DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES X, LLLP, A

FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS CANYON LAKES-PLAT ONE, BEING A REPLAT OF A PORTION OF TRACTS 17, 48, 49, 73

THROUGH 76, 80 THROUGH 86, 88, 105 THROUGH 113, 115 THROUGH 120, ALL OF TRACTS 87 & 114, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN

WIDTH, ALL LYING IN BLOCK 54, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING

TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTIONS 29 AND 32,

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 120; THENCE SOUTH 89"36"36" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 113 THROUGH 120. A DISTANCE OF

296.95 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, CONTINUE ALONG SAID SOUTH LINE, SOUTH 89"36"36" WEST, A DISTANCE OF 321.99

FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°23'24" WEST, ALONG A LINE 41.06 FFET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST

LINE OF SAID TRACT 119, A DISTANCE OF 15.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00

FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°23'24" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 188°49'38", A DISTANCE OF 649.24

FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°27"14" EAST, A DISTANCE OF 77.76

FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A

RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 88°01"54", A DISTANCE OF 46.09 FEET TO A POINT OF

TANGENCY; THENCE SOUTH 00"25"19" EAST, A DISTANCE OF 318.61 FEET TO THE POINT

OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

26°18'20", A DISTANCE OF 114.78 FEET TO A POINT OF REVERSE CURVATURE WITH A

CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

116"20"15", A DISTANCE OF 60.91 FEET TO A POINT OF INTERSECTION WITH A LINE

RADIAL TO SAID CURVE: THENCE SOUTH 00"23"24" EAST, ALONG A LINE 69.64 FEET

WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID

TRACT 116, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°36'36" WEST, ALONG SAID

SOUTH LINE OF TRACTS 113 THROUGH 120, A DISTANCE OF 1,220.36 FEET; THENCE

NORTH 00°23"24" WEST, ALONG A LINE 55.00 FEET EAST OF (AS MEASURED AT RIGHT

ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 54, A DISTANCE OF

2.010.47 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A"; THENCE NORTH

89"36"26" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00"23"24" EAST, ALONG

A LINE 155.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH

SAID WEST LINE OF BLOCK 54, A DISTANCE OF 17.87 FEET; THENCE NORTH 89"36"36"

EAST, A DISTANCE OF 15.00 FEET TO A POINT OF INTERSECTION WITH A NON- TANGENT

CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 193.00 FEET, THE RADIUS POINT

OF SAID CURVE BEARS NORTH 72°17"39" EAST; THENCE SOUTHEASTERLY, ALONG THE ARC

OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°04'54", A DISTANCE OF 212.49 FEET

TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A

RADIUS OF 100.00 FEET: THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 30°35'16", A DISTANCE OF 53.39 FEET TO A POINT OF

TANGENCY: THENCE SOUTH 50°11'59" EAST, A DISTANCE OF 146.63 FEET TO THE POINT

OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°46'58", A DISTANCE OF 213.54 FEET TO A POINT OF TANGENCY: THENCE NORTH

89°01'03" EAST, A DISTANCE OF 220,90 FEET TO A POINT HEREINAFTER TO BE KNOWN

NORTH 06°08'33" EAST, A DISTANCE OF 40.31 FEET; THENCE NORTH 00°58'57" WEST, A

DISTANCE OF 132.84 FEET TO A POINT OF INTERSECTION WITH A NON- TANGENT CURVE,

POINT OF TANGENCY: THENCE NORTH 00°58"57" WEST, A DISTANCE OF 11.22 FEET;

AS POINT "B"; THENCE NORTH 00°58'57" WEST, A DISTANCE OF 129.56 FEET; THENCE

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CANYON LAKES - PLAT ONE

BEING A REPLAT OF A PORTION OF TRACTS 17, 48, 49, 73 THROUGH 76, 80 THROUGH 86, 88, 105 THROUGH 113, 115 THROUGH 120, AND ALL OF TRACTS 87 & 114, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, ALL LYING IN BLOCK 54, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTIONS 29 AND 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST,

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 17 NOVEMBER, 2003

130°16'18", A DISTANCE OF 90.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 197.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 134°04'36", A DISTANCE OF 461.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85°48'18" WEST, A DISTANCE OF 58.06 FEET TO THE POINT OF CURVATURE OF A CURVE. THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, 11°13'02", A DISTANCE OF 501.97 FEET TO A POINT OF INTERSECTION WITH A NON-ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°01'29", A DISTANCE TANGENT LINE: THENCE SOUTH 00°23°24" EAST, ALONG THE EAST LINE OF SAID TRACTS OF 76.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE. CONCAVE 73 AND 88, A DISTANCE OF 194.60 FEET; THENCE SOUTH 74°04'56" WEST, A DISTANCE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE OF 135.77 FEET TO THE POINT OF INTERSECTION WITH A CURVE, CONCAVE EASTERLY, ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°49'47", A DISTANCE OF 83.48 HAVING A RADIUS OF 2.745.00 FEET. THE RADIUS POINT OF SAID CURVE BEARS NORTH FEET TO A POINT OF TANGENCY; THENCE SOUTH 89"36"36" WEST, A DISTANCE OF 25.24 74°04'56" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A FFET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 2°10'59", A DISTANCE OF 104.59 FEET TO A POINT OF RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 65°01'20" EAST, A DISTANCE THROUGH A CENTRAL ANGLE OF 89"58"05", A DISTANCE OF 47.11 FEET TO A POINT OF

OF 36.52 FEET; THENCE SOUTH 21°56'37" EAST, A DISTANCE OF 30.00 FEET; THENCE TANGENCY; THENCE NORTH 00°25'19" WEST, A DISTANCE OF 143.13 FEET TO THE POINT SOUTH 68°03'23" WEST, A DISTANCE OF 5.32 FEET; THENCE SOUTH 21°56'37" EAST, A OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; DISTANCE OF 127,00 FEET; THENCE NORTH 68°03'23" EAST, A DISTANCE OF 16.31 THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF FEET: THENCE SOUTH 00°23'24" EAST, ALONG SAID EAST LINE OF TRACT 88, A 118°28'02". A DISTANCE OF 155.07 FEET TO A POINT OF REVERSE CURVATURE WITH A DISTANCE OF 72.04 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100,00 FEET; THENCE EASTERLY, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 208.00 FEET, THE RADIUS POINT OF ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°09'39", A DISTANCE SAID CURVE BEARS SOUTH 08°49'05" EAST; THENCE SOUTHWESTERLY, ALONG THE ARC OF OF 61.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 82°53'04" EAST, A DISTANCE SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'41", A DISTANCE OF 110.64 FEET TO OF 31.10 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 197.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A RADIUS OF 284.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE CENTRAL ANGLE OF 160°51'32", A DISTANCE OF 553.08 FEET TO A POINT OF TANGENCY; THROUGH A CENTRAL ANGLE OF 11°13"34", A DISTANCE OF 55.65 FEET TO A POINT OF THENCE NORTH 77°58'28" WEST, A DISTANCE OF 59.13 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 17"00"25" EAST, A DISTANCE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; OF 93.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE. CONCAVE THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF SOUTHERLY, HAVING A RADIUS OF 421.00 FEET, THE RADIUS POINT OF SAID CURVE 101°46'01", A DISTANCE OF 88.81 FEET TO A POINT OF REVERSE CURVATURE WITH A BEARS SOUTH 15°45'40" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 911.00 FEET; THENCE NORTHERLY. THROUGH A CENTRAL ANGLE OF 16"30"23", A DISTANCE OF 121.29 FEET TO A POINT OF ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'28", A DISTANCE INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 00°23'24" EAST, ALONG SAID OF 197.55 FEET TO A POINT OF TANGENCY; THENCE NORTH 11°22'05" EAST, A DISTANCE EAST LINE OF TRACT 88, A DISTANCE OF 35.01 FEET TO A POINT OF INTERSECTION OF 126.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 386.00 FEET, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°50°54" WEST; THENCE WESTERLY, CURVE THROUGH A CENTRAL ANGLE OF 90°29'34", A DISTANCE OF 47.38 FEET TO A ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°36'34", A DISTANCE POINT OF CUSP; THENCE NORTH 78"08"21" WEST, A DISTANCE OF 382.01 FEET TO A OF 111.90 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE POINT OF CUSP WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 NORTHERLY, HAVING A RADIUS OF 1,125.00 FEET; THENCE WESTERLY, ALONG THE ARC OF FEET: THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL SAID CURVE THROUGH A CENTRAL ANGLE OF 06°23'13", A DISTANCE OF 125.41 FEET TO ANGLE OF 89°30'26", A DISTANCE OF 46.87 FEET TO A POINT OF TANGENCY; THENCE A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 84°51'32" WEST, SOUTH 11°22'05" WEST, A DISTANCE OF 129.33 FEET TO THE POINT OF CURVATURE OF A A DISTANCE OF 50.10 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE. CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 589.00 FEET; THENCE SOUTHERLY, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,075.00 FEET, THE RADIUS POINT OF SAID ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14"33"03", A DISTANCE CURVE BEARS NORTH 07"39"03" WEST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE OF 149.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25"55"08" WEST, A DISTANCE THROUGH A CENTRAL ANGLE OF 18°39'31", A DISTANCE OF 350.08 FEET TO A POINT OF OF 59.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A CUSP WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE RADIUS OF 1,161.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 124°03°05" A CENTRAL ANGLE OF 08"39"20", A DISTANCE OF 175.39 FEET TO A POINT OF REVERSE A DISTANCE OF 86.60 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE. CONCAVE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; NORTHEASTERLY, HAVING A RADIUS OF 197,00 FEET; THENCE SOUTHEASTERLY, ALONG THE THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 149°44'05", A DISTANCE OF 514.83 83°06'36", A DISTANCE OF 72.53 FEET TO A POINT OF TANGENCY; THENCE NORTH FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY. 79"37"36" WEST, A DISTANCE OF 61.17 FEET TO THE POINT OF CURVATURE OF A CURVE. HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CONCAVE EASTERLY, HAVING A RADIUS OF 197.00 FEET: THENCE SOUTHERLY. ALONG THE

CURVE THROUGH A CENTRAL ANGLE OF 102°52"24", A DISTANCE OF 71.82 FEET TO A

THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF

30.00 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 74°48'11", A DISTANCE OF 39.17 FEET TO A POINT OF REVERSE

CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 197.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

149°08'06". A DISTANCE OF 512.77 FEET TO A POINT OF REVERSE CURVATURE WITH A

CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE

74°19'54", A DISTANCE OF 38.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH

01°48°09" EAST, A DISTANCE OF 89.85 FEET TO THE POINT OF CURVATURE OF A CURVE,

CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 277.00 FEET; THENCE SOUTHEASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°29'09", A DISTANCE

OF 224.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY,

HAVING A RADIUS OF 40.00 FEET: THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 137"53"54", A DISTANCE OF 96.27 FEET; THENCE SOUTH

00°23'24" EAST, ALONG A LINE 33.05 EAST OF (AS MEASURED AT RIGHT ANGLES) AND

PARALLEL WITH THE WEST LINE OF SAID TRACT 120, A DISTANCE OF 15.00 FEET TO THE

SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

POINT OF TANGENCY; THENCE SOUTH 01"48"09" EAST, A DISTANCE OF 83.12 FEET TO

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

POINT OF BEGINNING.

COMMENCE AT AFOREMENTIONED POINT "A"; THENCE NORTH 00°23'24" WEST, ALONG A LINE 55.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF BLOCK 54, A DISTANCE OF 690.16 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL: THENCE, CONTINUE ALONG SAID PARALLEL LINE, NORTH 00°23'24" WEST, A DISTANCE OF 1,408.29 FEET; THENCE NORTH 89°26'03" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°23°24" EAST, ALONG A LINE 155.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID WEST LINE OF BLOCK 54, A DISTANCE OF 1,408.59 FEET; THENCE SOUTH 89"36"22" WEST, ALONG THE SOUTH LINE OF SAID TRACT 49, A DISTANCE OF 100.00 FEET TO THE POINT OF

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF TRACTS 83, 84, 109 THROUGH 111, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, ALL LYING WITHIN BLOCK 54, PALM BEACH CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT CURVE BEARS NORTH 42°47"34" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, CURVE THROUGH A CENTRAL ANGLE OF 48°11"23", A DISTANCE OF 25.23 FEET TO A FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AFOREMENTIONED POINT "B"; THENCE SOUTH 28"20"52" WEST, A DISTANCE OF 177.79 THENCE NORTH 89"36"26" EAST, ALONG THE NORTH LINE OF SAID TRACTS 83 AND 84, A FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH DISTANCE OF 433.97 FEET; THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF 89°01'03" EAST, A DISTANCE OF 177.27 FEET TO THE POINT OF CURVATURE OF A SAID TRACT 76, A DISTANCE OF 207.03 FEET TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,425.00 FEET; THENCE EASTERLY, NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 191.00 FEET, THE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10"24"00", A DISTANCE RADIUS POINT OF SAID CURVE BEARS NORTH 14°51'18" WEST; THENCE EASTERLY, ALONG OF 258.66 FEET TO A POINT OF CUSP WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°46'41", A DISTANCE OF A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE 15.93 FEET TO A POINT OF INTERSECTION WITH A NON- TANGENT LINE; THENCE NORTH THROUGH A CENTRAL ANGLE OF 135°16'39", A DISTANCE OF 94.44 FEET TO A POINT OF 00°23'38" WEST, A DISTANCE OF 238.33 FEET; THENCE NORTH 89°36'22" EAST, A REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF DISTANCE OF 35.09 FEET; THENCE NORTH 00°23'38" WEST, A DISTANCE OF 174.20 197.00 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A FEET; THENCE NORTH 89"36"22" EAST, ALONG A LINE 36.00 FEET SOUTH OF (AS CENTRAL ANGLE OF 126"44"12", A DISTANCE OF 435.76 FEET TO A POINT OF REVERSE MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 75 CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET: AND 76, A DISTANCE OF 609.70 FEET; THENCE NORTH 00°23'24" WEST, ALONG THE WEST THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF LINE OF SAID TRACT 74, A DISTANCE OF 0.36 FEET: THENCE NORTH 89"36"22" EAST. 63°35'24", A DISTANCE OF 166.48 FEET TO A POINT OF REVERSE CURVATURE WITH A ALONG A LINE 35.64 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 561.00 FEET; THENCE WITH THE NORTH LINE OF SAID TRACTS 73 AND 74, A DISTANCE OF 610.00 FEET; SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°57°23°, A DISTANCE OF 28.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 30°14'34" WEST, A DISTANCE OF 108.03 FEET TO THE POINT OF CURVATURE OF A

CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 439.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'08", A DISTANCE OF 78.30 FEET, THENCE NORTH 69°58'34" WEST, A DISTANCE OF 136,00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE. CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 575.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69"58"34" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE through a central angle of 10°13°08°, a distance of 102.55 feet to a point of TANGENCY; THENCE NORTH 30°14'34" EAST, A DISTANCE OF 108.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 425.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°30'10", A DISTANCE OF 204.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE: THENCE NORTH 03°23'50" WEST, A DISTANCE OF 95.77 FEET; THENCE NORTH 07°16'27" WEST, A DISTANCE OF 141.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 98.282 ACRES, MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND 14. THE LIFT STATION EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

 TRACTS "OS!" THROUGH "OS!!" AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "OSI", "OS6" AND "OS9" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 16257, PG. 1079 & BOOK 16257, PG. 1089 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACTS "BT2" THROUGH "BT10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

5. TRACTS "LI" THROUGH "L4" AND "L6" THROUGH "L7" THE WATER MANAGEMENT TRACTS. AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PLRPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 16702, PAGE 1728, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S

7. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREOY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PAI M 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 PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE

8. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

9. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10 ALL TRACTS FOR PRIVATESTREET PURPOSES AND DRIVEWAY PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL FOTH ETRACTS FOR PRIVATE ROAD PARADES AND BRIDGE MAY 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, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERPEREMENTH THE CONSTRUCTION

HAS PRODUCED __

AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, ACKNOWLEDGMENT IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BARBARA SMITH, WHO IS PERSONALLY KNOWN TO ME OR 2. OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

13. TRACTS "R-1" AND "R-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS

SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATIONS EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

5. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM

16. PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

17. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE 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, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH X CORPORATION, A FLORIDA CORPORATION, THIS 2 DAY OF DECEMBER,

BOYNTON BEACH ASSOCIATES X, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP ALAN FANT. VICE PRESIDENT OF BOYNTON BEACH X CORPORATION. A FLORIDA CORPORATION PRINT NAME: LANGUAGE LOEURID <u> ACKNOWLEDGMENT</u>

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ___ AS IDENTIFICATION, AND WHO ME OR HAS PRODUCED. EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH X CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES X, 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 IS 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 ____ DAY OF ________, 2003.

NOTARY PUBLIC: KATTULL M. COFFMEN

MY COMMISSION EXPIRES: March 18, 2005 #CC 982953 ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

CANYON LAKES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2 DAY OF DECEMBER 2003.

CANYON LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDIA CORPORATION NOT FOR PROFIT

> <u>CANYON LAKES - PLAT ONE</u> <u>SITE PLAN DATA</u> ZONING PETITION NO. (AKA, FOGG NORTH) .98.282 AC. TOTAL AREA..... ..165 DU TOTAL DWELLING UNITS... ...1.66 DU/AC. RECREATIONAL AREA (TRACTS R1 & R2)...

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

_ AS IDENTIFICATION, AND WHO EXECUTED THE

EXPIRES: March 18, 2005 Expires: March 18, 2005 Expired This Honey Plant Underwinds

FOREGOING INSTRUMENT AS PRESIDENT OF CANYON LAKES HOMEOWNERS ASSOCIATION, INC.,

AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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

WF. 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 X, LLLP, A FLORIDA LIMITED PARTNERSHIP:

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

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 1/ DAY OF _______, 200/4, AND HAS BEEN REVIEWED BY A

PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE

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

PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY

ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND

WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF

OYNTON BEACH BOULEVARD

NTS

L-25 CANA

CANAL

1552. AT PAGE 570 OF THE PUBLIC RECORDS OF

OFFICIAL SEAL THIS _ DAY OF _ DECLYNDEY ___, 2003.

NOTARY PUBLIC KATALLIN M COFFINEN

CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: B SIESHOLTZ, VICE PRESIDENT

WITH SECTION 177.081 (1) FLORIDA STATUTES.

Therea Belli

NAME: COURTNEY LORENZ

NAME: PILAR CARUSE

THERESA BELLO, SENIOR VICE PRESIDENT

PRINT NAME: Kathleen M. Coffman

MY COMMISSION EXPIRES March 18, 2005

TITLE CERTIFICATION

STATE OF FLORIDA

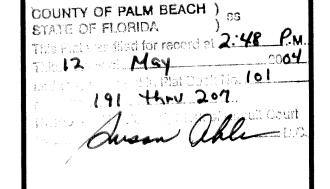
COUNTY OF PALM BEACH

COUNTY ENGINEER

MORTGAGEE'S CONSENT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE





ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED THERESA BELLO, WHO IS PERSONALLY KNOWN TO ME OR ___ AS IDENTIFICATION, AND WHO EXECUTED THE HAS PRODUCED FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE HE THAT 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 \$25 DAY OF MANAGEMENT, 2003.

PRINT NAME: Phan Phreuso

MY COMMISSION EXPIRES: DD 003573 / JUNE 22, 2005

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS: 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.

PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

DATE: 3/30/04

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998. THE WEST LINE OF BLOCK 54, PALM BEACH FARMS COMPANY PLAT NO. 3, HAVING A BEARING OF NOO"23"24"W.

NO BUILDING OR ANY 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.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON-RADIAL (R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL

4. 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.

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.

THE ROAD, DITCH & DYNE RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AND LYING WITHIN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE: CL-94-001668-AE, GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL. THE RESULT OF THIS LAWSUIT WAS THAT THE ROAD, DITCH & DYKE RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.

7. 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 = 1.0000227 PLAT BEARING = GRID BEARING & THE RURAL PARKWAY EASEMENT AS DEPICTED HEREIN IS SUBJECT TO THAT CERTAIN 100 LYOMS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT AS RECORDED IN ORB. 16635, PAGE 75 OF THE PUBLIC RECORDS OF

PALM BEACH COUNTY, FLORIDA.

SHEET 17 L.W.D.D. L-25 CANAI SHEET 16 NOTE: HATCHED AREA NOT PART OF THIS PLAT **LOCATION MAP** L.W.D.D. L-26 CANAL

SHEET 1 OF 17 A293.0

THENCE SOUTH 00°23"24" EAST, A DISTANCE OF 29.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,564.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°29'34" EAST; BOYNTON BEACH X "HOMEOWNERS CORPORATION ASSOCIATION IN

