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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XVI, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS:

CANYON ISLES - PLAT THREE

BEING A PARCEL OF LAND IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 6-10, 23-27, 38-41, AND 56-59, 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, 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 849, 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 SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID SOUTH LINE, N89°36'36"E FOR 2488.82 FEET TO THE POINT OF BEGINNING; THENCE S00°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 BEARS S00°23'24"E; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 132°12'03" FOR 92.29 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 48°11'11" FOR 48.60 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°59'08" FOR 52.23 FEET TO A POINT OF TANGENCY; THENCE S00°23'24"E FOR 163.42 FEET TO THE POINT OF CURVATURE OF 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 98°44'52" FOR 47.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 195.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 193°16'51" FOR 657.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°44'52" FOR 47.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1181.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°06'00" FOR 42.55 FEET TO A POINT OF TANGENCY; THENCE S09°17'10"E FOR 240.84 FEET TO THE POINT OF CURVATURE OF 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 85°37'38" FOR 48.33 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2360.00 FEET, WHERE A RADIAL LINE BEARS S13°39'33"E; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°11'32" FOR 1.05 FEET; THENCE RADIAL TO SAID CURVE, S13°41'05"E FOR 208.00 FEET TO A CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2154.00 FEET, WHERE A RADIAL LINE BEARS S13°41'05"E; THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°05'03" FOR 40.76 FEET; THENCE RADIAL TO SAID CURVE, S14°46'08"E FOR 131.00 FEET TO A CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2023.00 FEET, WHERE A RADIAL LINE BEARS S14°46'08"E; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°47'09" FOR 63.06 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°44'52" FOR 47.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1878.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°58'31" FOR 97.41 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 58°45'14" FOR 29.18 FEET; THENCE RADIAL TO SAID CURVE, S19°55'37"W FOR 24.21 FEET; THENCE S17°00'58"W FOR 9.31 FEET; THENCE S07°58'41"E FOR 142.90 FEET; THENCE N82°11'19"E FOR 10.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE S07°58'41"E FOR 184.15 FEET; THENCE S36°34'08"E FOR 21.83 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, WHERE A RADIAL LINE BEARS S36°34'08"E; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°05'38" FOR 28.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1878.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°16'19" FOR 41.65 FEET TO A POINT OF TANGENCY; THENCE S00°23'27"E FOR 58.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 47.12 FEET TO A POINT OF TANGENCY; THENCE N89°36'33"E FOR 4.20 FEET; THENCE S89°36'33"W FOR 170.20 FEET; THENCE S00°23'27"E FOR 21.88 FEET; THENCE S00°23'27"E FOR 135.20 FEET TO THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL, RECORDED IN OFFICIAL RECORD BOOK 1585, PAGE 505 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE, N89°36'33"E FOR 884.73 FEET TO THE PROPOSED WEST RIGHT-OF-WAY LINE OF THE FOLLOWING COURSES:

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES:

THENCE N10°41'03"W FOR 394.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3540.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°00'00" FOR 1080.78 FEET TO A POINT OF TANGENCY; THENCE N06°29'05"E FOR 1080.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1573.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°18'44" FOR 118.38 FEET TO THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL, RECORDED IN DEED BOOK 148 PAGE 411 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING COURSES:

THENCE S89°36'36"W FOR 198.76 FEET TO THE EAST LINE OF TRACT 7, OF SAID BLOCK 59; THENCE ALONG SAID EAST LINE, S00°28'28"E FOR 0.36 FEET; THENCE S89°36'36"W FOR 330.00 TO THE EAST LINE OF TRACT 8, OF SAID BLOCK 59; THENCE ALONG SAID EAST LINE, N00°28'28"W FOR 3.00 FEET; THENCE S89°36'36"W FOR 360.00 FEET TO THE EAST LINE OF TRACT 9, OF SAID BLOCK 59; THENCE ALONG SAID EAST LINE, N00°28'28"W FOR 6.60 FEET; THENCE S89°36'36"W FOR 121.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 55.061 ACRES, MORE OR LESS.

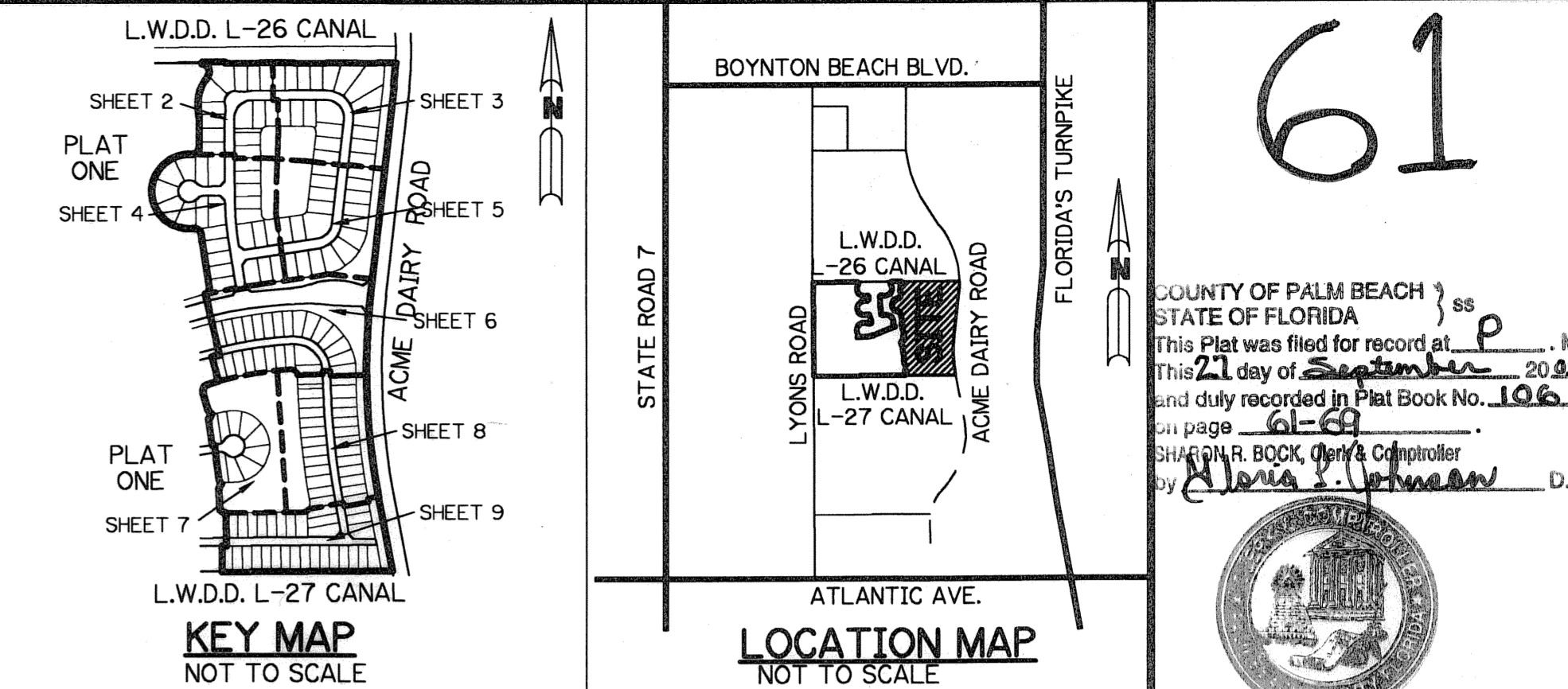
ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR 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.

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

A PARCEL OF LAND IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 6-10, 23-27, 38-41, AND 56-59, 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

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2. TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON ISLES 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR CANYON ISLES 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 BEACH COUNTY.

4. ALL TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY 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.

5. WATER MANAGEMENT TRACTS "L8" AND "L9", AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON ISLES 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 AS RECORDED IN OFFICIAL RECORD BOOK 17890, PAGE 1030 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON ISLES 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.

7. TRACTS "OS1" THROUGH "OS4" AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON 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.

8. TRACT "R-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CANYON ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. TRACTS "BT1" THROUGH "BT3" AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON ISLES 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.

10. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON ISLES 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 NOTE 2.

11. 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 ISLES 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 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 SYSTEM.

12. 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.

13. 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.

14. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE ACME DAIRY ROAD RIGHT-OF-WAY AND TO BE SIGNIFIED BY ITS OWNERS AND PARTNERS OF THE TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY 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, 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.

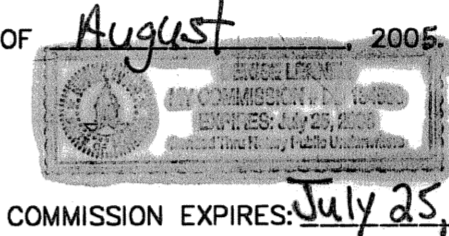
15. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, 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.

16. OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNERS 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.

IN 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, LICENSED TO DO BUSINESS IN FLORIDA, THIS 12th DAY OF August, 2004.

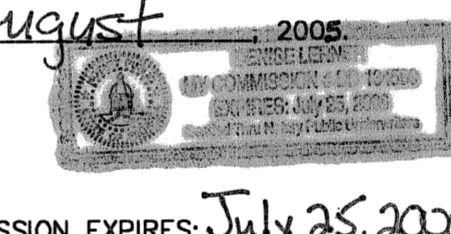
BY: Alan J. Fant, Vice President of Boynton Beach XVI Corporation; Witness: Amy Valera, Amy Valera, Pam Duhanev.

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF BROWARD BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XVI CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XVI, 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 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 12th DAY OF August, 2004.



ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH CANYON ISLES 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 12th DAY OF August, 2004. BY: Barbara Smith, President; Witness: Amy Valera, Amy Valera, Pam Duhanev.

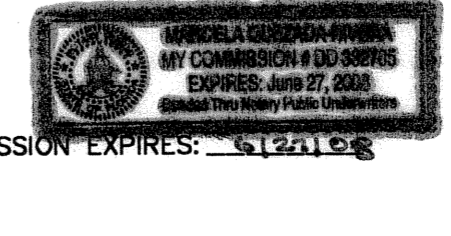
ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED BARBARA SMITH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CANYON ISLES HOMEOWNERS ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE 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 12th DAY OF August, 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 12552 AT PAGE 627, 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 12th DAY OF August, 2004.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION BY: Theresa Bello, Senior Vice President; Witness: Kathy Rodriguez, Kathy Rodriguez, Marcela Quezada.

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 12th DAY OF August, 2004.



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 HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES XVI, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOT 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. Siesholz, Vice President; DATE: 9/2/05

COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 21st DAY OF September, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES. BY: George T. Webb, P.E., County Engineer; DATE: 9/29/05

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. BY: John E. Phillips III, Professional Surveyor and Mapper; LICENSE NO. 4826, STATE OF FLORIDA; DATE: 8/22/05

SURVEYOR'S NOTES: 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1980 ADJUSTMENT) SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-26, HAVING A BEARING OF N89°36'33"E. 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 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. 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE, 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 ARE GRID COORDINATES DATUM = NAD 83 (1980 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 = 1.0000236 PLAT BEARING = GRID BEARING NO ROTATION

THIS INSTRUMENT PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

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SUBDIVISION CANYON ISLES - PLAT 3 BOOK 106 FLOOD ZONE B ZONING PDD QUAD # 50 SE TRAZ 750 PUB NAME FOGG CENTRAL

