

0928-002

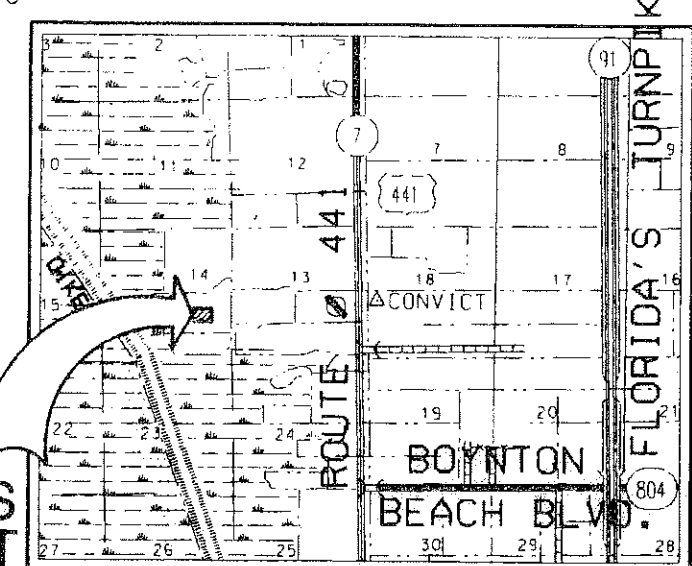
# ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 7

ASCOT-LYONS & ATLANTIC PUD  
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF  
SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST,  
PALM BEACH COUNTY, STATE OF FLORIDA  
JULY 2006 SHEET 1 OF 2  
PETITION NO. PDD 2004-369 (ASCOT-LYONS & ATLANTIC PUD)

73

STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR RECORD  
AT 11:04 AM THIS 1 DAY  
OF 07 2007 AND DULY  
RECORDED IN PLAT BOOK NO. 110  
ON PAGE 73. SHARON R. BOCK  
CLERK OF COMPTROLLER BY  
DC.

THIS PLAT LOCATION MAP NOT TO SCALE



### DEDICATION

STATE OF FLORIDA AND  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT, BLUE JAY LANE TEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 7 BEING A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND SUBJECT TO AN EASEMENT OVER THE NORTH 30 FEET FOR INGRESS AND EGRESS TO THE WEST 1/2 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 218,989 SQUARE FEET (5.027 ACRES), MORE OR LESS.

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

1. ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 7, 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. PDD2004-504

ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 7, 5.027 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 THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 21711 PAGES 1266 THROUGH 1272 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY, ASCOT LYONS & ATLANTIC PUD PRESERVE PARCEL 7 IS RESERVED TO BLUE JAY LANE TEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Managing Member AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF January, 2007.

BLUE JAY LANE TEN, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: Craig Long, Managing Member  
PRINT NAME AND TITLE

WITNESS: [Signature] PRINT NAME: Marc Meran

WITNESS: [Signature] PRINT NAME: William C. Whitford

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Craig Long WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Managing Member OF BLUE JAY LANE TEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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.

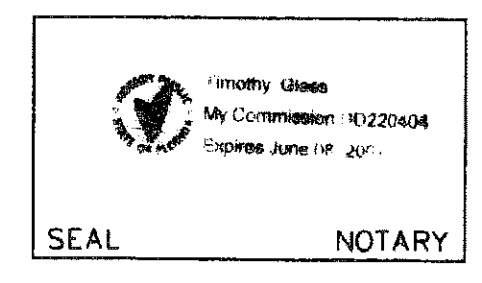
WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF January, 2007.

NOTARY PUBLIC: [Signature]

PRINT NAME: Timothy Glass

MY COMMISSION NUMBER: DD220404

MY COMMISSION EXPIRES: 6-8-07



### COUNTY APPROVAL

STATE OF FLORIDA  
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 08 DAY OF AUGUST, 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: [Signature]  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

DATE: 8/1/07

### 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 IS VESTED IN, BLUE JAY LANE TEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT NO ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: [Signature]  
TIMOTHY G. GLASS, ATTORNEY

DATE: 4-20-07 5-18-07

ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD AND OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON;

**SURVEYOR'S NOTES (CONTINUED)**  
9. 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.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 RECORD BOOK 13125 AT PAGE 1978, 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 Exec. V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF January, 2007.

SOUTH FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA.

WITNESS: [Signature] BY: C. Robert Pendleton  
PRINT NAME: Patricia Spigona PRINTED NAME AND TITLE  
C. Robert Pendleton EVP

WITNESS: [Signature]  
PRINT NAME: William C. Whitford

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED C. Robert Pendleton WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec. V.P. President OF SOUTH FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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.

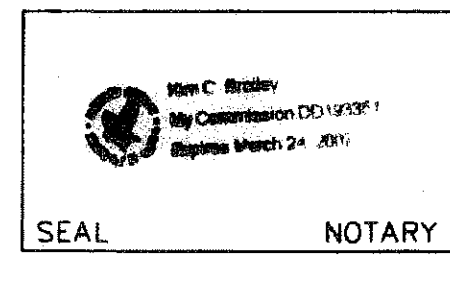
WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF January, 2007.

NOTARY PUBLIC: [Signature]

PRINT NAME: Kim C. Brailey

MY COMMISSION NUMBER: DD193051

MY COMMISSION EXPIRES: March 04, 2007



### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 RECORD BOOK 13125 AT PAGE 1983, 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 Exec. V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF January, 2007.

FARM CREDIT OF SOUTH FLORIDA, A.C.A.

WITNESS: [Signature] BY: C. Robert Pendleton  
PRINT NAME: Patricia Spigona PRINTED NAME AND TITLE  
C. Robert Pendleton EVP

WITNESS: [Signature]  
PRINT NAME: William C. Whitford

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED C. Robert Pendleton WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec. V.P. President OF FARM CREDIT OF SOUTH FLORIDA, A.C.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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.

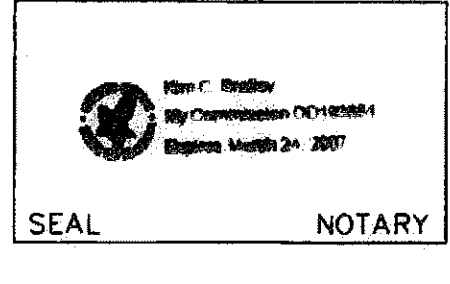
WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF January, 2007.

NOTARY PUBLIC: [Signature]

PRINT NAME: Kim C. Brailey

MY COMMISSION NUMBER: DD193051

MY COMMISSION EXPIRES: March 04, 2007



### SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A CALCULATED BEARING OF N00°56'36"W ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES WILL BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH 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 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 UNITS= U.S. SURVEY FEET  
COORDINATE SYSTEM= 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR= 1.0000155  
PLAT BEARING= N00°56'38"W  
GRID BEARING= N00°56'36"W  
ROTATION= 0°00'02" CLOCKWISE
- THE PROPERTY SUBJECT TO THIS PLAT IS A PRESERVATION AREA APPROVED AS PART OF PETITION PDD2004-369 AND SHALL BE RESTRICTED TO PRESERVATION USE 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. PALM BEACH COUNTY PLANNING DIVISION DATA:  
THE PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:  
1) EASEMENT, OFFICIAL RECORD BOOK 3710, PAGE 3 OF P.B.C.R.  
2) L.W.D.D. EASEMENT, OFFICIAL RECORD BOOK 4212, PAGE 116 OF P.B.C.R.

### 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: [Signature] DATED: 5/14/07  
RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 6272  
STATE OF FLORIDA

BLUE JAY LANE TEN, LLC A FLORIDA LIMITED LIABILITY COMPANY <u>[Signature]</u> Corporate Seal 2005	COUNTY ENGINEER <u>[Signature]</u> George T. Webb, P.E.	SOUTH FLORIDA LAND BANK ASSOCIATION, FLCA	FARM CREDIT OF SOUTH FLORIDA, A.C.A.	PROFESSIONAL SURVEYOR AND MAPPER <u>[Signature]</u> Ronnie L. Furniss
---	---	---	--------------------------------------	---

SUBDIVISION Ascot-Lyons & Atlantic PUD Pres. Parcel 7  
BOOK 110  
PAGE 73  
RECORD ZONE 43  
QUAD # 64  
SE  
TAX 742  
REPLAT 2004-0228-1-Ascot-Lyons & Atlantic PUD Pres. Parcel 7 PLAT 0928-002