KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XVI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS CANYON ISLES-PLAT TWO, BEING A PARCEL OF LAND IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING A PORTION OF TRACTS 10-13, 20-24, AND 42-45, BLOCK 59 PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 16 SAID BLOCK 59: THENCE S43°01'22"W FOR 36.34 FEET TO THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-26 PER CHANCERY CASE 407, RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, N89'36'36"E FOR 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD PER ROAD PLAT BOOK 6, PAGE 84, OF

THENCE CONTINUE ALONG SAID SOUTH LINE, N89'36'36"E FOR 1251.86 FEET TO THE POINT OF BEGINNING: THENCE, SO0°23'24"E FOR 8.60 FEET TO A NON-TANGENT CURVE. CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET, WHERE A RADIAL LINE

THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13016'18" FOR 90.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 197.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 133'40'19" FOR 459.60 FEET TO A POINT OF TANGENCY: THENCE N8672'35"E FOR 93.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93"24"01" FOR 48.90 FEET TO A POINT OF TANGENCY: THENCE S00"23"24"E FOR 80.72 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 108'56'09" FOR 95.06 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT. THROUGH A CENTRAL ANGLE OF 211"05"10" FOR 725.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5'59'08" FOR 52.23 FEET TO A POINT OF TANGENCY: THENCE N83"26'43"E FOR 33.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 85°21'51" FOR 44.70 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°59'33" FOR 86.75 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3161.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2'03'36" FOR 113.65 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89"18'15" FOR 46.76 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1093.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1"07"32" FOR 21.47 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48'31'08" FOR 42.34 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32'03'50" FOR 55.96 FEET TO A POINT OF TANGENCY; THENCE N89°21'29"W FOR 88.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 197.00 FEET: THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 132'23'21" FOR 455.19 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 134'21'53" FOR 93.80 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1425.00 FEET, WHERE A RADIAL LINE BEARS NO2'37'04"E; THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL

ANGLE OF 26°53'17" FOR 668.73 FEET TO A POINT OF NON-TANGENCY;

THENCE N67'08'56"E FOR 50.00 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2975.00 FEET, WHERE A RADIAL LINE

THENCE N63'38'08"E FOR 52.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2475.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL

ANGLE OF 8'09'44" FOR 352.58 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET, WHERE A RADIAL LINE BEARS N18'12'08"W;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 128'30'14" FOR 89.71 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 197.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 137°21'09" FOR 472.26 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 103°56'47" FOR 81.64 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1339.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12'42'52" FOR 297.14 FEET TO A POINT OF TANGENCY: THENCE NOO"23'24"W FOR 214.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 96"20"50" FOR 50.45 FEET TO A POINT OF TANGENCY: THENCE S84°02'34"E FOR 100.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 197.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 136'37'08" FOR 469.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 130°16'18" FOR 90.95 FEET;

THENCE NOO'23'24"W FOR 8.60 FEET TO THE SAID SOUTH LINE OF CANAL L-26; THENCE ALONG SAID SOUTH LINE, S89'36'36"W FOR 974.91 FEET TO THE

CONTAINING 25.00 ACRES, MORE OR LESS.

ANGLE OF 0'02'27" FOR 2.12 FEET;

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 CANYON ISLES 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. ALL TRACTS FOR PRIVATE STREET PURPOSES, 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.

CANYON ISLES (A.K.A. FOGG CENTRAL) PLANNED UNIT DEVELOPMENT

CANYON ISLES - PLAT TWO

A PARCEL OF LAND IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 10-13, 20-24, AND 42-45, BLOCK 59, PALM BEACH FARMS Co. PLAT No. 3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

> SHEET 1 OF 4 JULY, 2004

ACCEPTANCE OF RESERVATIONS

TRACTS "OS1" THROUGH "OS3" AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON COUNTY OF PALM BEACH

CANYON ISLES HOMEOWNER 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 31 DAY OF AUGUST 2004.

CANYON ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT/FOR PROFIT BARBARA SMITH, PRESIDENT BE THE PERPETUAL MAINTENANCE OBLIGATION OF CANYON ISLES HOMEOWNERS ASSOCIATION, INC. PRINT NAME: TAM WWhoney

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 XECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CANYON ISLES OMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE M 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. THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF HUGUST, 2004.

MY COMMISSION EXPIRES: JULY 25, 2000 #DD134SSO

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95—3341AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS _______ DAY OF _______ 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

MORTGAGEE'S CONSENT

STATE OF FLORIDA

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 17728 AT PAGE 1866, AS THE SAME HAVE BEEN AMENDED, RESTRICTED AND MODIFIED FROM TIME TO TIME, 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 23 DAY OF

BEFORE ME PERSONALLY APPEARED THERESA BELLO, WHO IS PERSONALLY KNOWN 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF AUGUST NOTARY PUBLIC: When the CC# DD332705 EXP. 6/27/2008 PRINT NAME: Marcela Quezada

STATE OF FLORIDA

WE, LAWYERS TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE

LAWYERS TITLE INSURANCE COMPANY ROBERT B. SIESHOLTZ, VICE PRESIDEN

COUNTY OF MIAMI-DADE

0	, 2007.	
BANK OF AMER A NATIONAL BA	RICA, N.A., ANKING ASSOCIATION	
BY:	Theren Bello	
	BELLO, SENIOR VICE PRESIDENT	
WITNESS:	funde	
PRINT NAME:	March Overada	
WITNESS:	Morena Scalia	
PRINT NAME:	FIOLEND SCOLIS	

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MIAMI-DADE

AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: 6/27/08

TITLE CERTIFICATION

COUNTY OF PALM BEACH

EXAMINED 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 XVI, LLLP, A FLORIDA LIMITED LIABILITY 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.

DATE: Amost 22, 2005

SURVEYOR'S CERTIFICATE

ABBREVIATION LEGEND:

Δ- CENTRAL ANGLE

CB - CHORD BEARING

CH - CHORD DISTANCE

P.C. - POINT OF CURVATURE

P.T. - POINT OF TANGENCY

U.E. - UTILITY EASEMENT

G - CENTERLINE

OS - OPEN SPACE

P.B. - PLAT BOOK

BT - BUFFER TRACT

R/W - RIGHT-OF-WAY

O.R.B. - OFFICIAL RECORD BOOK

D.E. - DRAINAGE EASEMENT

O.E. - OVERHANG EASEMENT

P.I. - POINT OF INTERSECTION

PCP - PERMANENT CONTROL POINT

L.M.E. - LAKE MAINTENANCE EASEMENT

PRM - PERMANENT REFERENCE MONUMENT

■ PERMANENT REFERENCE MONUMENT "LB6473" FOUND

- PERMANENT CONTROL POINT "LB6473" TO BE SET

L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT

L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT

L - ARC LENGTH

R - RADIUS

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 17 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY

2005-0347859

COUNTY OF PALM BEACH

on page 40 this 43

This Plat was filed for record at #17 A M.,
This 4 day of 2005,
and duly recorded in Plat Book No. 105

STATE OF FLORIDA

Y: John E. Phillips Ta
JOHN(E.) PHILLIPS, III, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4826, STATE OF FLORIDA

. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-26. HAVING A BEARING OF S89'36'36"W.

2. 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 TO REAR LOT LINE

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES. 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.

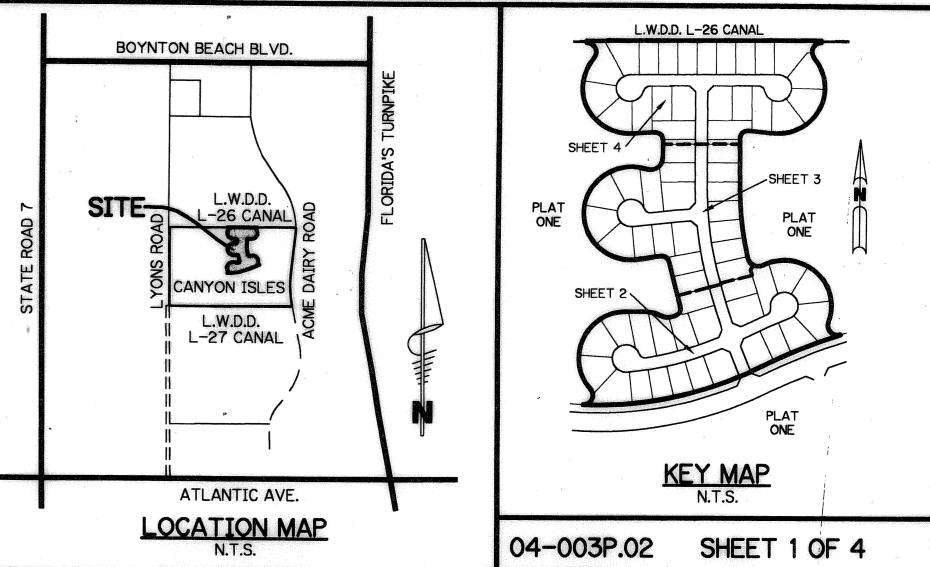
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

6. THE ROAD, DYKE, & DITCH 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 ON THE GEODETIC CONTROL MEET OR EXCEEDTHE 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 = 1.0000253 PLAT BEARING = GRID BEARING NO ROTATION



SITE PLAN DATA CANYON ISLES - PLAT TWO ZONING PETITION NO. (AKA, FOGG CENTRAL)

Seal

BOYNTON BEACH XVI

MY COMMISSION EXPIRES: May 8, 2009

TOTAL AREA TOTAL DWELLING UNITS (SINGLE FAMILY) ...

NOTARY FOR
BOYNTON BEACH XVI
CORPORATION
NOTARY FUELIC-STATE OF FLORIDA
Pamela A. Duhaney
Commission # DD 13388
Expires: MAY 06, 2009

ISLES 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. TRACT

"0S3" AS SHOWN HEREON IS HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 17758, PAGE 598, PUBLIC RECORDS OF PALM

4. TRACT "BT1", AS SHOWN HEREON, IS HEREBY RESERVED FOR CANYON ISLES

LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID

ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL

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 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

6. 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

PRIVATE STREET PURPOSES, 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.

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

WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP

HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER,
BOYNTON BEACH XVI CORPORATION, A FLORIDA CORPORATION,
THIS 31 DAY OF HUgust , 2004.

BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALL

AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT

OF BOYNTON BEACH XVI CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XVI, 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 31 DAY OF AUGUS +

CANYON ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR

THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR

HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND

BEACH COUNTY. IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

BOYNTON BEACH ASSOCIATES XVI. LLLP.

ALAN J. FANT, VICE PRESIDENT OF

PRINT NAME: RICK E. ELSNIGZ

PRINT NAME: ALTHOUY LOFUELD

ACKNOWLEDGMENT

COUNTY OF BROWARD

KNOWN TO ME OR HAS PRODUCED

STATE OF FLORIDA

A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

25.00 AC. 2.64 DU/AC.

Seal

CANYON ISLES

HOMEOWNERS

ASSOCIATION, INC.

#DD 413388

NOTARY FOR CANYON ISLES HOMEOWNERS ASSOCIATION INC. CUMPLAN

-yrings Jav 25.2

BANK OF AMERICA, N.A.

BROWN & PHILLIPS, INC.

3969 N. HAVERHILL ROAD, SUITE 105

WEST PALM BEACH, FLORIDA 33417

561-615-3988, 615-3986 FAX

CERTIFICATE OF AUTHORIZATION # LB 6473

SURVEYOR

