

DUBOIS AGR - PRESERVE PLAT ONE

A PORTION OF THE SOUTH ONE-HALF (S. 1/2) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 JANUARY, 2009

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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record on 11:09 A.M.
 this 23rd day of JUNE, 2009
 not duly recorded in Plat Book 112
 on Page(s) 132-133
 Sherrill R. Beck, Clerk & Comptroller
 by Lisa M. Kuebel, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON ASSOCIATES VI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS DUBOIS AGR - PRESERVE PLAT ONE, BEING A PORTION OF THE SOUTH HALF (S. 1/2) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 13 AT THE SOUTHWEST CORNER OF WILLIS GLIDERPORT PLAT NO. 1 AS RECORDED IN PLAT BOOK 32, PAGES 146 THROUGH 148, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°59'15" EAST ALONG THE SOUTH LINE OF WILLIS GLIDERPORT PLAT NO. 1, A DISTANCE OF 4575.65 FEET TO THE SOUTHEAST CORNER OF LOT 11B, BLOCK 2; THENCE NORTH 00°48'33" WEST ALONG THE EAST LINE OF LOT 11B, 334.31 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 2; THENCE NORTH 88°59'15" EAST ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 480.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10558, PAGE 1320, SAID PUBLIC RECORDS; THENCE SOUTH 00°55'15" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,012.35 FEET; THENCE SOUTH 88°59'15" WEST ALONG A LINE 678.04 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF WILLIS GLIDERPORT PLAT NO. 1, A DISTANCE OF 5,056.25 FEET; THENCE NORTH 00°57'37" WEST, A DISTANCE OF 678.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.397 ACRES, MORE OR LESS.

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

1. 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 CHICO/DUBOIS DEVELOPMENT, CONTROL NO. 04-250 AND IS SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 23225, PAGES 1740 THROUGH 1747 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF PALM BEACH COUNTY.

2. TRACT "A" IS RESERVED TO BOCA RATON ASSOCIATES VI, LLLP, 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 AND IS SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 22732, PAGE 1611 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT "A" CONTAINS A TOTAL OF 82.397 ACRES, MORE OR LESS.

3. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, BOCA RATON ASSOCIATES VI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOCA RATON VI CORPORATION, A FLORIDA CORPORATION, THIS 18th DAY OF May, 2009.

BOCA RATON ASSOCIATES VI, LLLP,
 A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: BOCA RATON VI CORPORATION,
 A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: Alan Fant, Vice President
 ALAN FANT, VICE PRESIDENT

WITNESS:

PRINT NAME: Antonia LoFrisco

WITNESS: Kathleen M Coffman

PRINT NAME: Kathleen M Coffman

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF BROWARD

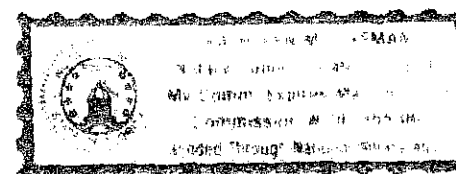
BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA RATON VI CORPORATION, THE GENERAL PARTNER OF BOCA RATON ASSOCIATES VI, LLLP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 18 DAY OF May 2009.

NOTARY PUBLIC: Kathleen M Coffman

PRINT NAME: Kathleen M Coffman

MY COMMISSION EXPIRES: March 18, 2013

COMMISSION NUMBER: DD 805384



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF BROWARD

WE, FIRST AMERICAN 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 BOCA RATON ASSOCIATES VI, LLLP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: Robert B. Siesholtz

ROBERT B. SIESHOLTZ

VICE-PRESIDENT

DATE: May 18, 2009

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: 5/28/09

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 DAY OF May 2009, 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: 6/22/09

SITE PLAN DATA:

DUBOIS AGR - PRESERVE PLAT ONE
 (CHICO/DUBOIS PRESERVE)
 CONTROL NO.PDD 2004-250
 TOTAL AREA - 82.397 ACRES - TRACT "A"

THIS INSTRUMENT PREPARED BY
 PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
 ARCADIS U.S., INC.
 2081 VISTA PARKWAY
 WEST PALM BEACH, FLORIDA 33411
 EB 7917 / LB 7062

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, NAD 83, (1990 ADJUSTMENT), THE SOUTH LINE OF WILLIS GLIDERPORT PLAT NO. 1, PLAT BOOK 32, PAGE 146 BEARS NORTH 88°59'15" EAST.

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 = 1.0000170
 PLAT BEARING = GRID BEARING

4. TRACT A, SUBJECT TO THIS PLAT, IS A PRESERVATION AREA APPROVED AS PART OF CONTROL NO. 2004-250 AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:

4a. PERMITTED USES:

A) CROP PRODUCTION, PASTURE, OR EQUESTRIAN PURPOSES OR MAY BE RETAINED AS FALLOW LAND;

B) ACCESSORY STRUCTURES SUCH AS BARN AND PUMP STRUCTURES ARE PERMITTED;

C) REGIONAL WATER STORAGE AREAS TO SERVE AS WATER MANAGEMENT FUNCTIONS OR TO SERVE AS A WATER PRESERVE AREA IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT; TO SERVE REGIONAL WATER MANAGEMENT PURPOSES AS CERTIFIED BY EITHER LAKE WORTH DRAINAGE DISTRICT OR SOUTH FLORIDA WATER MANAGEMENT DISTRICT; OR FOR WATER MANAGEMENT PURPOSES NOT DIRECTLY RELATED TO THE 60/40 AGR-PDD IF APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT AND MANAGED FOR ENVIRONMENTAL RESOURCE VALUES;

D) WETLAND OR BONA FIDE AGRICULTURAL USES PER THE ULDC;

E) OTHER USES AS PERMITTED BY THE REQUIRED CONSERVATION EASEMENTS;

F) OTHER USES AS MAY BE PERMITTED WITHIN THE PROTECTED AREA OF AN AGR-PDD CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE UNIFIED LAND DEVELOPMENT CODE.

4b. NOT PERMITTED:

A) AGRICULTURAL SUPPORT USES SUCH AS PROCESSING FACILITIES, FARMWORKER HOUSING AND THE LIKE SHALL NOT BE ACCOMMODATED IN THE PROTECTED OR PRESERVATION AREA OF THE AGR-PDD;

B) NO RESIDENTIAL UNITS OR FARM RESIDENCES (WHETHER EXISTING OR PROPOSED) SHALL BE ALLOWED WITHIN THE PRESERVE AREA.

5. LAKE WORTH DRAINAGE DISTRICT:

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THE CONSERVATION EASEMENT, THE USE OF THE RESTRICTED PROPERTY, AS DEFINED AND LEGALLY DESCRIBED IN OFFICIAL RECORDS BOOK 23225 PAGE 1740 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS HEREBY 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 PROVIDED SUCH RIGHTS, TITLE, INTERESTS, EASEMENTS AND RIGHT-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO F.S. CHAPTER 298 AND SPECIAL ACT 98-525. HAVING MADE SUCH CERTIFICATION, THE COUNTY ACKNOWLEDGES AND AGREES THAT ENFORCEMENT OF THE CONSERVATION EASEMENT AS IT RELATES TO THE USE AND ENJOYMENT 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 F.S. CHAPTER 298 AND SPECIAL ACT 98-525, THE COUNTY SHALL HAVE THE RIGHT TO ENFORCE THE TERMS OF THE CONSERVATION EASEMENT WITH RESPECT TO THE RESTRICTED PROPERTY. FURTHERMORE, NOTHING CONTAINED HEREIN SHALL EFFECT THE RIGHTS, TITLE, INTERESTS, EASEMENTS AND RIGHT-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT EXISTING AS OF THE DATE OF RECORDATION OF THE CONSERVATION EASEMENT PROVIDED SUCH RIGHTS, TITLE, INTEREST, EASEMENTS AND RIGHT-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO F.S. CHAPTER 298 AND SPECIAL ACT 98-525. AS REQUIRED, PURSUANT TO SECTION 298-301, F.S., LAKE WORTH DRAINAGE DISTRICT'S ACTION MUST BE CONSISTENT WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN.

6. PALM BEACH COUNTY PLANNING DIVISION DATA:

THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:

- A) DRAINAGE AND ROAD EASEMENT, OFFICIAL RECORDS BOOK 2446, PAGE 1704.
- B) FPL EASEMENT, OFFICIAL RECORDS BOOK 3785, PAGE 214.
- C) FPL EASEMENT, OFFICIAL RECORDS BOOK 9853, PAGE 433.
- D) PERPETUAL RIGHT-OF-WAY EASEMENT, OFFICIAL RECORDS BOOK 10558, PAGE 1320.
- E) CONSERVATION EASEMENT, OFFICIAL RECORDS BOOK 23225, PAGE 1740.

LOCATION MAP

NOT TO SCALE

