

(A.K.A. SPANISH RIVER PRESBYTERIAN CHURCH PRESERVE/FOGG SOUTH) CANYON SPRINGS PRESERVE PLAT NO. 4

BEING A PARCEL OF LAND LYING WITHIN THE
EAST HALF OF SECTION 1, TOWNSHIP 46, SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA,

SHEET 1 OF 2

AUGUST, 2005

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS CANYON SPRINGS PRESERVE PLAT NO. 4, BEING A PARCEL OF LAND IN THE EAST HALF OF SECTION 1, TOWNSHIP 46, SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1 AS MARKED BY AN 8" ROUND CONCRETE MONUMENT WITH A DISK MARKED "PRECISE SURVEY CITY OF WEST PALM BEACH" DRAWING NUMBER TF 1567 AS SET BY BROCKWAY, WEBER & BROCKWAY, INC., CONSULTING ENGINEERS AND LAND SURVEYORS IN 1955. THIS LOCATION IS SHOWN ON THE CERTIFIED CORNER RECORD DOCUMENT NO. 0026622 ACCEPTED AND FILED, AUGUST 1987 WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, 3900 COMMONWEALTH BOULEVARD, TALLAHASSEE, FLORIDA 32303; THENCE SOUTH 00°54'32" EAST (FLORIDA STATE PLANE GRID BEARING DATUM), A DISTANCE OF 2,367.88 FEET; THENCE SOUTH 89°29'10" WEST, A DISTANCE OF 248.35 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AS LAID OUT AND IN USE, RECORDED IN OFFICIAL RECORDS BOOK 10569, PG. 712, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 01°12'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 330.03 FEET TO A POINT ON THE AGREEMENT LINE BETWEEN SPANISH RIVER PRESBYTERIAN CHURCH, INC. AND OSCAR JOHNSON IN 1995; THENCE SOUTH 89°28'27" WEST, ALONG SAID AGREEMENT LINE, A DISTANCE OF 2,387.89 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 1; THENCE NORTH 00°54'14" WEST, ALONG SAID WEST LINE, A DISTANCE OF 877.68 FEET; THENCE NORTH 89°29'13" EAST, A DISTANCE OF 1,216.65 FEET; THENCE SOUTH 01°12'38" EAST, A DISTANCE OF 547.65 FEET; THENCE NORTH 89°27'44" EAST, A DISTANCE OF 1,167.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.385 ACRES, MORE OR LESS.

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

1. TRACT "A", AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, IS DEDICATED AS THE PRESERVE AREA FOR SPANISH RIVER PRESBYTERIAN CHURCH (CANYON SPRINGS/FOGG SOUTH), PETITION NO. 2002-069 AND IS SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10072, PAGES 72 THROUGH 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF PALM BEACH COUNTY.

2. TRACT "A" IS RESERVED TO BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID TRACT IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 17902, PAGE 564 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT "A" CONTAINS A TOTAL OF 33.385 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION, THIS 22nd DAY OF February, 2006.

BOYNTON BEACH ASSOCIATES XVII, L.L.P.,
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: BOYNTON BEACH XVII CORPORATION,
A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: Alan Fant, V.P.
ALAN FANT, VICE PRESIDENT

WITNESS: Matthew Woods

PRINT NAME: Matthew Woods

WITNESS: Patricia

PRINT NAME: Patricia

WITNESS: Ann DeBarney

PRINT NAME: Ann DeBarney

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF BROWARD

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 XVII CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XVII, 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 22nd DAY OF February, 2006.

NOTARY PUBLIC: Denise Lerner

PRINT NAME: Denise Lerner

MY COMMISSION EXPIRES: July 25, 2006

COMMISSION NUMBER: DD134550

SITE PLAN DATA:

CANYON SPRINGS PRESERVE PLAT NO. 4
ZONING PETITION NO.PDD 2002-069
TOTAL AREA OF TRACT "A".....33.385 ACRES

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

1894-
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 RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, SAID BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AS AGENT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF February, 2006.

BANK OF AMERICA, N.A.,
A NATIONAL BANKING ASSOCIATION, AS AGENT

BY: Evita Francuz

EVITA FRANCUZ, VICE PRESIDENT
BANK OF AMERICA, N.A.,
A NATIONAL BANKING ASSOCIATION

WITNESS: Marcelo Oviedo

PRINT NAME: Marcelo Oviedo

WITNESS: Ilchon Espinosa

PRINT NAME: Ilchon Espinosa

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED EVITA FRANCUZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., AS AGENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF February, 2006.

NOTARY PUBLIC: Nellie Lima

PRINT NAME: Nellie Lima

MY COMMISSION EXPIRES: 6/8/07

COMMISSION NUMBER: DD199581

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

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 XVII, L.L.P.; 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

ROBERT B. SIESHOLTZ
VICE PRESIDENT

DATE: 2/6/06

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, 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: 2/20/06

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-23, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES. THIS 4th DAY OF April, 2006, 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

GEORGE T. WEBB, P.E.
COUNTY ENGINEER

DATE: 4/4/06

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, NAD 83, (1990 ADJUSTMENT). THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST HAVING A BEARING OF S89°33'13"W.
- 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.
- COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE 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 = 1.0000179. PLAT BEARING = GRID BEARING.
- TRACT "A", SUBJECT TO THIS PLAT, IS A PRESERVATION AREA APPROVED AS PART OF PETITION 2002-069 AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:
 - PERMITTED USES:
 - CROP PRODUCTION, PASTURE, EQUESTRIAN ACTIVITIES, WHOLESALE OR RETAIL NURSERY OPERATION OR FALLOW LAND;
 - CONSTRUCTION AND MAINTENANCE OF STRUCTURES ESSENTIAL TO THE USES LISTED IN SURVEYOR'S NOTE 4a.A ABOVE, SUCH AS BARN, STABLES, PUMPS AND PUMP HOUSES, BUT SPECIFICALLY EXCLUDING AGRICULTURAL SUPPORT STRUCTURES SUCH AS PROCESSING FACILITIES AND PACKING PLANTS, WHICH ARE PROHIBITED;
 - MAINTENANCE AND OCCUPATION OF SECURITY, CARETAKER, FARM WORKER OR GROOMS QUARTERS, OR OTHER RESIDENTIAL STRUCTURE PROVIDED THAT THE QUARTERS OR STRUCTURE IS USED SOLELY FOR ONE OF THE PURPOSES LISTED UNDER TABLE 3.E.1 B- 10 OF THE UNIFIED LAND DEVELOPMENT CODE, ANY APPLICABLE SPECIAL PERMIT IS OBTAINED FOR SUCH USE, AND REQUISITE DENSITY EXISTS ON THE PROPERTY FOR SUCH USE.

- A WATER PRESERVE AREA IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ("SFWMD"), OR FOR REGIONAL WATER MANAGEMENT PURPOSES AS CERTIFIED BY EITHER LAKE WORTH DRAINAGE DISTRICT OR SFWMD, OR FOR WATER MANAGEMENT PURPOSES NOT DIRECTLY RELATED TO THE PROJECT IF APPROVED BY THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT ("ERM") AND MANAGED FOR ENVIRONMENTAL RESOURCE VALUES;
- WETLAND RESTORATION AND MAINTENANCE OR BONA FIDE AGRICULTURE AS DEFINED BY THE UNIFIED LAND DEVELOPMENT CODE; AND
- THOSE OTHER ACTIVITIES AUTHORIZED WITHIN A PRESERVATION AREA UNDER TABLE 3.E.1 B-10 OF THE UNIFIED LAND DEVELOPMENT CODE AND CONSISTENT WITH APPLICABLE PROVISIONS OF THE COMPREHENSIVE PLAN.
- PROHIBITED USES: ANY USE OF OR ON THE PROPERTY THAT IS NOT SPECIFICALLY LISTED OR INCLUDED IN SURVEYOR'S NOTE 4a. ABOVE, OR THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS OR OPEN SPACE PRESERVATION IS PROHIBITED BY THAT CERTAIN CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10072, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "CONSERVATION EASEMENT").
- PALM BEACH COUNTY PLANNING DIVISION DATA:
THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
 - FPL EASEMENT, DEED BOOK 1013, PAGE 249.
 - FPL EASEMENT, OFFICIAL RECORDS BOOK 1793, PAGE 1279.
 - GUY WIRE EASEMENT, DEED BOOK 1013, PAGE 249.

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 on 4:01 P.M.
This day of April, 2006
and duly returned in Plat Book No. 197
Page 110
Shirley H. Brink, Clerk & Computer
Clerk of the County of Palm Beach



SUBDIVISION Canyon Springs Pres # 4
BLK 107
FLORIDA STATE PLATE # 1000
ZONING ABR
QUAD # 66
S.E.
T&L 752
PUD NAME

