
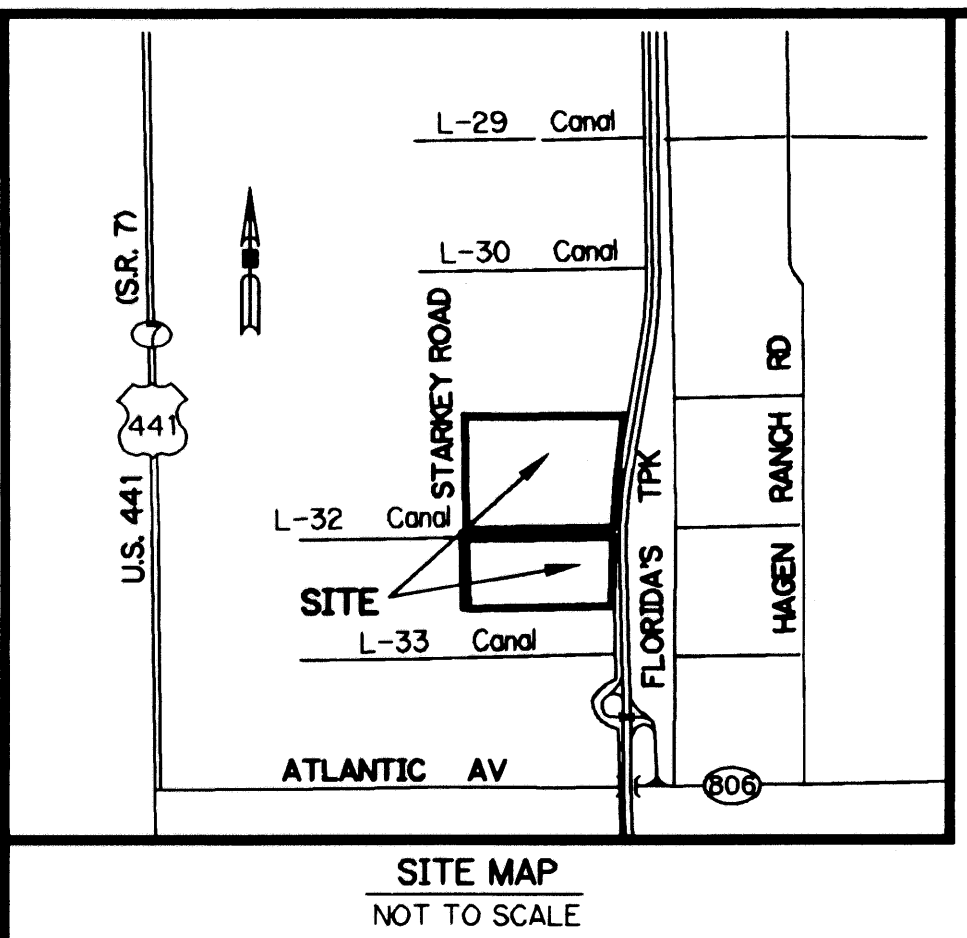


20070216121

164

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at
this day of February 2004
and duly recorded in Plat Book No. 104-164
on page 164
DOROTHY H. MILLIKEN, Clerk of Circuit Court
Palm Beach, Florida

0863-006

CANYON LAKES (A.K.A FOGG NORTH) PLANNED UNIT DEVELOPMENT

CANYON LAKES PRESERVE AREA NO. 2

BEING A REPLAT OF A PORTION OF TRACTS 5 THROUGH 8, SECTION 17, AND TRACTS 100 THROUGH 104, 121 THROUGH 125, SECTION 8, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, ALL LYING WITHIN SECTIONS 8 AND 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 FEBRUARY, 2004

DEDICATION
I KNOW ALL MEN BY THESE PRESENTS THAT DWATCH INTERNATIONAL CONSULTANTS, INC., A FLORIDA CORPORATION, AND BRADLEY J. BETHUREM, AN INDIVIDUAL, OWNERS OF THE LAND SHOWN HEREON, AS CANYON LAKES PRESERVE AREA NO. 2, BEING A REPLAT OF A PORTION OF TRACTS 5 THROUGH 8, SECTION 17, AND TRACTS 100 THROUGH 104, 121 THROUGH 125, SECTION 8, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED LAND LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2-WEST, AS SHOWN ON SUNSHINE STATE PARKWAY RIGHT-OF-WAY MAPS (SHEET 3 OF 13), TRACTS 5, 6, 7, AND 8, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION DESCRIBED AND CONVEYED TO LAKE WORTH DRAINAGE DISTRICT BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2077, PAGE 1252, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS: A STRIP OF LAND 60 FEET WIDE LYING CONTIGUOUS AND SOUTH OF THE NORTH SECTION LINE OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ABUTTING AND LYING WITHIN TRACTS 5, 6, 7, AND 8 OF SECTION 17, OF THE PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 28 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS STARKEY ROAD, AND LESS THAT PORTION CONVEYED TO PALM BEACH COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4325, PAGE 1853, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 15 FEET OF THE WEST 30 FEET OF TRACT 8, SECTION 17, OF THE PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 28 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTHERLY 15 FEET THEREOF, TOGETHER WITH ALL THAT PART OF TRACTS 121, 122, 123, 124, AND 125, LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-2-WEST AS SHOWN ON SUNSHINE STATE PARKWAY RIGHT-OF-WAY MAPS (SHEET 3 OF 13), AND THE SOUTH 321 FEET OF TRACTS 100, 101, 102, 103, AND 104, LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF SAID CANAL E-2 WEST, LESS AND EXCEPT THAT PORTION CONVEYED TO PALM BEACH COUNTY, FLORIDA BY RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7542, PAGE 1316, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS: THE WEST 15 FEET OF TRACT 121, LESS THE SOUTH 15 FEET THEREOF FOR LAKE WORTH DRAINAGE DISTRICTS L-32 CANAL RIGHT-OF-WAY, AND THE WEST 15 FEET OF THE SOUTH 321 FEET OF TRACT 104, SECTION 8, OF THE PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 28 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THAT PORTION QUIT CLAIMED TO LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORD BOOK 1585, PAGE 505 AND THAT PORTION OF ROAD RIGHT-OF-WAY BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA IN OFFICIAL RECORD BOOK 7992, PAGE 1508.

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

TRACT "A" AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE ARE DEDICATED AS THE PRESERVE AREA FOR PETITION NO. 2002-087(A) AND ARE SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 16625, PAGES 64 THROUGH 75, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID TRACT IS RESERVED TO DWATCH INTERNATIONAL CONSULTANTS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID TRACT IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 16600, PAGE 211, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACTS "B", AND "C" AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE ARE DEDICATED AS THE PRESERVE AREA FOR PETITION NO. 2002-087(A) AND ARE SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 16625, PAGES 55 THROUGH 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID TRACT IS RESERVED TO BRADLEY J. BETHUREM, AN INDIVIDUAL, HIS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID TRACT IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 16600, PAGE 211 & 221, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, DWATCH INTERNATIONAL CONSULTANTS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF FEBRUARY 2004.

DWATCH INTERNATIONAL CONSULTANTS, INC., A FLORIDA CORPORATION
BY: Dr. Parma N. Vashist, President
WITNESS: Kenneth B. Crenshaw
PRINT NAME: KENNETH B. CRENSHAW
WITNESS: Sue Harris
PRINT NAME: Sue Harris

IN WITNESS WHEREOF, I, BRADLEY J. BETHUREM, DO HERETO SET MY HAND AND SEAL THIS 25 DAY OF FEBRUARY 2004.

BRADLEY J. BETHUREM
BY: Barry Portnoy
BRADLEY J. BETHUREM
WITNESS: Andrew Kolondra
PRINT NAME: Barry Portnoy
WITNESS: Andrew Kolondra
PRINT NAME: Andrew Kolondra

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DR. PARMA N. VASHIST, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DWATCH INTERNATIONAL CONSULTANTS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF FEBRUARY 2004.

NOTARY PUBLIC: Kenneth B. Crenshaw
PRINT NAME: KENNETH B. CRENSHAW
MY COMMISSION EXPIRES: 12-27-05
COMMISSION NO. DD087226

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRADLEY J. BETHUREM, 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 25 DAY OF FEBRUARY 2004.

NOTARY PUBLIC: Andrew Kolondra
PRINT NAME: Andrew Kolondra
MY COMMISSION EXPIRES: 11/21/07
DD238542

MORTGAGEE'S COMMENT
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 14294 AT PAGE 842 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF February 2004.

SOUTH FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA
BY: Lloyd R. Rosier
PRINT NAME: LLOYD R. ROSIER TITLE: Senior Vice President
WITNESS: Kenneth Crenshaw
PRINT NAME: Kenneth Crenshaw
WITNESS: George V. Rohrbach
PRINT NAME: George V. Rohrbach

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Lloyd R. Rosier, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF SOUTH FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID 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 25 DAY OF February 2004.

NOTARY PUBLIC: Kim C. Brasley
PRINT NAME: Kim C. Brasley
MY COMMISSION EXPIRES: 3/29/07
COMMISSION # DD193351

MORTGAGEE'S COMMENT
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 14294 AT PAGE 842 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, SAID PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Managing Partner, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF February 2004.

GLEN VIEW TREE FARM ASSOCIATES, L.L.P.
A LIMITED LIABILITY PARTNERSHIP
BY: Steve Wolf
PRINT NAME: Steve Wolf TITLE: Managing Partner
WITNESS: Kenneth Crenshaw
PRINT NAME: Kenneth Crenshaw
WITNESS: Sharon Bush-Tremblay
PRINT NAME: Sharon Bush-Tremblay

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Steve Wolf, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Managing Partner OF GLEN VIEW TREE FARM ASSOCIATES, L.L.P., A LIMITED LIABILITY PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID PARTNERSHIP 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 PARTNERSHIP. WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF February 2004.

NOTARY PUBLIC: Sharon Bush-Tremblay
PRINT NAME: Sharon Bush-Tremblay
MY COMMISSION EXPIRES: DD234355 8/30/07

Sharon Bush-Tremblay
Commission #DD234355
Expires: Aug 30, 2007
Resided thru
Atlantic Bonding Co., Inc.

MORTGAGEE'S COMMENT
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 15671 AT PAGE 1771 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF February 2004.

COLONIAL BANK, NA A NATIONAL BANKING ASSOCIATION
BY: Kevin Patterson
PRINT NAME: Kevin Patterson TITLE: Senior Vice President
WITNESS: Kevin Patterson
PRINT NAME: Kevin Patterson
WITNESS: Sharon Bush-Tremblay
PRINT NAME: Sharon Bush-Tremblay

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Michael B. Irvin, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF COLONIAL BANK, NA, A NATIONAL BANKING ASSOCIATION, 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 23 DAY OF February 2004.

NOTARY PUBLIC: Sharon Bush-Tremblay
PRINT NAME: Sharon Bush-Tremblay
MY COMMISSION EXPIRES: 08/30/07
DD234355

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 BRADLEY J. BETHUREM, AN INDIVIDUAL, AND DWATCH INTERNATIONAL CONSULTANTS, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOT 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: 3/2/04

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: 3/30/04

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 19 DAY OF February 2004, 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
GEORGE T. WEBB, P.E. COUNTY ENGINEER
DATE: 4/19/04

SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, NAD 83 (1980 ADJUSTMENT), THE NORTH LINE OF TRACTS 9 THROUGH 14, SECTION 17, PALM BEACH FARMS COMPANY PLAT NO. 1, HAVING A BEARING OF N89°16'18"E.

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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

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 = NED 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE. LINEAR UNIT = U.S. SURVEY FEET. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SCALE FACTOR = 1.0000242. NO ROTATION, GROUND TO GRID.

5. THE PROPERTY SUBJECT TO THIS PLAT IS A PRESERVATION AREA APPROVED AS PART OF PETITION 2002-087 (A) AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:

1. PERMITTED USES: IN ACCORDANCE WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN, AS IMPLEMENTED BY AND THROUGH ORDINANCE NUMBER 95-39, AND THE TERMS OF THE CONSERVATION EASEMENT, THE FOLLOWING ACTIVITIES ARE PERMITTED ON THE PROPERTY:
A. AGRICULTURAL LAND USES SUCH AS CROP PRODUCTION, PASTURE, WHOLESALE AND/OR RETAIL NURSERIES FOR THE GROWING OF TREES AND/OR PLANTS, OR EQUESTRIAN PURPOSES OR WITHIN THE AGRICULTURAL RESERVE AREA PURSUANT TO THE PALM BEACH COUNTY COMPREHENSIVE PLAN OR PALM BEACH COUNTY'S LAND DEVELOPMENT CODE, AS MAY BE AMENDED FROM TIME TO TIME; OR

B. SUCH OTHER USES AS MAY BE PERMITTED, WITHIN THE PROTECTED AREA OF AN AGR- PDD OR WITHIN THE AGRICULTURAL RESERVE AREA PURSUANT TO THE PALM BEACH COUNTY COMPREHENSIVE PLAN OR PALM BEACH COUNTY'S LAND DEVELOPMENT CODE, AS MAY BE AMENDED FROM TIME TO TIME; OR

C. WATER PRESERVATION IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AS A WATER PRESERVE AREA OR TO SERVE REGIONAL WATER MANAGEMENT PURPOSES AS CERTIFIED BY EITHER THE LAKE WORTH DRAINAGE DISTRICT OR SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR WATER MANAGEMENT PURPOSES NOT DIRECTLY RELATED TO THE 80/40 AGR-PDD APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT FOR ENVIRONMENTAL RESOURCES; OR

D. CONSERVATION USES AS DEFINED BY AND IN THE PALM BEACH COUNTY COMPREHENSIVE PLAN.

6. NOTWITHSTANDING THE FOREGOING PERMITTED USES WITH RESPECT TO THE PROPERTY, THE ONLY USES PERMITTED ON THE RESTRICTED PROPERTY (THE RESTRICTED PROPERTY AS DEFINED IN O.R.B. 16625 PAGE 52-62) AND LEGALLY DESCRIBED AS EXHIBIT "B" THEREIN) ARE THOSE USES SET FORTH BELOW.
CERTIFIED BY THE LAKE WORTH DRAINAGE DISTRICT TO SERVE REGIONAL WATER MANAGEMENT PURPOSES; AND, THEREFORE THE ONLY PERMITTED USE ON THE RESTRICTED PROPERTY IS THAT AUTHORIZED AND PERMITTED BY THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO FLORIDA STATUTE CHAPTER 298 AND SPECIAL ACT 98-525, HAVING MADE SUCH CERTIFICATION, THE COUNTY ACKNOWLEDGES AND AGREES THAT ENFORCEMENT OF THE RESTRICTIONS OF THE RESTRICTED PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE LAKE WORTH DRAINAGE DISTRICT AND NOT THE COUNTY. IN THE EVENT THE LAKE WORTH DRAINAGE DISTRICT DOES NOT UTILIZE THE RESTRICTED PROPERTY IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO FLORIDA STATUTE CHAPTER 298 AND SPECIAL ACT 98-525, AS REQUIRED, PURSUANT TO SECTION 298.301, FLORIDA STATUTE, LAKE WORTH DRAINAGE DISTRICT'S ACTION MUST BE CONSISTENT WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN.

7. PROHIBITED USES: IN ACCORDANCE WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN, AS IMPLEMENTED BY AND THROUGH ORDINANCE NUMBER 95-39, AND THE TERMS OF THE CONSERVATION EASEMENT, THE FOLLOWING ACTIVITIES ARE PROHIBITED ON THE PROPERTY AND ARE SUBJECT TO ANY ADDITIONAL PROVISIONS PLACED ON THE PROPERTY BY THE BOARD OF COUNTY COMMISSIONERS DURING THE ZONING PROCESS, INCLUDING THE RESTRICTED PROPERTY:
A. CONSTRUCTION OF NEW RESIDENTIAL UNITS;
B. AGRICULTURAL PROCESSING FACILITIES, FARM WORKER HOUSING AND THE LIKE; AND
C. SUCH OTHER USES AS ARE PROHIBITED WITHIN THE AGRICULTURAL RESERVE AREA PURSUANT TO PALM BEACH COUNTY'S COMPREHENSIVE PLAN OR LAND DEVELOPMENT CODE.

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

SITE PLAN DATA:
CANYON LAKES PUD (A.K.A. FOGG NORTH)
ZONING PETITION NO. PDD2002.67
TOTAL AREA 47,558 ACRES

SUBDIVISION CANYON LAKES PRESERVE AREA NO. 2
 BOOK 101
 FLOOD ZONE B
 ZONING MAP # 200A
 ZONING ABR
 QUID # 051
 ZIP CODE 33446
 TAZ 159
 PUD NAME: FOGG NORTH