

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



# CANYON SPRINGS PRESERVE PLAT NO. 3

(A.K.A. BRUSHI PRESERVE, FOGG SOUTH)  
BEING A REPLAT OF A PORTION OF TRACT 1, AND THE EAST 167.09 FEET OF TRACT 2, BLOCK 52, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45, SAID LAND LYING, SITUATE AND BEING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

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. 3, BEING A REPLAT OF A PORTION OF TRACT 1, AND THE EAST 167.09 FEET OF TRACT 2, BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45, SAID LAND LYING, SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA

LESS AND EXCEPT THE NORTH 36.30 FEET OF SAID TRACTS PER CHANCERY CASE 407, O.R.B. 6495, PAGE 761.

LESS AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD 7 PER THAT AGREED ORDER OF TAKING DESCRIBED IN OFFICIAL RECORDS BOOK 10487, PAGE 1080, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.379 ACRES MORE OR LESS.

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, IS DEDICATED AS THE PRESERVE AREA FOR BRUSHI/CANYON SPRINGS (FOGG SOUTH) DEVELOPMENT, PETITION NO. 2002-069 AND IS SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20072, PAGES 91 THROUGH 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF PALM BEACH COUNTY.

TRACT "A" IS 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 RECOURSE TO PALM BEACH COUNTY. SAID TRACT IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 3636, PAGE 841 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT "A" CONTAINS A TOTAL OF 9.379 ACRES, MORE OR LESS.

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 22<sup>nd</sup> DAY OF February, 2005.

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

BY: BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

By: Alan Fant  
ALAN FANT, VICE PRESIDENT

WITNESS: Matthew Woods

PRINT NAME: Matthew Woods

WITNESS: Denise Lerner

PRINT NAME: Denise Lerner

### 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<sup>nd</sup> DAY OF February, 2005.

NOTARY PUBLIC: Denise Lerner  
PRINT NAME: Denise Lerner

MY COMMISSION EXPIRES: July 25, 2006  
COMMISSION NUMBER: DD134550

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

18954  
18947  
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 18954 AT PAGE 18947 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. NATIONAL BANKING ASSOCIATION, AS AGENT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF February, 2005.

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

By: Evita Francuz  
EVITA FRANCUZ, VICE PRESIDENT  
BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION

WITNESS: Maureen D'Arco

PRINT NAME: Maureen D'Arco

WITNESS: Theresa Esquivel

PRINT NAME: Theresa Esquivel

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED EVITA FRANCUZ, 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 SHE 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 17 DAY OF February, 2005.

NOTARY PUBLIC: Nettie Lima

PRINT NAME: Nettie Lima

MY COMMISSION EXPIRES: 6/8/07

COMMISSION NUMBER: DD 199581

### 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: 2/6/05

### 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 (IF ANY) 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: 3/10/06

### 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 14 DAY OF March, 2006, 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 R. Webb  
GEORGE R. 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 TRACT 1, BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, HAVING A BEARING OF N89°01'07"E.

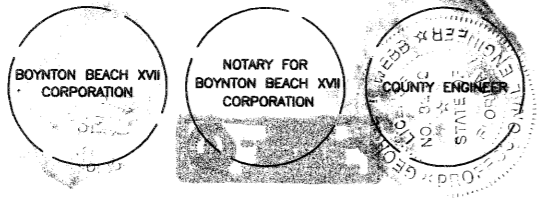
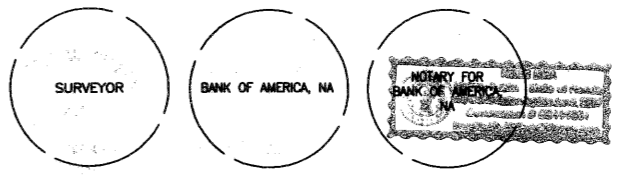
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

3. 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 = 1.0000184 PLAT BEARING = GRID BEARING

4. TRACT A, SUBJECT TO THIS PLAT, IS A PRESERVATION AREA APPROVED AS PART OF PETITION 2002-069 AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:

- 4a. 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 4a 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.

SITE PLAN DATA:  
CANYON SPRINGS PRESERVE PLAT NO. 3  
ZONING PETITION NO. ....PDD 2002-069  
TOTAL AREA 9.379 ACRES - TRACT "A"



SUBMISSION Canyon Springs Pres. #13  
BOOK 107  
PAGE 108  
BLOCK 52  
CORNER 462  
CLAS 05  
ZIP CODE 33497  
TAX 742  
PAID NAME

