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ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 3

ASCOT-LYONS & ATLANTIC PUD

BEING A REPLAT OF A PORTION OF TRACTS 10, 11, AND 22, BLOCK 18, PALM BEACH FARMS CO., PLAT NO. 1, PLAT BOOK 2, PAGE 26, SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, STATE OF FLORIDA

JULY 2005 SHEET 1 OF 3

PETITION NO. PDD 2004-369 (ASCOT-LYONS & ATLANTIC PUD)

70
STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 11:05 A.M. THIS 11 DAY OF June 2007 AND DULY RECORDED IN PLAT BOOK NO. 111 ON PAGE 111-72 SHARON R. BOCK CLERK & COMPTROLLER BY DC.

This Instrument Prepared By:
Ronnie L. Furniss, P.S.M.
Certificate of Authorization No. LB 6701
JULY 2005

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
660 Village Boulevard, Suite 340
West Palm Beach, Florida 33409
Phone: 561.684.8161 Fax 561.684.8360

DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PATRICK M. MCKEOWN, AND JAMES K. ATCHISON AND CONNIE ATCHISON OWNERS OF THE LAND SHOWN HEREON AS ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 3 BEING A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 22, BLOCK 18 LESS THE EAST 9.36 FEET THEREOF, PALM BEACH FARMS CO. PLAT NO. 1 OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

TRACTS 10, AND 11, BLOCK 18 LESS THE NORTH 33.18 FEET THEREOF, PALM BEACH FARMS CO. PLAT NO. 1 OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOT INCLUDED PARCEL:

THE EAST 13.23 FEET OF TRACT 10, BLOCK 18, PALM BEACH FARMS CO. PLAT NO. 1 OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOTAL AREA OF PRESERVE NO. 3 EQUALS 14.476 ACRES MORE OR LESS

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

1. "TRACT A" AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNERS, DEVELOPMENT PETITION NUMBER PDD2004-369 AND IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 216-93 PAGE 1929 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. "TRACT B" AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNERS, DEVELOPMENT PETITION NUMBER PDD2004-369 AND IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 216-93 PAGE 1911 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 3, 14.476 ACRES MORE OR LESS, AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, IS DEDICATED AS THE PRESERVE AREA FOR ASCOT-LYONS & ATLANTIC PUD DEVELOPMENT PETITION NUMBER 2004-369 AND IS SUBJECT TO CONSERVATION EASEMENTS OVER TRACT A AND TRACT B, RECORDED IN OFFICIAL RECORD BOOK 216-93, PAGE(S) 1929 AND OFFICIAL RECORD BOOK 216-93, PAGE(S) 1911, RESPECTIVELY, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PATRICK M. MCKEOWN, AND JAMES K. ATCHISON AND CONNIE ATCHISON, ITS SUCCESSORS AND OR ASSIGNS, IN FEE SIMPLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, PATRICK M. MCKEOWN, DO HERETO SET MY HAND AND SEAL THIS 25th DAY OF January 2007.

WITNESS: Marc Meran BY: Patrick M. Mckeown
PRINTED NAME PATRICK M. MCKEOWN

WITNESS: William C. Whitford
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PATRICK M. MCKEOWN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF January 2007.

NOTARY PUBLIC: Timothy G. Glass
PRINT NAME: TIMOTHY G. GLASS
MY COMMISSION EXPIRES: 6-8-07

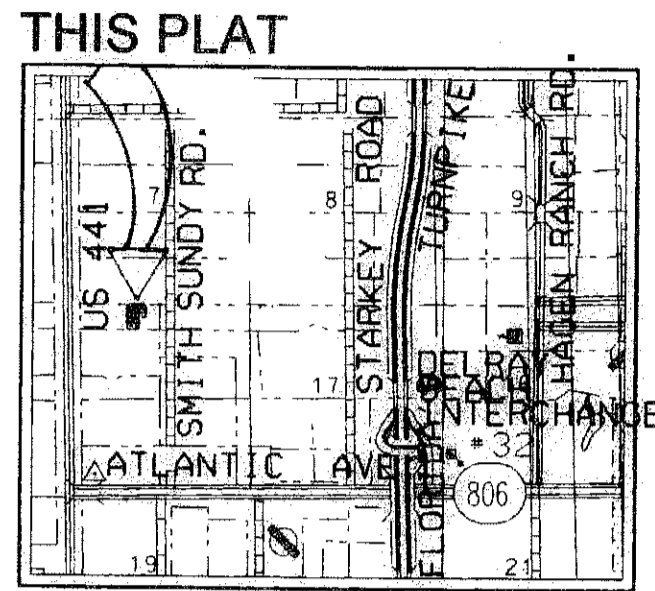
IN WITNESS WHEREOF, WE, JAMES K. ATCHISON AND CONNIE ATCHISON, DO HERETO SET OUR HANDS AND SEALS THIS 25th DAY OF January 2007.

WITNESS: Marc Meran BY: Connie Atchison
PRINTED NAME CONNIE ATCHISON

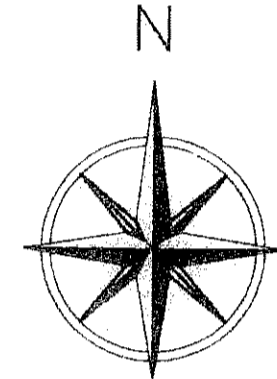
WITNESS: William C. Whitford
PRINTED NAME

WITNESS: Marc Meran BY: James K. Atchison
PRINTED NAME JAMES K. ATCHISON

WITNESS: William C. Whitford
PRINTED NAME



LOCATION MAP NOT TO SCALE



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES K. ATCHISON AND CONNIE ATCHISON WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED 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 25th DAY OF January 2007.

NOTARY PUBLIC: Timothy G. Glass
PRINT NAME: TIMOTHY G. GLASS
MY COMMISSION EXPIRES: 6-8-07

COUNTY APPROVAL

STATE OF FLORIDA AND
COUNTY OF PALM BEACH

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 DAY OF January 2007 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: George T. Webb, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 THAT IS VESTED IN, PATRICK M. MCKEOWN, JAMES K. ATCHISON AND CONNIE ATCHISON, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

TIMOTHY G. GLASS, ATTORNEY
DATED: 5-19-07

SURVEYOR'S CERTIFICATION

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: Ronnie L. Furniss DATED: 5/14/07
PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 6272
STATE OF FLORIDA

SURVEYOR'S NOTES

- G.P.S. PROCEDURES WERE EMPLOYED AND THE POSITION AND ORIENTATION OF THE PLAT CONFORMS TO THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY, FLORIDA IN 1998. BEARINGS SHOWN HEREON ARE BASED ON A CALCULATED BEARING OF N01°01'27"W BETWEEN THE FOLLOWING TWO CONTROL POINTS:
(A) PALM BEACH COUNTY BRASS DISK STAMPED "LAUREL": N 774124.016, E 916497.097
(B) PALM BEACH COUNTY BRASS DISK STAMPED "VITALITY": N 784718.246, E 916307.717
- 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.
- NO BUILDINGS OR AND 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 UNITS= U.S. SURVEY FEET
COORDINATE SYSTEM= 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR= 1.00001997
PLAT BEARING= N01°01'25"W
GRID BEARING= N01°01'27"W
ROTATION= 00°00'02" (COUNTER CLOCKWISE)
- THE PROPERTY SUBJECT TO THIS PLAT IS A PRESERVATION AREA APPROVED AS PART OF PETITION PDD2004-369 AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:
PERMITTED USES:
THE FOLLOWING ACTIVITIES ARE PERMITTED ON THE PROPERTY:
A. CROP PRODUCTION, PASTURE EQUESTRIAN ACTIVITIES, WHOLESALE OR RETAIL NURSERY OPERATION FOR FALLOW LAND;
B. CONSTRUCTION AND MAINTENANCE OF STRUCTURES TO THE USES LISTED IN SUBSECTIONS 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 OCCUPATIONS 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 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 PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT ("ERM") AND MANAGED FOR ENVIRONMENTAL RESOURCE VALUES;
E. WETLAND RESTORATIONS AND MAINTENANCE, OR BONIFIDE AGRICULTURE AS DEFINED BY THE CODE; AND
F. THOSE OTHER ACTIVITIES AUTHORIZED WITHIN A PRESERVATION AREA
7. PROHIBITED USES: ANY USE OF OR ON THE PROPERTY THAT IS NOT SPECIFICALLY LISTED OR INCLUDED IN SECTION 1, ABOVE AND THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION IS PROHIBITED BY THIS EASEMENT.
8. THE CREATION OF THIS BOUNDARY PLAT OF THE CONSERVATION EASEMENT LIMITS DOES NOT RESULT IN THE CREATION OF ANY ILLEGAL LOTS ON THE REMAINING ADJACENT LAND.

SUBDIVISION ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 3
BOOK 110 PAGE 70
RECORD MAP # 2006-6
ZONING AGR-PUD
QUAD # 51
SB
TAX # 758
SUB NAME

AREA TABLE

TRACT A:	9.650 ACRES +/-
TRACT B:	4.826 ACRES +/-
TOTAL:	14.476 ACRES +/-

TABULAR DATA

PETITION NO. PDD2004-504 CONTROL NO. 2004-0369 RESOLUTION NO. R-2005-0390 PUD NAME: ASCOT - LYONS & ATLANTIC PUD ACREAGE: 14.476 ACRES
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EASEMENT TABLE

ORB/PG	PURPOSE	IN FAVOR OF
1732/612	REQUIRED R/W	LWDD

COUNTY ENGINEER
PROFESSIONAL SURVEYOR AND MAPPER