

0665-002

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105

CANYON SPRINGS PRESERVE PLAT NO. 2

BEING A REPLAT OF A PORTION OF TRACTS 2 THROUGH 8, 25, 40 AND 57 THROUGH 63 AND ALL OF TRACTS 26 THROUGH 31 AND TRACTS 34 THROUGH 39 AND THAT STRIP OF LAND, 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 25 THROUGH 31 AND TRACTS 34 THROUGH 40, ALL LYING WITHIN BLOCK 63, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL LYING WITHIN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 2:49 P.M. This day of August 2006 and duly recorded in Plat Book No. 1577 on page 105-107

SHEET 1 OF 3 AUGUST, 2005

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS CANYON SPRINGS PRESERVE PLAT NO. 2, BEING A REPLAT OF TRACT 2, LESS THE NORTH 35.64 FEET THEREOF, TRACT 3, LESS THE NORTH 36.00 FEET THEREOF, TRACT 4, LESS THE NORTH 35.64 FEET THEREOF, TRACT 5, LESS THE NORTH 35.64 FEET THEREOF, TRACT 6, LESS THE NORTH 36.00 FEET THEREOF, TRACT 7, LESS THE NORTH 36.00 FEET THEREOF, TRACT 8, LESS THE NORTH 35.64 FEET THEREOF, AND LESS THE WEST 15.00 FEET THEREOF, TRACT 25, LESS THE WEST 15.00 FEET THEREOF, TRACTS 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38 AND 39; TRACT 40, LESS THE WEST 15.00 FEET THEREOF; TRACT 57, LESS THE WEST 15.00 FEET THEREOF; TRACTS 58, 59, 60, 61, 62 AND 63; ALL IN BLOCK 63, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, SAID BLOCK 63, LYING BETWEEN AND BOUNDED ON THE NORTH SIDE BY SAID TRACTS 25 THROUGH 31 AND ON THE SOUTH SIDE BY SAID TRACTS 34 THROUGH 40, LESS THE WEST 15 FEET.

LESS AND EXCEPT THE SOUTH 549.58 FEET OF SAID TRACTS 57 THROUGH 63, BLOCK 63, PALM BEACH FARMS CO. PLAT NO. 3.

LESS AND EXCEPT THAT PORTION OF ACME DAIRY ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 18673, PAGE 7, SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY BEING A PORTION OF TRACT B AND TRACT 25, BLOCK 63, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT B, BLOCK 63, THENCE NORTH 89°36'30" EAST, ALONG THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 196.78 FEET; THENCE SOUTH 00°23'30" EAST, A DISTANCE OF 35.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,560.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 64°03'59" EAST, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°19'30", A DISTANCE OF 716.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 89°36'31" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°23'29" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF ACME DAIRY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7542, PAGE 1239 OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 439.55 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,640.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 74°50'42" EAST, THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°24'14", A DISTANCE OF 269.17 FEET; THENCE NORTH 89°36'30" EAST, ALONG A LINE 35.64 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 88.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 108.964 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS "A-1" AND "A-2", AS SHOWN HEREON, PURSUANT TO ARTICLE 3.2.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, ARE DEDICATED AS THE PRESERVE AREA FOR MAZZONI/CANYON SPRINGS (FOGG SOUTH) DEVELOPMENT, PETITION NO. 2002-069 AND ARE SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20272, PAGES 82 THROUGH 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF PALM BEACH COUNTY.

2. TRACTS "A-1" AND "A-2" ARE RESERVED TO BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RESERVE TO PALM BEACH COUNTY. SAID TRACTS ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 20272, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT "A-1", CONTAINS A TOTAL OF 108.077 ACRES, MORE OR LESS.
TRACT "A-2", CONTAINS A TOTAL OF 0.247 ACRES, MORE OR LESS.

3. TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACTS "B", CONTAINS A TOTAL OF 0.640 ACRES, MORE OR LESS.

TRACTS "A-1", "A-2" AND "B" CONTAIN A TOTAL COMBINED ACREAGE OF 108.964, MORE OR LESS.

4. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION, THIS 22ND DAY OF February, 2006.

BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: BOYNTON BEACH XVII CORPORATION, ITS GENERAL PARTNER

BY: Alan Fant, VICE PRESIDENT
WITNESS: Matthew Woods
PRINT NAME: Matthew Woods
WITNESS: Pam Dehany
PRINT NAME: Pam Dehany

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XVII CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XVII, L.L.P., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 22 DAY OF February, 2006.

NOTARY PUBLIC: Denise Lerner
PRINT NAME: Denise Lerner
MY COMMISSION EXPIRES: July 25, 2006
COMMISSION NUMBER: DD134560

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MIAMI-DADE
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 RECORDS BOOK 18994, AT PAGE 1894 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, SAID BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AS AGENT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF February, 2006.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AS AGENT

BY: Evita Franquiz
EVITA FRANQUIZ, VICE PRESIDENT
BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION
WITNESS: Marcelo Serrano

PRINT NAME: Marcelo Serrano
WITNESS: Flora Espinoza
PRINT NAME: Flora Espinoza

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MIAMI-DADE
BEFORE ME PERSONALLY APPEARED EVITA FRANQUIZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., AS AGENT, 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 22 DAY OF February, 2006.

NOTARY PUBLIC: Nellie Lima
PRINT NAME: Nellie Lima
MY COMMISSION EXPIRES: 6/8/07
COMMISSION NUMBER: DD 199581

SITE PLAN DATA:

CANYON SPRINGS PRESERVE PLAT NO. 2
ZONING PETITION NO. PDD 2002-069
TRACT "A-1" 108.077 ACRES
TRACT "A-2" 0.247 ACRES
TRACT "B" 0.640 ACRES
TOTAL PLATTED AREA 108.964 ACRES
ACME DAIRY ROAD R/W WITHIN ORIGINAL PRESERVE AREA 0.908 ACRES
TOTAL PRESERVE AREA 109.872 ACRES

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD
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 BOYNTON BEACH ASSOCIATES XVII, L.L.P.; 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: Robert B. Siesholtz
ROBERT B. SIESHOLTZ
VICE PRESIDENT
DATE: 2/6/06

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: Perry C. White
PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA
DATE: 2/20/06

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 22 DAY OF February, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR OR MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: George T. Webb, P.E.
GEORGE T. WEBB, P.E.
COUNTY ENGINEER
DATE: 4/4/06

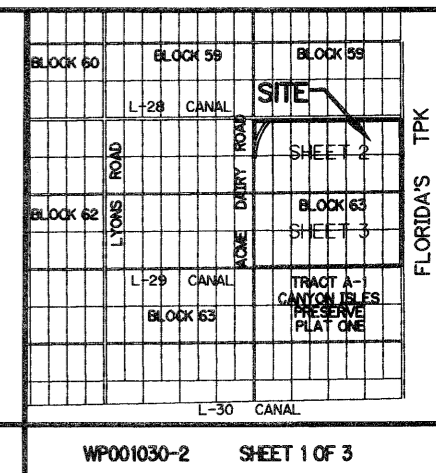
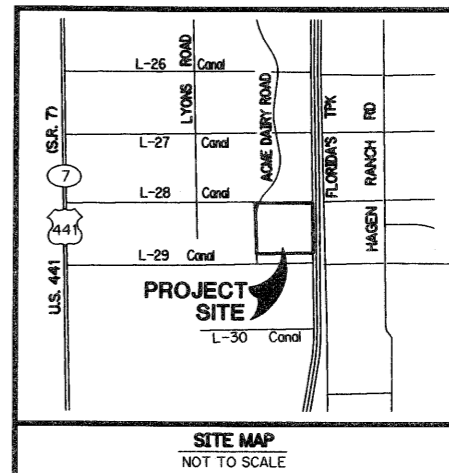
SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, NAD 83, (1990 ADJUSTMENT). THE SOUTH LINE OF TRACTS 121 THROUGH 127, BLOCK 58, PALM BEACH FARMS COMPANY PLAT NO. 3, HAVING A BEARING OF S89°36'30"W.
- 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.
- 4. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. 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 = 1.0000244 PLAT BEARING = GRID BEARING

5. THE ROAD, DITCH & DYKE RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AND LYING WITHIN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE: CL-94-001668-AE, GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL. THE RESULT OF THIS LAWSUIT WAS THAT THE ROAD, DITCH & DYKE RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.

6. TRACTS "A-1" AND "A-2", SUBJECT TO THIS PLAT, ARE THE PRESERVATION AREA APPROVED AS PART OF PETITION 2002-069 AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:

- 6a. PERMITTED USES:
 - A. CROP PRODUCTION, PASTURE, EQUESTRIAN ACTIVITIES, WHOLESALE OR RETAIL NURSERY OPERATION OR FALLOW LAND;
 - B. CONSTRUCTION AND MAINTENANCE OF STRUCTURES ESSENTIAL TO THE USES LISTED IN SURVEYOR'S NOTE 6A ABOVE, SUCH AS BARN, STABLES, PUMPS AND PUMP HOUSES, BUT SPECIFICALLY EXCLUDING AGRICULTURAL SUPPORT STRUCTURES SUCH AS PROCESSING FACILITIES AND PACKING PLANTS, WHICH ARE PROHIBITED;
 - C. MAINTENANCE AND OCCUPATION OF SECURITY, CARETAKER, FARM WORKER OR GROOMS 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 UNIFIED LAND DEVELOPMENT CODE, ANY APPLICABLE SPECIAL PERMIT IS OBTAINED FOR SUCH USE, AND REQUISITE DENSITY EXISTS ON THE PROPERTY FOR SUCH USE.
 - D. 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;
 - E. WETLAND RESTORATION AND MAINTENANCE OR BONA FIDE AGRICULTURE AS DEFINED BY THE UNIFIED LAND DEVELOPMENT CODE; AND
 - F. THOSE OTHER ACTIVITIES AUTHORIZED WITHIN A PRESERVATION AREA UNDER TABLE 3.E.1.B-10 OF THE UNIFIED LAND DEVELOPMENT CODE AND CONSISTENT WITH APPLICABLE PROVISIONS OF THE COMPREHENSIVE PLAN.
- 6b. PROHIBITED USES: ANY USE OF OR ON THE PROPERTY THAT IS NOT SPECIFICALLY LISTED OR INCLUDED IN SURVEYOR'S NOTE 6a. ABOVE, OR SURVEYOR'S NOTE 8, BELOW, OR THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS OR OPEN SPACE PRESERVATION IS PROHIBITED BY THAT CERTAIN CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20272, PAGE 82, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "CONSERVATION EASEMENT").
- 7. ROADWAY UTILITY/DRAINAGE EASEMENTS PURSUANT TO THE CONDITIONS OF APPROVAL IN PETITION NO. 2002-069, CERTAIN PUBLIC ROAD RIGHT-OF-WAY FOR FUTURE ACME DAIRY ROAD IS REQUIRED TO BE CONVEYED TO PALM BEACH COUNTY, PURSUANT TO PALM BEACH COUNTY STANDARDS, A TEN (10) FOOT UTILITY EASEMENT (INCLUSIVE OF A FIVE (5) FOOT LIMITED ACCESS EASEMENT) IS REQUIRED TO BE PROVIDED ADJACENT TO ACME DAIRY ROAD RIGHT-OF-WAY, AND THEREFORE, SUCH EASEMENTS ARE A PERMISSIBLE ENCUMBRANCE TO THE CONSERVATION EASEMENT, WHETHER REQUIRED PRIOR TO, CONCURRENT, OR FOLLOWING RECORDATION OF THE CONSERVATION EASEMENT. IN ADDITION, SUFFICIENT DRAINAGE EASEMENTS/RETENTION AREAS FOR THE PURPOSES OF DRAINING FUTURE ACME DAIRY ROAD IS ALSO REQUIRED BY CONDITIONS OF APPROVAL IN PETITION NO. 2002-069, AND THEREFORE, SUCH EASEMENTS ARE A PERMISSIBLE ENCUMBRANCE TO THE CONSERVATION EASEMENT WHETHER REQUIRED PRIOR TO, CONCURRENT, OR FOLLOWING RECORDATION OF THE CONSERVATION EASEMENT, SUBJECT TO APPROVAL BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, THE PLANNING DIVISION AND THE DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
- 8. PALM BEACH COUNTY PLANNING DIVISION DATA: THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
 - FPL EASEMENT, OFFICIAL RECORDS BOOK 352, PAGE 386.



ADDRESS: Canyon Springs Preserve #2
BLOCK 107
SECTION 5
TAX 754
SUB NAME

