# TRAILS AT CANYON - PLAT ONE

BEING A REPLAT OF A PORTION OF TRACTS 89 THROUGH 93, 95, 99, 100, 102, 103, 123 THROUGH 125, ALL OF TRACTS 98, 101, 126 AND 127 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, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 29 & 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST

> FEBRUARY, 2010 SHEET 1 OF 10

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XXIII. LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "TRAILS AT CANYON - PLAT ONE", BEING A REPLAT OF A PORTION OF TRACTS 89 THROUGH 93, 95, 99, 100, 102, 103, 123 THROUGH 125, ALL OF TRACTS 98, 101, 126 AND 127 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, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 127; THENCE SOUTH 89" 36' 36" WEST ALONG THE SOUTH LINE OF SAID TRACTS 123 THROUGH 127, A DISTANCE OF 1,369.68 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS SOUTH 89°04'45"WEST, HAVING A RADIUS OF 1,653.00 FEET AND A CENTRAL ANGLE OF 38" 52":24"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ACME DAIRY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 16665, PAGE 1533 AND OFFICIAL RECCADS BOOK 16522, PAGE 1256 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR THE FOLLOWING FOUR (4) COURSES, A DISTANCE OF 1,121.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2,484.00 FEET AND A CENTRAL ANGLE OF 11° 57' 33"; THENCE TO THE NORTHWEST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 518.48 FEET, TO A POINT OF COMPOUND CURVATURE, CONCAVE TO THE EAST, HAVING A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 50° 59' 24"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.48 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 62° 13' 16"; THENCE TO THE NORTH ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.88 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 50° 56' 02" EAST, A DISTANCE OF 60.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS NORTH 50°56'02" EAST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 110° 11' 09": THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.69 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,854.00 FEET AND A CENTRAL ANGLE OF 10° 46' 40"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 536.86 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 04° 12' 32"; THENCE TO THE EAST ALONG THE ARC OF SAID CURVE. A DISTANCE OF 73.46 FEET, TO A POINT OF TANGENCY; THENCE NORTH 86° 06' 22" EAST, A DISTANCE OF 314.56 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 50° 14' 12"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.30 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 46" 20' 35" EAST, A DISTANCE OF 16.90 FEET; THENCE NORTH 03° 53' 38" WEST, A DISTANCE OF 126.00 FEET: THENCE NORTH 86° 06' 22" EAST, A DISTANCE OF 139.29 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS NORTH 80°59'37" EAST. HAVING A RADIUS OF 2,930.00 FEET AND A CENTRAL ANGLE OF 08° 12′ 11′ THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 419.48 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 17" 12' 34" EAST, A DISTANCE OF 181.57 FEET; THENCE NORTH 74° 13' 37" EAST, A DISTANCE OF 9.75 FEET; THENCE SOUTH 15° 46' 23" EAST, A DISTANCE OF 112.52 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS SOUTH 54°15'26" EAST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 38" 29' 03"; THENCE TO THE NORTHEAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.15 FEET, TO A POINT OF TANGENCY; THENCE NORTH 74° 13' 37" EAST, A DISTANCE OF 150.62 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH HAVING A RADIUS OF 864.00 FEET AND A CENTRAL ANGLE OF 10° 50' 28" THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 163.48 FEET, TO A POINT OF TANGENCY; THENCE NORTH 85° 04' 05" EAST, A DISTANCE OF 312.30 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 949 32' 31"; THENCE TO THE SOUTHEAST, ALONG THE ARC OF SAID CURVE. A DISTANCE OF 49.50 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 89° 36' 36" EAST, A DISTANCE OF 55.00 FEET TO THE EAST LINE OF SAID TRACTS 98 AND 127 AND THE NORTHERLY EXTENSION THEREOF: THENCE SOUTH 00°23'24" EAST ALONG SAID EAST LINE, A DISTANCE OF 1330.21 FEET TO THE POINT OF BEGINNING.

## LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 127; THENCE SOUTH 89°36'36" WEST ALONG THE SOUTH LINE OF SAID TRACTS 125 THROUGH 127, A DISTANCE OF 735.00 FEET; THENCE NORTH 00° 23' 24" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 36' 36" WEST. A DISTANCE OF 574.80 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 88"45'47" WEST, HAVING A RADIUS OF 1,713.00 FEET AND A CENTRAL ANGLE OF 12° 15' 28"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 366.48 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH WHOSE RADIUS POINT BEARS SOUTH 28°02'26" EAST, HAVING A RADIUS OF 192.00 FEET AND A CENTRAL ANGLE OF 60° 46' 15"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 203.64 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 27° 32' 26"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.07 FEET, TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,335.00 FEET AND A CENTRAL ANGLE OF 11° 42' 34"; THENCE TO THE EAST. ALONG THE ARC OF SAID CURVE, A DISTANCE OF 272.83 FEET, TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 50° 35' 09" THENCE TO THE NORTHEAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.49 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE THENCE SOUTH 57° 06' 21" EAST, A DISTANCE OF 16.49 FEET: THENCE SOUTH 14° 40' 32" EAST, A DISTANCE OF 142.74 FEET; THENCE NORTH 84° 11' 48" EAST A DISTANCE OF 23.15 FEET; THENCE SOUTH 13° 43' 35" EAST, A DISTANCE OF 50.48 FEET; THENCE SOUTH 48° 05' 48" EAST, A DISTANCE OF 3.19 FEET; THENCE SOUTH 00° 23' 24" EAST, A DISTANCE OF 156.24 FEET TO THE POINT OF

### CONTAINING 55.726 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 TRAILS AT CANYON 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. TRACT "A" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 23760, PAGE 1166, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

### DEDICATION (CONTINUED)

- 2. TRACTS "B", "C" AND "D" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TRAILS AT CANYON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS 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 "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TRAILS AT CANYON 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
- 4. TRACTS "OSI" THROUGH "OSI4" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TRAILS AT CANYON 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. TRACTS "OS13" AND "OS14" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 23760 PAGE 1166, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH
- 5. TRACTS "L1" THROUGH "L6", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TRAILS AT CANYON 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 23 8.5. PAGE \_\_\_\_\_\_\_\_, PUBLIC RECORDS OF PALM BEACH COUNTY,
- 6. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TRAILS AT CANYON 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
- 7. 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 TRAILS AT CANYON 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.
- . 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.
- 9. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TRAILS AT CANYON 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.
- 10. 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, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.
- 11. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.
- 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.
- 13. TRACT "R1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TRAILS AT CANYON 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.

14. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN

EXCLUSIVE EASEMENT AND IS 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. THIS EASEMENT MAY BE FENCED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

#### **DEDICATION** (CONTINUED) 15. 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.

- 16. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BUS SHELTER, BOARDING AND ALIGHTING AREA, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE TRAILS AT CANYON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY PUBLIC UTILITY EASEMENT DEDICATED TO THE PUBLIC.
- 17. THE PALM BEACH COUNTY UTILITY 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 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.

## IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XXIII CORPORATION, A FLORIDA CORPORATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_\_, 2010.

BOYNTON BEACH ASSOCIATES XXIII, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP ALAN FANT.

VICE PRESIDENT OF BOYNTON BEACH XXIII CORPORATION. A FLORIDA COBPORATION WITNESS:\_\_\_\_ PRINT NAME: ALTHORY COFUCIS

## ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XXIII CORPORATION. THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XXIII, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_\_, 2010.

MY COMMISSION EXPIRES: MAICH 18, 2013 COMMISSION NUMBER: DD 855384

#### ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA

COUNTY OF PALM BEACH

THE TRAILS AT CANYON HOWEOWNERS 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 \_ DAY OF \_\_\_\_\_\_, 2010.

THE TRAILS AT CANYON HOMEOWNERS ASSOCIATION, INC., A FLORIBA CORPORATION NOT FOR PROFIT Barbara Smith, president

#### <u>ACKNOWLEDGMENT</u> 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 THE TRAILS AT CANYON 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 \_ LA DAY OF \_\_\_\_\_\_\_\_

#### TITLE CERTIFICATION STATE OF FLORIDA

COUNTY OF BROWARD

WE, LAWYERS TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, 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 XXIII, LLLP, 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 A NEBRASKA CORPORATION ASIDULY LICENSED IN THE STATE OF FLORIDA

GEORGE TENLEZ, VICE-PRESIDENT

MORTGAGEE'S CONSENT

DATE: MQ. 10, 2010

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 18955 AT, PAGE 133 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 \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2010.

## EVITA FRANCUZ, SENIOR VICE PRESIDENT

#### **ACKNOWLEDGMENT** STATE OF FLORIDA COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED EVITA FRANCUZ, WHO IS PERSONALLY KNOWN TO ME OR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR 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 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 THAT DAY OF 100 2010.

MY COMMISSION EXPIRES JUNE 8 2011 NAMED DD 6755

## COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 22/1/ DAY OF JILLNE , 2010, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.
BY: SKILLE & WACH

O GEORGE T. WEBB, P.E. COUNTY ENGINEER

DATE: 6/23/10

## 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.

PERRY C. WHITE. PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA DATE: 6/8/10

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FLORIDA 33467

LB-7741

## SURVEYOR'S NOTES:

. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998, THE SOUTH LINE OF TRACTS 121-128, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, HAVING A BEARING

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 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, DITCH & DYKE RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. 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.

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) AS READJUSTED BY PALM BEACH COUNTY IN 1998. ZONE = FLORIDA EAST ZONE

LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND

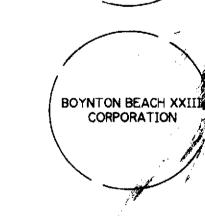
SCALE FACTOR = 1.0000227 PLAT BEARING = GRID BEARING

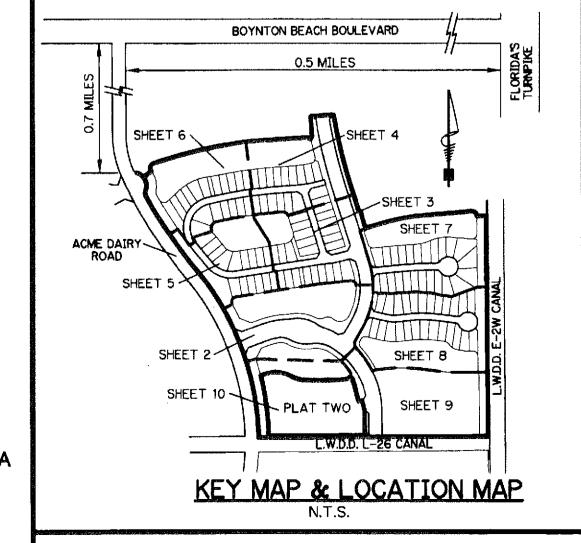
## SITE PLAN DATA TRAILS AT CANYON - PLAT ONE

( A.K.A. ACME EAST AGR P.U.D.) ..PDD2006-550 ZONING PETITION NO. ......

TOTAL AREA..... ....55.726 AC. ....121 DU (ZERO LOT LINE) TOTAL DWELLING UNITS...... ....2.17 DU/AC. RECREATIONAL AREA (TRACT R1).....







SHEET 1 OF 10

on Page(s) 107 - 116 Sheron R. Bock Clock & Constant

STATE OF FLORIDA

COUNTY OF PALM BEACE

This Plat was filed for record at 2: 2754 this 29 day of Tlanks 2010

and duly recorded in Plat Book 113





