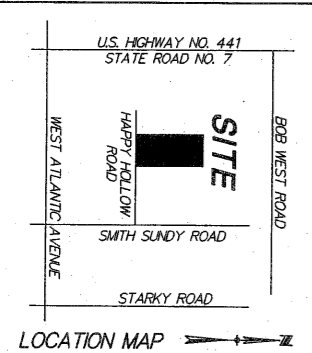


STATE OF FLORIDA
This Plat was filed for record at 10:28 AM,
this day of March, 2006,
and duly recorded in Plat Book No. 107
on page 89-11
Signed in Book City of
Subscribed & Sworn to D.A.

EAGLE PLANTS PRESERVE AREA PARCEL 3

PETITION NO. PDD 2004-206 (441 - ATLANTIC P.U.D.)
BEING A PORTION OF TRACTS 12 AND 21, PALM BEACH FARMS
COMPANY PLAT NO. 1 (PLAT BOOK 2, PAGES 26, 27 & 28),
BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

0925-001



SHEET 1 OF 3
MARCH, 2005

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT J. SCOTT BOLLING OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "EAGLE PLANTS PRESERVE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 12 AND 21, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 21, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°10'04"W., ALONG THE SOUTH LINE OF SAID TRACT 21, A DISTANCE OF 327.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 21; THENCE N.1°14'28"W., ALONG THE WEST LINE OF TRACTS 12 AND 21 OF SAID BLOCK 18, A DISTANCE 1317.13 FEET TO A POINT ON A LINE 33.18 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 12; THENCE N.89°05'58"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 328.19 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 12; THENCE S.1°13'12"E., ALONG THE EAST LINE OF SAID TRACTS 12 AND 21, A DISTANCE OF 1317.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 426,888 SQUARE FEET OR 9.80 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 PARCEL 3), 9.80 ACRES MORE OR LESS, AS SHOWN HEREON, IS DEDICATED AS THE OPEN SPACE PRESERVE AREA FOR ATLANTIC - 441AGR-PDD (TIVOLI ISLES) PETITION NUMBER 2004-206 AND IS SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 19930, PAGE 0919, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY. TRACT "A" (PRESERVE PARCEL 3) IS RESERVED TO J. SCOTT BOLLING, HIS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE INTEREST, FOR MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "A" (PRESERVE PARCEL 3), 9.80 ACRES MORE OR LESS, AS SHOWN HEREON, IS FURTHER SUBJECT TO RESTRICTIONS AS SET FORTH IN O.R.B. 19930, PAGE 0919, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS ALSO SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN O.R.B. 19824, PAGE 0928, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE 10 FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT TO THE PUBLIC ROAD TRACTS AND TRACTS FOR PRIVATE ROAD PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, I J. SCOTT BOLLING DO HEREUNTO SET MY HAND AND SEAL THIS 31 DAY OF January, 2006.

WITNESS: William C. Whitford BY: J. Scott Bolling
NAME: WILLIAM C. WHITFORD J. SCOTT BOLLING
WITNESS: Marc S. Moran
NAME: MARC S. MORAN

SURVEYORS 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 THE 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.

Paul D. Bingle 2/11/06
PAUL D. BINGLE
SURVEYOR AND MAPPER #5708
STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J. SCOTT BOLLING WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NIA 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 31 DAY OF January, 2006.

MY COMMISSION EXPIRES: 9/17/07 BY: Sherez Katzman
NAME:
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
Sherez Katzman
Commission # 00250987
Expires: SEP 17, 2007
Sherez Katzman
Comm # 00250987

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 J. SCOTT BOLLING, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1-31-06 BY: Timothy G. Glass
TIMOTHY G. GLASS
ATTORNEY AT LAW
STATE OF FLORIDA

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 AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

NOTES

THE OPEN SPACE PRESERVATION ACRES APPROVED, AS A PART OF PETITION 2004-206, AND SUBJECT TO A CONSERVATION EASEMENT AS RECORDED IN O.R.B. 19930, PAGE 0919, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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 SECTION 1a, ABOVE, SUCH AS BARN, STABLES, PUMPS, AND PUMP HOUSES, BUT SPECIFICALLY EXCLUDING AGRICULTURAL SUPPORT STRUCTURES SUCH AS PROCESSING FACILITIES AND PACK PLANTS, WHICH ARE PROHIBITED;
 - 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.1B-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 UNDER TABLE 3.E.1B-10 OF THE CODE AND CONSISTENT WITH APPLICABLE PROVISIONS OF THE COMP. PLAN.
- 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.

SUBDIVISION Eagle Plants - Pres. 3
BOOK 107 PAGES 89
FILED 2/11/06 BY COUNTY CLERK # 2004
QUAD 51 ZONING
SR. FILE 758
SUB NAME

