

PERIMETER

SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
951 Broken Sound Parkway, Suite 320
Boca Raton, Florida 33487
Tel: (561) 241-9889
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CRITCHFIELD PLAT- PRESERVE AREA 2

PETITION NO. PDD 2004-206 (ASCOT -441 ATLANTIC P.U.D.)

A PORTION OF TRACT 3, BLOCK 18, "PALM BEACH FARMS COMPANY
PLAT NO. 1" (P.B. 2, PG. 26, P.B.C.R.) IN SECTION 18, TOWNSHIP 46 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DECEMBER, 2005

85

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that, RICHARD H. CRITCHFIELD II and JENNIFER GRANT CRITCHFIELD, owners of the land shown hereon, being a portion of Tract 3, Block 18, "Palm Beach Farms Company Plat No. 1", according to the plat thereof, as recorded in Plat Book 2 at pages 26-28 of the Public Records of Palm Beach County, Florida, shown hereon as CRITCHFIELD PLAT- PRESERVE AREA 2, and being more particularly described as follows:

Tract 3, Block 18, "Palm Beach Farms Company Plat No. 1", according to the Plat thereof recorded in Plat Book 2, Pages 26-28 of the Public Records of Palm Beach County, Florida.

Less and except the North 38.28 feet of Tract 3, Block 18, per Chancery Case No. 407, Recorded in Official Records Book 6495, Page 761 of the Public Records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida, and contain 4.896 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Tract A, (Preserve Area 2), 4.896 acres, more or less, as shown hereon, Preservation Areas for the Ascot - Atlantic 441 AGR-PDD (Tivoli Isles) Petition Number 2004-232 is subject to a Conservation Easement recorded in Official Records Book 1932 at page 931, of the Public Records of Palm Beach County, Florida, made in favor of Palm Beach County. Tract A (Preserve Area 2) is reserved to Richard H. Critchfield II and Jennifer G. Critchfield, their successors and assigns, in fee simple interest, for perpetual maintenance in accordance with the record conservation easement, without recourse to Palm Beach County.
- Tract A, as shown hereon, is subject to restrictions set forth in Official Records Book 1934, Page 0920, of the Public Records of Palm Beach County, Florida, in favor of the Lake Worth Drainage District.

IN WITNESS WHEREOF, we, Richard H. Critchfield, II and Jennifer Grant Critchfield, do hereunto set our hands and seals this 28 day of December, 2005.

WITNESS: Eric Berger BY: Richard H. Critchfield, II
Print Name: Eric Berger Richard H. Critchfield, II

WITNESS: Marc S. Meran BY: Jennifer Grant Critchfield
Print Name: Marc S. Meran Jennifer Grant Critchfield

WITNESS: Marc S. Meran BY: Jennifer Grant Critchfield
Print Name: Marc S. Meran Jennifer Grant Critchfield

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE me personally appeared Richard H. Critchfield, II and Jennifer Grant Critchfield, who are personally known to me, or have produced FL LICENSE and FL LICENSE respectively as identification, and who executed the foregoing instrument and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 28 day of December, 2005.
My commission expires: 9-17-07

DD250884
Notary Public,
State of Florida
Sheree Katzman

Notary Public-STATE OF FLORIDA
Sheree Katzman
Commission # DD250887
Expires: SEP 17, 2007
Bonded Through Atlantic Bonding Co., Inc.
Sheree Katzman
COMMISSION # DD250887
Expires: Sept. 17, 2007

MORTGAGEE'S CONSENT

State of Florida)
County of Palm Beach) SS

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 mortgages which are recorded in Official Record Book 14124 at page 85 and Official Records Book 16183 at page 662 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 30 day of December, 2005.

Palm Beach County Bank, a Florida Bank

Witness: Patricia A. Sheehan BY: Patricia A. Sheehan
Print Name: MARC S. MERAN Patricia A. Sheehan, Vice President

Witness: Eric Berger
Print Name: Eric Berger

ACKNOWLEDGEMENT

State of Florida) SS
County of Palm Beach)

Before me personally appeared Patricia A. Sheehan, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Vice President of Palm Beach County Bank, a Florida Bank, and severally acknowledged to and before me that she 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 30 day of December, 2005.
My commission expires: July 5, 2009

Kelly Bandlow
Notary Public,
State of Florida
KELLY BANDLOW
COMMISSION # DD447395
Expires: July 5, 2009

SITE DATA

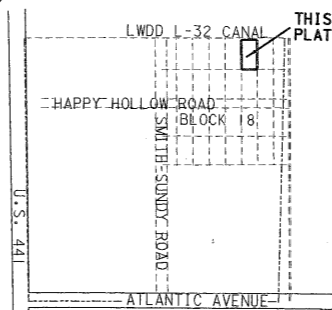
Zoning Petition Number PDD 2004-206
Tract A 4.896 Acres

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 28 day of March, 2006, and has been reviewed by a Professional Surveyor & 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

3-28-06
date



LOCATION MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, Timothy G. Glass, 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 in Richard H. Critchfield, II and Jennifer Grant Critchfield; 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.

M M M 1-17-06
Attorney-at-Law Date
Licensed in Florida

NOTES:

- The bearings shown hereon are based on the West line of Tract B, Block 18, having a bearing of South 01°08'34" East, as determined from State Plane Coordinates established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 adjustment.
- 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 determined by use of rights granted.
- All lines which intersect curved lines are radial unless noted as being non-radial (N.R.)
- 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, Florida.
- All distances shown are ground distances. Scale factor used for this plat was 1.0000198.
- Plat is subject to the following documents:
 - Ingress-egress easement (O.R.B. 7281, Pg. 1592) in favor of the owners of Tracts 1-8 of said Block 18.
 - Lake Worth Drainage District reservation (O.R.B. 1994, Pg. 1573)
 - Lake Worth Drainage District required right-of-way (O.R.B. 1732, Pg. 612)
 - 60' right-of-way reservation (D.B. 724, Pg. 589) as affected by partial release of reservations (O.R.B. 7327, Pg. 1418) in favor of the South Florida Water Management District.
 - Lake Worth Drainage District easement (O.R.B. 19834, Pg. 0920).

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.

Jeff S. Hodapp 12-22-05
Jeff S. Hodapp, P.S.M. DATE
License No. LS5111
State of Florida
Perimeter Surveying & Mapping, Inc.
951 Broken Sound Parkway, Suite 320
Boca Raton, FL 33487
Certification of Authorization No. LB7264

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:51 AM
THIS 29 DAY OF March,
2006, AND DULY RECORDED
IN PLAT BOOK 107 ON PAGES
85 THROUGH 86---
SHARON R. BOCK, CLERK
AND COMPTROLLER
BY: Sharon Bock

SHEET 1 OF 2

07. The Open Space Preservation Areas approved as a part of Petition 2004-232, and subject to a Conservation Easement as recorded in O.R.B. 1932, page 931, P.B.C.R. shall be restricted to preservation uses as follows:

- Permitted Uses. Grantor may use the Property for:
- Crop production, pasture, equestrian activities, Wholesale or retail nursery operation or fallow land;
 - Construction and maintenance of structures essential to the uses listed in subsection (a), Above, such as barns, stables, pumps, and pump houses, but specifically excluding agricultural support structures such as processing facilities and packing plants, which are prohibited;

- Maintenance and occupation of security, caretaker, farm worker or groom's quarters, or other residential structure provided that the quarters or structure is used solely for one of the purposes listed under Table 3.E.1 B-10 of the Code, any applicable special permit is obtained for such use, and requisite density exists on the Property for such use;

- 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 resource values;

- Wetland restoration and maintenance, or bona fide agriculture as defined by the Code; and
- Those other activities authorized within a Preservation Area

Prohibited Uses. Any use of or on the property that is not specifically listed or included in Section 7, above, and that is inconsistent with agricultural, environmentally significant uplands or wetlands, or open space preservation is prohibited by this easement.

PALM BEACH COUNTY BANK COUNTY ENGINEER SURVEYOR

