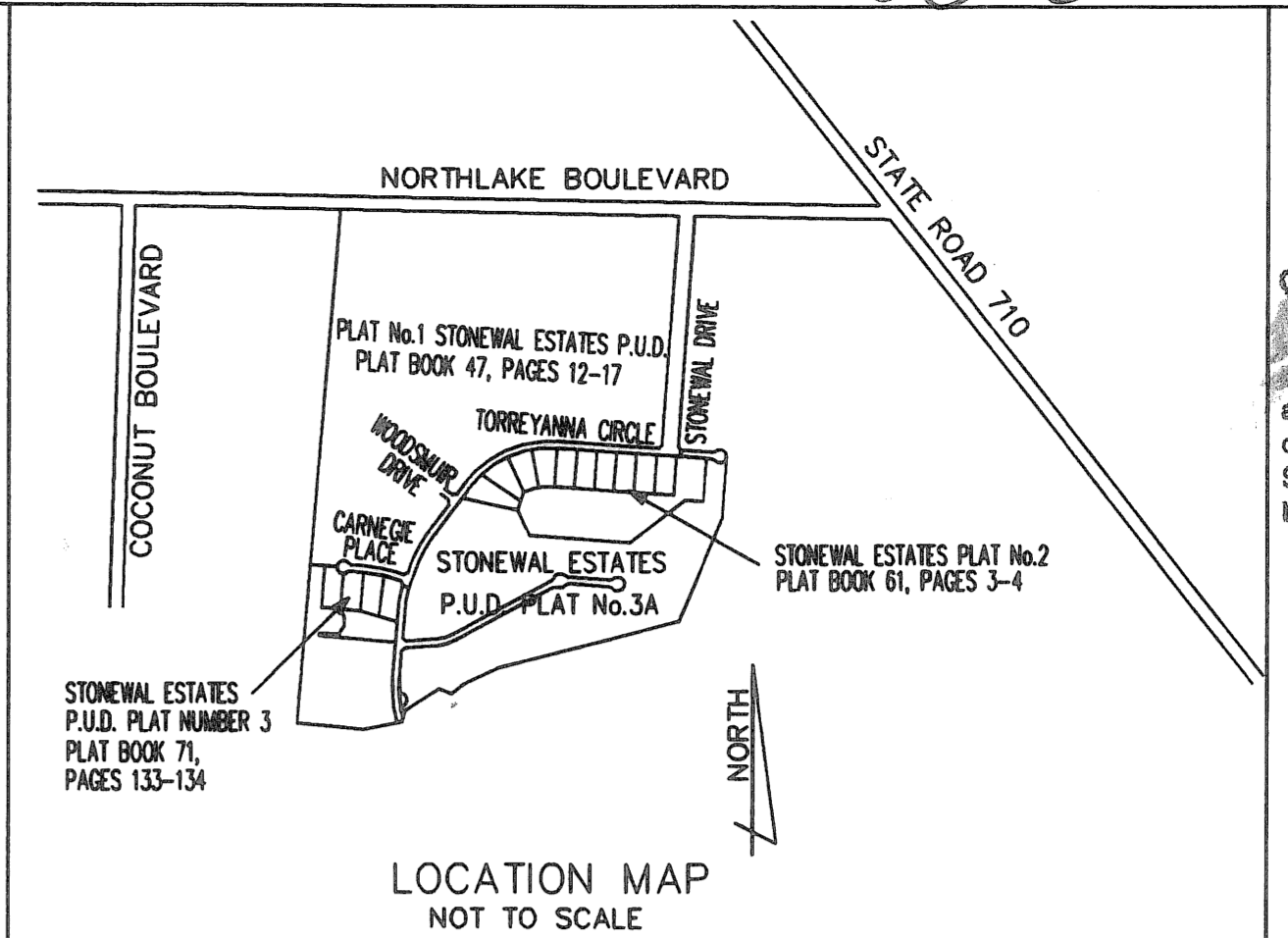
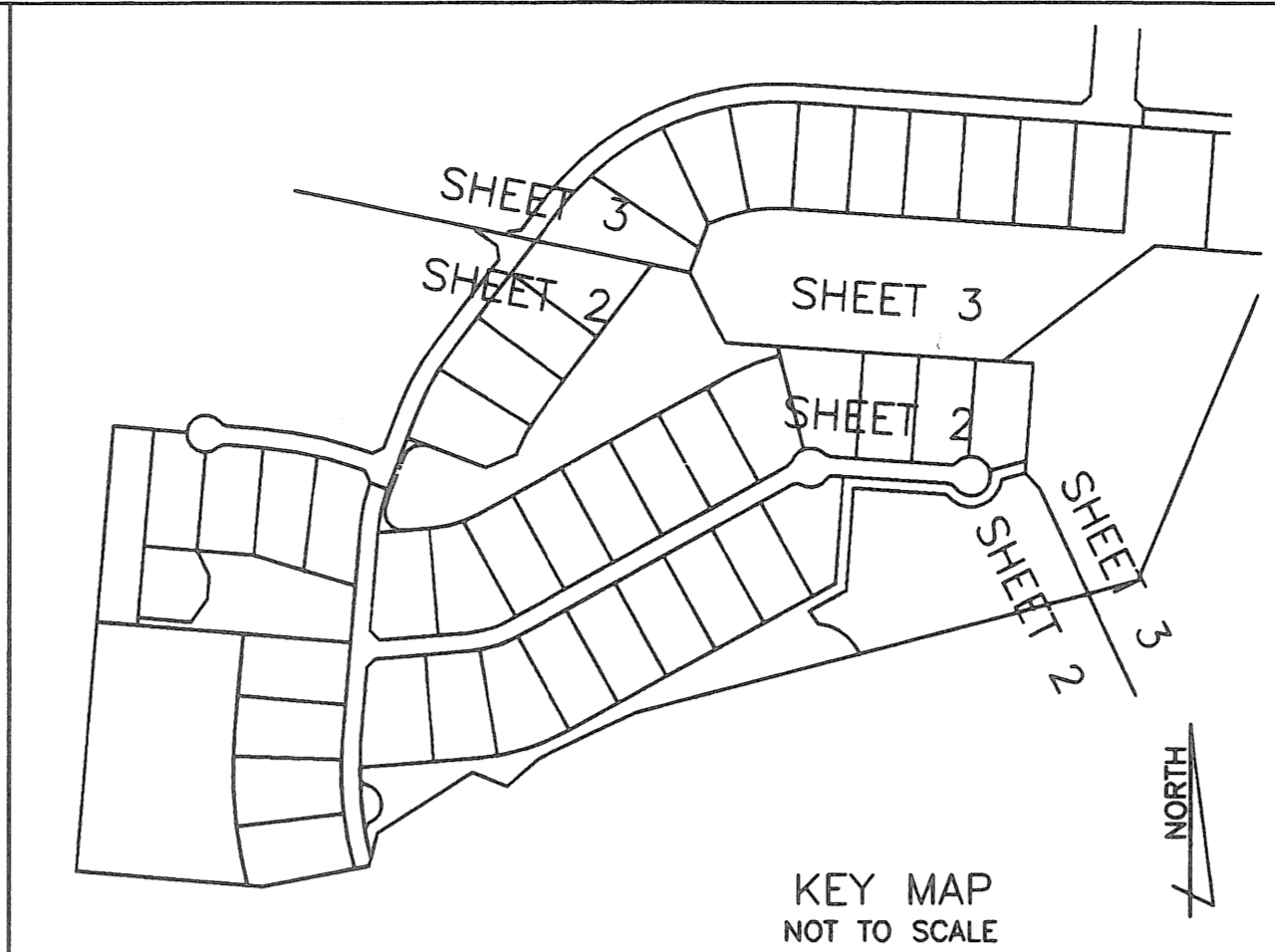


STONEWAL ESTATES P.U.D. PLAT No.3A

A PORTION OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF LOTS 1-4 AND THE WATER MANAGEMENT TRACTS OF STONEWAL ESTATES P.U.D. PLAT No.3, PLAT BOOK 71, PAGES 133 AND 134

APRIL 2003

SHEET 1 OF 3



57

COUNTY OF PALM BEACH
FLORIDA
This Plat was filed for record at 11:58 AM.
This 15 day of June 2005
and duly recorded in Plat Book No. 105
on page 57-59
SHARON R. ...
D.C.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT LYEC THREE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

STONEWAL ESTATES P.U.D. PLAT No.3A

BEING A PORTION OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF LOTS 1-4 AND THE WATER MANAGEMENT TRACTS OF STONEWAL ESTATES P.U.D. PLAT No.3, PLAT BOOK 71, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PLAT No. 1 STONEWAL ESTATES P.U.D., RECORDED IN PLAT BOOK 47, PAGES 12 THROUGH 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG THE WEST LINE OF SAID SECTION 26, S04°41'08"W FOR 1207.72 FEET; THENCE S85°18'52"E FOR 504.09 FEET; THENCE N79°00'00"E FOR 294.44 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, WHERE A RADIAL LINE BEARS N67°50'24"E; THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 247°42'32" FOR 216.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 73°23'54" FOR 32.03 FEET;

THENCE N57°27'16"E FOR 305.24 FEET; THENCE S87°40'01"E FOR 101.51 FEET; THENCE N49°00'00"E FOR 112.08 FEET; THENCE N64°42'05"E FOR 285.59 FEET; THENCE N75°08'05"E FOR 1407.81 FEET; THENCE N22°36'08"E FOR 842.70 FEET; THENCE N04°00'00"E FOR 459.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 138°11'23" FOR 120.59 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°11'23" FOR 21.03 FEET TO A POINT OF TANGENCY; THENCE N86°00'00"W FOR 239.10 FEET TO THE EAST RIGHT-OF-WAY OF STONEWAL DRIVE PER SAID PLAT No.1 STONEWAL ESTATES P.U.D.; THENCE ALONG SAID EAST RIGHT-OF-WAY, S04°00'00"W FOR 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF TORREYANNA CIRCLE AND THE BOUNDARY OF STONEWAL ESTATES PLAT No.2, RECORDED IN PLAT BOOK 61, PAGES 3 AND 4, OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID PLAT No.2 FOR THE FOLLOWING COURSES:

THENCE S86°00'00"E FOR 195.00 FEET; THENCE S04°00'00"W FOR 321.00 FEET; THENCE N86°00'00"W FOR 138.59 FEET; THENCE S52°14'52"W FOR 519.75 FEET; THENCE N86°00'00"W FOR 751.11 FEET; THENCE N29°33'41"W FOR 58.33 FEET; THENCE N26°00'00"W FOR 154.59 FEET; THENCE N78°00'00"W FOR 425.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF TORREYANNA CIRCLE, PER SAID PLAT No.1; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE S37°00'00"W FOR 376.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°00'00" FOR 195.48 FEET TO A POINT OF TANGENCY; THENCE S21°00'00"W FOR 219.43 FEET; THENCE N69°00'00"W FOR 50.00 FEET TO THE NORTHEAST CORNER OF LOT 4 OF STONEWAL ESTATES P.U.D. PLAT NUMBER 3, RECORDED IN PLAT BOOK 71, PAGE 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT NUMBER 3 FOR THE FOLLOWING COURSES:

THENCE N24°00'00"W FOR 35.36 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1000.00 FEET, WHERE A RADIAL LINE BEARS S21°00'00"W; THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°18'52" FOR 284.74 FEET TO A POINT OF TANGENCY; THENCE N85°18'52"W FOR 101.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 48°11'23" FOR 21.03 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 138°11'23" FOR 120.59 FEET; THENCE N85°18'52"W FOR 200.00 FEET TO THE POINT OF BEGINNING.

LESS TRACT "R" OF SAID STONEWAL ESTATES P.U.D. PLAT NUMBER 3, RECORDED IN PLAT BOOK 71, PAGE 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 70.845 ACRES, MORE OR LESS.

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

1. STREETS

TRACTS S-1, S-2 AND S-3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BAYHILL ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS "A", "B", "C", AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BAYHILL ESTATES PROPERTY OWNERS 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, OFFICIAL RECORD BOOK 14884, PAGE 855, PUBLIC RECORDS OF PALM BEACH COUNTY.

3. DRAINAGE EASEMENTS

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 THE BAYHILL ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENT and LAKE MAINTENANCE ACCESS TRACT

THE LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENT, AND LAKE MAINTENANCE ACCESS TRACT, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BAYHILL ESTATES PROPERTY OWNERS 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. PALM BEACH COUNTY AND INDIAN TRAIL IMPROVEMENT DISTRICT 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5. UTILITY EASEMENTS:

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.

6. PRESERVE TRACT

THE PRESERVE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BAYHILL ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, SECTION 9.5.

7. OPEN SPACE TRACTS:

TRACTS OS-1 AND OS-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BAYHILL ESTATES PROPERTY OWNERS 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.

8. LOT 1:

LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED BY LYEC THREE, INC., FOR FUTURE DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. ANY FUTURE DEVELOPMENT OF LOT 1 IS SUBJECT TO APPROVAL BY THE PALM BEACH COUNTY DEVELOPMENT REVIEW COMMITTEE.

IN WITNESS WHEREOF, LYEC THREE, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS ~~Vice President~~, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF April 2003.

LYEC THREE, INC., A FLORIDA CORPORATION

BY: Larry A. Campbell
LARRY A. CAMPBELL, PRESIDENT

ATTEST: Thomas T. Brown
PRINT NAME: Thomas T. Brown
PRINT TITLE: Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY A. CAMPBELL AND ~~THOMAS T. BROWN~~, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ~~Vice President~~, RESPECTIVELY, OF LYEC THREE, INC., A FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF April 2003.
Comm. No. CC984-860
MY COMMISSION EXPIRES: Dec. 15, 2004
Molly E. Brown
NOTARY PUBLIC
Molly E. Brown

BAYHILL ESTATES PROPERTY OWNERS ASSOCIATION, INC.
ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BAYHILL ESTATES PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.
DATED THIS 30th DAY OF March 2005

BAYHILL ESTATES PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: Daniel P. Filson
PRINT NAME: Daniel P. Filson
PRINT TITLE: President

WITNESS: Molly Brown

WITNESS: George A. Webb

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Daniel P. Filson WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF THE BAYHILL ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 30th DAY OF March 2005

Comm. No. DD371534
MY COMMISSION EXPIRES: Dec. 15, 2008

Molly E. Brown
NOTARY PUBLIC
Molly E. Brown

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT B. COOK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY VESTED TO LYEC THREE, INC. A FLORIDA CORPORATION; 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.

DATED: ~~1/15/05~~ 3/18/05 BY: Robert B. Cook
ROBERT B. COOK
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

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.

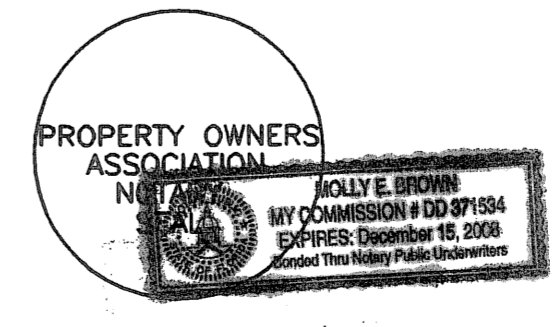
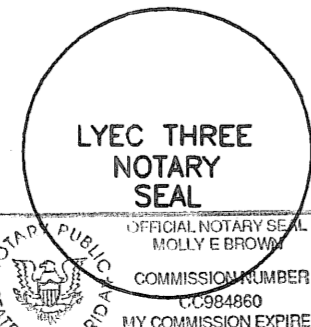
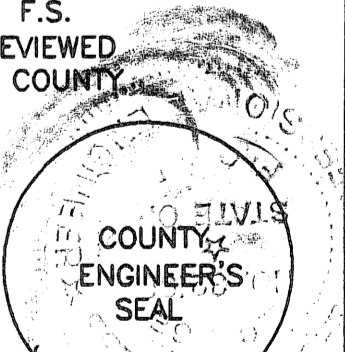
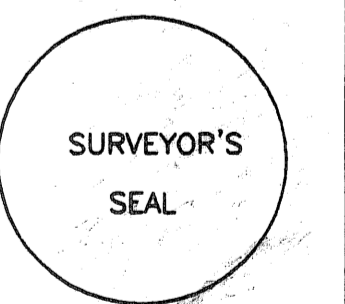
Robert P. Blaszyk 4-02-03
ROBERT P. BLASZYK, P.S.M.
LICENSE No. 4133
STATE OF FLORIDA

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 14 DAY OF June 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George A. Webb
GEORGE A. WEBB, P.E.
COUNTY ENGINEER



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 THIS COUNTY.

This instrument was prepared by Robert P. Blaszyk, PSM, in the offices of

RPB Consulting, Inc.

Land Surveying and Mapping - L.B. No. 7022
7741 North Military Trail, Woodbine Commons, Suite 1, Palm Beach Gardens, Florida 33410
Phone & Fax (561) 841-7466 E-mail: rpbconsultinginc@earthlink.net

STONEWAL ESTATES PL 3A
SHEET 1 OF 3
DATE: 03/18/05
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
DRAWN BY: [Signature]

P.U.D. DATA
PETITION No.: PDD 83-18
NUMBER OF LOTS: 34
AREA: 70.845 ACRES
DWELLING UNITS PER ACRE: 0.48