

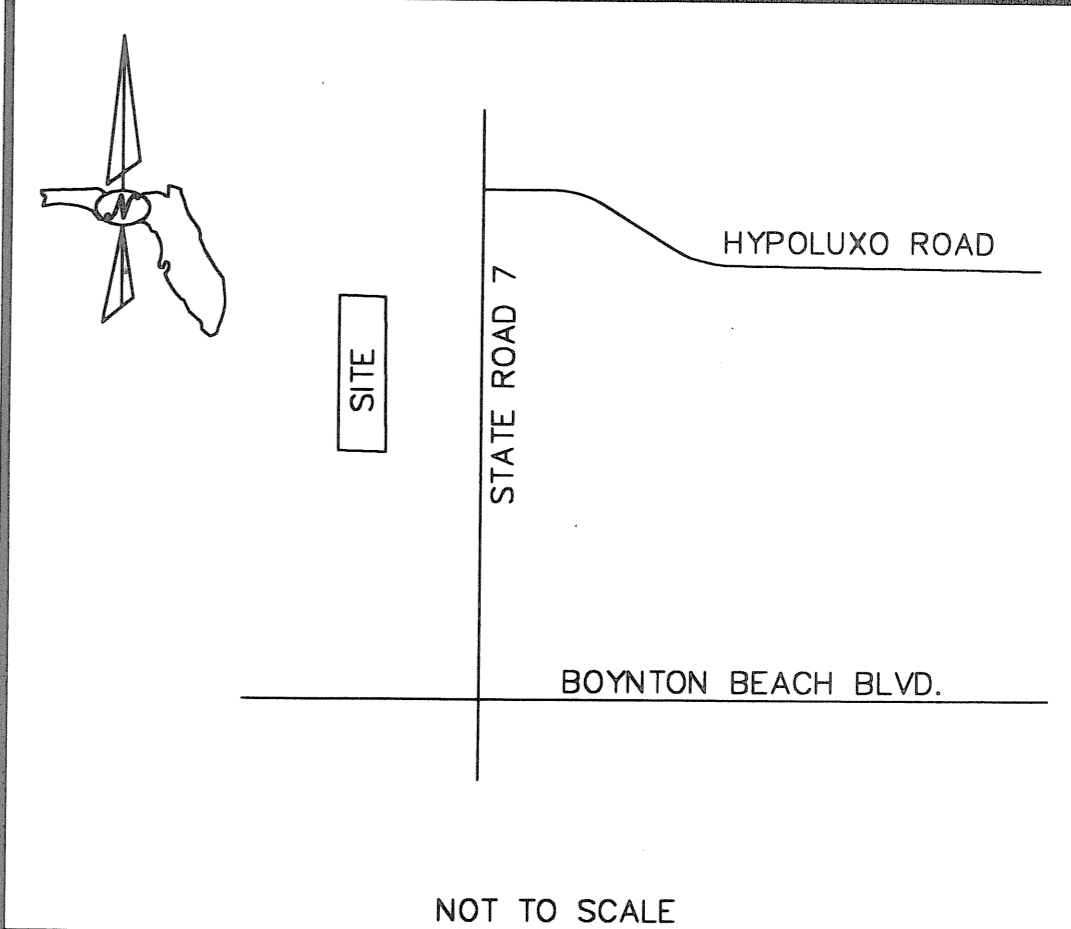
# CANYON ISLES PRESERVE PLAT THREE

(A.K.A. BUTTS PRESERVE)

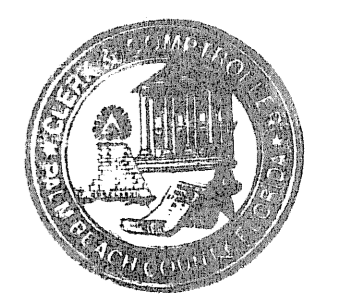
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 14,  
TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2 FEBRUARY, 2005

THIS INSTRUMENT WAS PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826

**BROWN & PHILLIPS, INC.**  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PARKWAY, SUITE 305  
WEST PALM BEACH, FLORIDA 33407  
561-615-3988, 615-3986 FAX



COUNTY OF PALM BEACH } ss  
STATE OF FLORIDA }  
This Plat was filed for record at P.M.  
This day of APRIL 2005  
and duly recorded in Plat Book No. 104  
in page 177-180  
HAROLD R. BOCK, Clerk & Comptroller  
*[Signature]* D.C.



NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:

CANYON ISLES PRESERVE PLAT THREE

BEING A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING WITHIN A PORTION OF THE NORTH THREE-QUARTERS (N 3/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST;

THENCE SOUTH 88°14'10" WEST ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 135.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 00°45'30" EAST ALONG A LINE BEING 135.07 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, A DISTANCE OF 1,984.22 FEET;

THENCE SOUTH 88°07'50" WEST ALONG THE SOUTH LINE THE NORTH THREE QUARTERS (N 3/4) OF THE NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 203.25 FEET;

THENCE NORTH 00°45'30" WEST ALONG A LINE BEING 338.28 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, A DISTANCE OF 1,984.59 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 14;

THENCE NORTH 88°14'10" EAST ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 203.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.257 ACRES, MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. 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. 2002-068. TRACT A CONTAINS 9.257 ACRES, MORE OR LESS.

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 26 DAY OF APRIL, 2005.

BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*  
TONY MASILOTTI, CHAIRMAN

WITNESS: SHARON R. BOCK  
CLERK & COMPTROLLER

WITNESS: *[Signature]*  
DEPUTY CLERK

### 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 26 DAY OF APRIL, 2005, 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: 4.26.05

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, 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 BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA; 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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK

BY: *[Signature]*  
MARY PIA KASTRENAKES, ASSISTANT VICE PRESIDENT

DATE: February 9, 2005

### 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]*  
JOHN E. PHILLIPS III, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4826, STATE OF FLORIDA

### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-26, HAVING A BEARING OF N89°36'33"E.
- 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.
- 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.
- 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.
- 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 = 1.0000152  
PLAT BEARING = GRID BEARING  
ROTATION: NONE

6. THE PROPERTY SUBJECT TO THIS PLAT IS A PRESERVATION AREA APPROVED AS PART OF PETITION 2002-068 AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:

PERMITTED USES:

THE FOLLOWING ACTIVITIES ARE PERMITTED ON THE PROPERTY:

- A. RETAINED AS FALLOW LAND;
- B. 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 OR 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; AND
- C. WETLAND AND UPLAND RESTORATION AND MAINTENANCE.

7. PROHIBITED USES:

THE FOLLOWING ACTIVITIES ARE PROHIBITED ON TRACT A AND ARE SUBJECT TO ANY ADDITIONAL PROVISIONS PLACED ON THE PROPERTY BY THE BOARD OF COUNTY COMMISSIONERS DURING THE ZONING PROCESS.

- A. CONSTRUCTION OF RESIDENTIAL UNITS;
- B. AGRICULTURAL SUPPORT USES SUCH AS PROCESSING FACILITIES, PACKING PLANTS, AND THE LIKE; AND
- C. ANY USE THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION.

8. PALM BEACH COUNTY PLANNING DIVISION DATA:

THE PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:

- FPL EASEMENT, DEED BOOK 1013, PAGE 246
- FPL EASEMENT, OFFICIAL RECORD BOOK 1802, PAGE 1239
- FPL EASEMENT, OFFICIAL RECORD BOOK 5354, PAGE 1862
- INGRESS-EGRESS EASEMENT IN FAVOR OF ROY C. MOXLEY, OFFICIAL RECORD BOOK 2769, PAGE 176
- CONSERVATION EASEMENT, OFFICIAL RECORD BOOK 12956, PAGE 969

SUBDIVISION CANYON ISLES PRESERVE PLAT 3  
BOOK 104 PAGE 179  
PLAT NO. 100 B  
COUNTY PALM BEACH  
DATE 4-26-05  
FILE NO. 35437  
PLAT NAME BUTTS PRESERVE

