

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

CANYON LAKES - PLAT SIX
BEING A REPLAT OF A PORTION OF TRACTS 17, THROUGH 19, TRACTS 46 THROUGH 51, TRACTS 77 THROUGH 80, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, ALL LYING WITHIN BLOCK 54, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 AND A REPLAT OF TRACT R-1 OF CANYON LAKES - PLAT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGES 191 THROUGH 207, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at
This is the day of August 2004
and duly recorded in Plat Book No. 103
on page 27-37
DOROTHY H. WILKEN, Clerk of Circuit Court



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES X, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS CANYON LAKES - PLAT SIX, BEING A REPLAT OF A PORTION OF TRACTS 17, THROUGH 19, TRACTS 46 THROUGH 51, TRACTS 77 THROUGH 80 AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, ALL LYING WITHIN BLOCK 54, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 AND A REPLAT OF TRACT R-1 OF CANYON LAKES - PLAT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGES 191 THROUGH 207, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAID TRACT 17; THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF SAID TRACT 17, A DISTANCE OF 37.89 FEET; THENCE NORTH 89°26'03" EAST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°26'03" EAST, A DISTANCE OF 853.56 FEET; THENCE SOUTH 00°08'58" EAST, A DISTANCE OF 1,411.17 FEET; THENCE SOUTH 89°36'22" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 49 THROUGH 51, A DISTANCE OF 847.63 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A"; THENCE NORTH 00°23'24" WEST, ALONG A LINE 130.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 17, 49 AND 48, A DISTANCE OF 1,408.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 50°56'32" WEST, A DISTANCE OF 128.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°36'22" EAST, ALONG A LINE 50.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 77 AND 80, A DISTANCE OF 1,290.00 FEET; THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF SAID TRACT 77, A DISTANCE OF 14.00 FEET; THENCE NORTH 89°36'22" EAST, ALONG A LINE 36.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 50.30 FEET; THENCE SOUTH 00°23'38" EAST, A DISTANCE OF 174.20 FEET; THENCE SOUTH 89°36'22" WEST, ALONG A LINE 210.22 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 35.09 FEET; THENCE SOUTH 00°23'38" EAST, A DISTANCE OF 238.33 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 191.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 19°37'59" WEST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°46'41", A DISTANCE OF 15.93 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE SOUTH 00°23'38" EAST, A DISTANCE OF 167.65 FEET; THENCE SOUTH 87°33'52" EAST, A DISTANCE OF 36.92 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 94°25'31", A DISTANCE OF 49.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°51'59" WEST, A DISTANCE OF 432.00 FEET; THENCE NORTH 79°08'21" WEST, A DISTANCE OF 6.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 154.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'08", A DISTANCE OF 306.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE NORTH 45°12'13" WEST, A DISTANCE OF 34.30 FEET; THENCE NORTH 00°59'57" WEST, A DISTANCE OF 120.07 FEET; THENCE NORTH 10°26'41" WEST, A DISTANCE OF 91.24 FEET; THENCE NORTH 00°59'57" WEST, A DISTANCE OF 140.65 FEET; THENCE SOUTH 89°36'26" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°58'57" EAST, A DISTANCE OF 112.22 FEET TO 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 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°10'13" WEST, A DISTANCE OF 176.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°46'58", A DISTANCE OF 71.18 FEET TO A POINT OF TANGENCY; THENCE NORTH 50°11'59" WEST, A DISTANCE OF 22.38 FEET; THENCE SOUTH 89°48'01" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 50°11'59" WEST, A DISTANCE OF 153.63 FEET; THENCE SOUTH 39°48'01" WEST, A DISTANCE OF 189.27 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 193.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°12'54" EAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°02'48", A DISTANCE OF 192.27 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE SOUTH 89°36'26" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°23'24" WEST, ALONG A LINE 130.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 81, A DISTANCE OF 17.87 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 80; THENCE SOUTH 89°36'26" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO A POINT ON A LINE 30.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 80; THENCE NORTH 00°23'24" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 810.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.427 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 DO HEREBY DEDICATE AS FOLLOWS:

- 1. 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, FLORIDA TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 1726, PAGE 224, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
2. TRACTS "B" THROUGH "E", AS SHOWN HEREON, ARE 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, FLORIDA.
3. TRACTS "F" THROUGH "H", AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING 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 BEACH COUNTY, FLORIDA.
4. TRACTS "O1" THROUGH "O11" 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, FLORIDA. SAID TRACTS "O10" AND "O11" AS SHOWN HEREON ARE HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 1726, PAGE 224, AND OFFICIAL RECORDS BOOK 1726, PAGE 224, RESPECTIVELY, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. TRACTS "B1" THROUGH "B3", 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 COUNTY, FLORIDA.

- 6. TRACTS "L7" THROUGH "L10" 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 PURPOSES 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 1643, PAGE 122, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. 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, ITS SUCCESSORS AND ASSIGNS, 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 NOTE 2.
8. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY 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. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM EMPLOYED 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 SYSTEM.
9. 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.
10. 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 STORM WATER 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.
11. ALL TRACTS FOR PRIVATE STREET 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, 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.
12. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. 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.
13. 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.
14. 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.
15. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
16. THE LIFT STATION EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS 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 STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
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 22nd DAY OF July, 2004.

ACKNOWLEDGMENT

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 X CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES X, 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 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 22nd DAY OF July, 2004.

NOTARY PUBLIC Denise Lerner
PRINT NAME: Denise Lerner
MY COMMISSION EXPIRES: July 25, 2006
DD134550

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 22nd DAY OF July, 2004.

CANYON LAKES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
By: Barbara Smith, President
BARBARA SMITH, PRESIDENT
WITNESS: [Signature]

PRINT NAME: Barbara Smith
WITNESS: Elina Pritchard
PRINT NAME: Elina Pritchard

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED BARBARA SMITH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE 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 OFFICIAL SEAL, THIS 22nd DAY OF July, 2004.

NOTARY PUBLIC Denise Lerner
PRINT NAME: Denise Lerner
MY COMMISSION EXPIRES: July 25, 2006
DD134550

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 HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES X, L.L.P., 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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

LAWYERS TITLE INSURANCE COMPANY
By: Robert B. Siesholtz, Vice President
DATE: 6/23/2004

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
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 1922, AT PAGE 570 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

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 22nd DAY OF July, 2004.

BANK OF AMERICA, N.A.
By: Theresa Belts
THERESA BELLO, SENIOR VICE PRESIDENT
WITNESS: [Signature]
PRINT NAME: Marcela Quezada
WITNESS: [Signature]
PRINT NAME: Israel Kapel

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
BEFORE ME PERSONALLY APPEARED THERESA BELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., 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 OFFICIAL SEAL, THIS 22nd DAY OF July, 2004.

NOTARY PUBLIC Marcela Quezada
PRINT NAME: Marcela Quezada-Rivera
MY COMMISSION EXPIRES: 6/21/08
DD338705

SURVEYOR'S CERTIFICATE

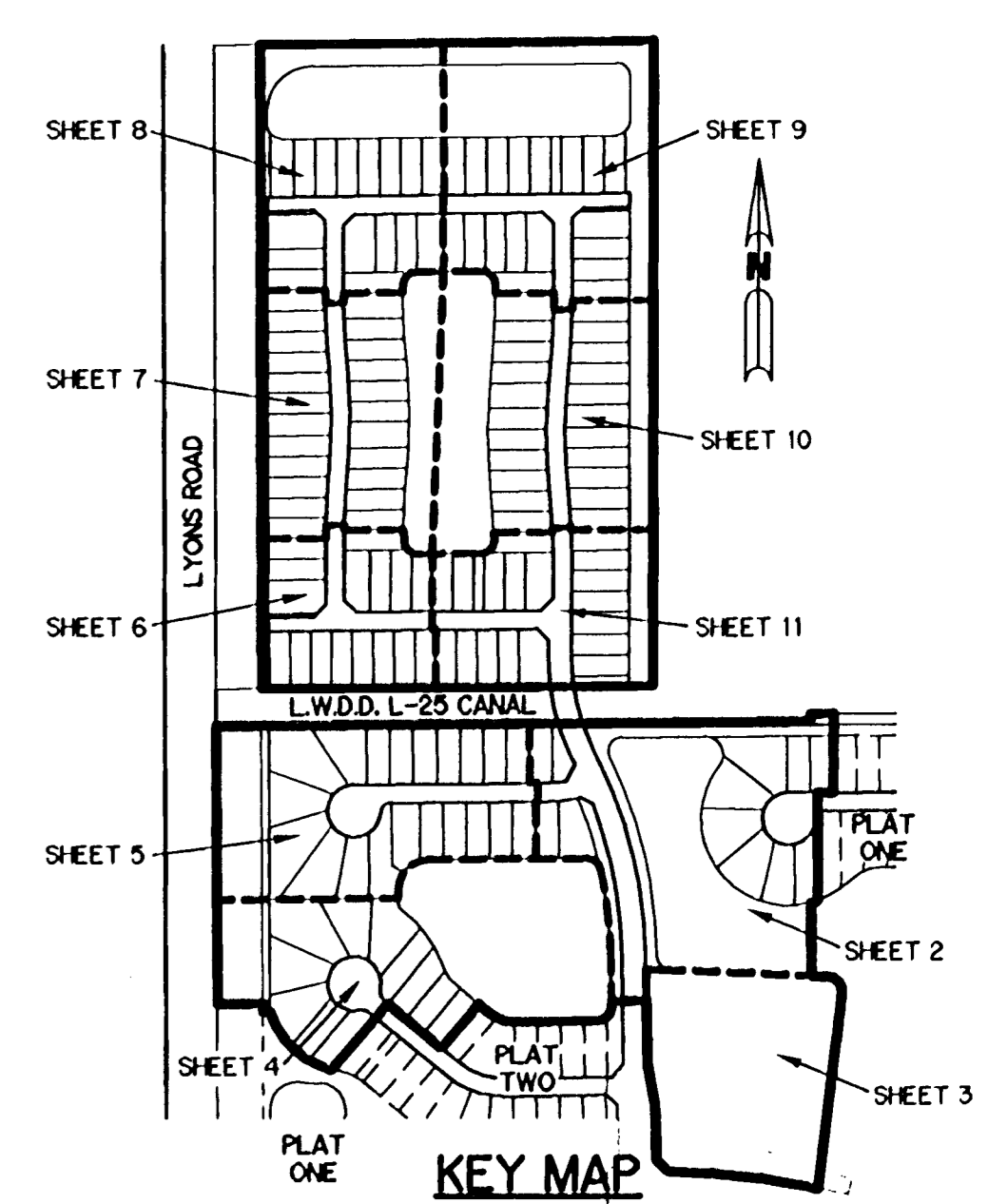
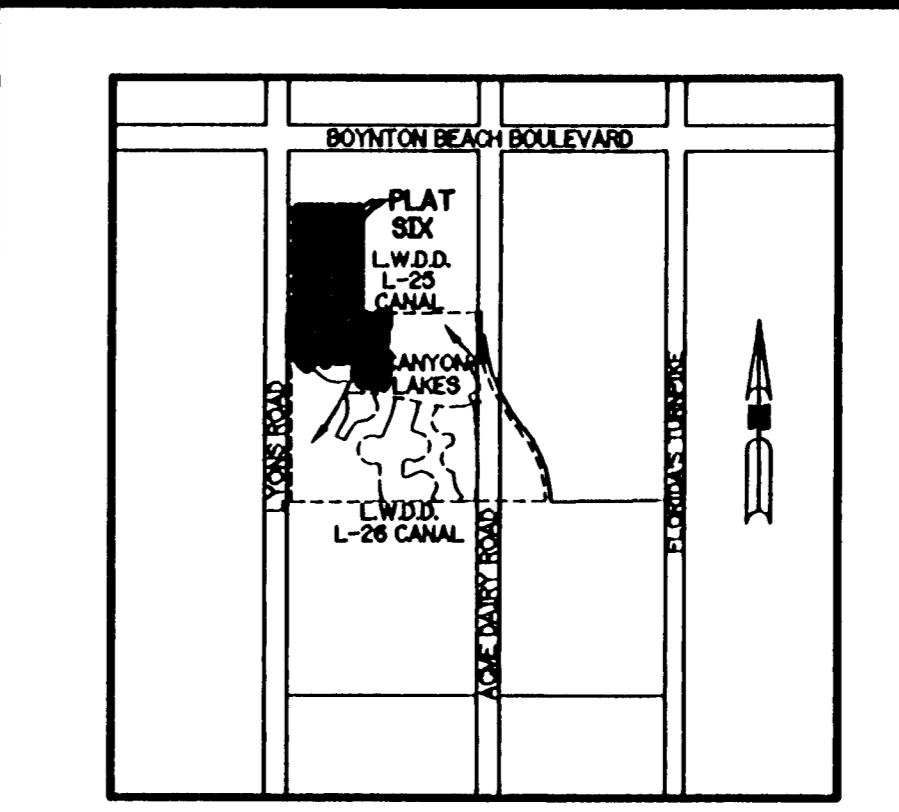
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PPRIM'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (PCP'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.

By: Perry C. White
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA
DATE: 8/26/04

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 99-33, AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES. THIS 22nd DAY OF August, 2004, AND HAS BEEN REVIEWED BY 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: 8/24/04

Table with 2 columns: SITE PLAN DATA and CANYON LAKES - PLAT SIX. Rows include ZONING PETITION NO., TOTAL AREA, TOTAL DWELLING UNITS, DENSITY, and RECREATIONAL AREA.



REVISIONS: CANYON LAKES - PL 6, PAGES 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

