OF UTILITIES FOR WETLAND OPERATIONS. THERE SHALL BE NO LANDSCAPING IN A PORTION OF A BUFFER THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE NO. 4.
- BUFFER TRACTS:**
THE BUFFER TRACT, AND THE LANDSCAPE BUFFER EASEMENT LYING WITHIN SAID TRACT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS TRACT AND EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER. THERE SHALL BE NO LANDSCAPING IN ANY PORTION OF A BUFFER THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE NO. 4.

WATER MANAGEMENT TRACTS:
TRACTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS.

BUS STOP EASEMENTS:
THE BUS STOP EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC TRANSPORTATION BUS STOP.

LAKE ACCESS EASEMENTS:
THE LAKE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR ACCESS TO STORMWATER MANAGEMENT WETLANDS AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS.

DRAINAGE EASEMENTS:
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL TO BE AFFIXED HERETO THIS 10th DAY OF June, 2004.

BOARD OF COUNTY COMMISSIONERS
BY: *Karen T. Marcus*
KAREN T. MARCUS, CHAIR
WITNESS: *Dorothy H. Wilken*
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
WITNESS: *Glinda C. Hickman*
GLINDA C. HICKMAN
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, SOUTHEAST GUARANTY & TITLE, INC., 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 TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION 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.
SOUTHEAST GUARANTY & TITLE, INC.
DATED: MAY 27, 2004
BY: *Kenneth L. Townley*
(PRINT NAME) KENNETH L. TOWNLEY
PRESIDENT
(PRINT TITLE)

THIS INSTRUMENT PREPARED BY:
JOHN E. PHILLIPS, III, P.S.M. 4826, STATE OF FLORIDA
BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
3969 NORTH HAVERHILL RD., SUITE 105
WEST PALM BEACH, FLORIDA 33417
LB 6473

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.

SUBDIVISION WINSBERG WETLAND RESTORATION PROJECT
BOOK 102
PAGE 93
FILED MAP # 200 A
ZONING RT/SE
QUAD # 51
SE 1/4 100
TAZ 904
PUD NAME