# LYONS WEST AGR P.U.D. - PLAT FIVE

BEING A REPLAT OF A PORTION OF TRACTS 57 THROUGH 59, 62 THROUGH 64, 82 AND 83 AND A PORTION OF A ROAD, DITCH AND DYKE RESERVATION 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALSO BEING A REPLAT OF ALL OF TRACTS "0520", "0521" AND "L10" ACCORDING TO THE PLAT OF LYONS WEST AGR P.U.D. - PLAT ONE, AS RECORDED IN PLAT BOOK 112, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST

> FEBRUARY, 2010 SHEET 1 OF 7

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XIX, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "LYONS WEST AGR P.U.D. - PLAT FIVE", BEING A REPLAT OF BEING A PORTION OF TRACTS 57 THROUGH 59, 62 THROUGH 64, 82 AND 83 AND A PORTION OF A ROAD. DITCH AND DYKE RESERVATION 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALSO BEING A PORTION OF TRACTS "OS20", "OS21" AND "L10" ACCORDING TO THE PLAT OF LYONS WEST AGR P.U.D. - PLAT ONE AS RECORDED IN PLAT BOOK 112, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "OS22" OF SAID LYONS WEST AGR P.U.D. — PLAT ONE; THENCE SOUTH 00' 23' 27" EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT "OS20", A DISTANCE OF 25.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH OO' 23' 27" EAST HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 129' 26' 17"; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID TRACT "L10" FOR THE FOLLOWING TWELVE COURSES; THENCE TO THE SOUTHEAST, OF ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 90.36 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 187.00 FEET AND A CENTRAL ANGLE OF 43' 48' 39": THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 142.99 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 04' 22' 23": THENCE TO THE SOUTH. ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 38.16 FEET, TO A POINT OF TANGENCY THENCE SOUTH 00° 23' 27" EAST, A DISTANCE OF 301.65 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 652.00 FEET AND A CENTRAL ANGLE OF 15' 21' 26": THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 174.76 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 15" 44' 53" EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 348.00 FEET AND A CENTRAL ANGLE OF 04° 21' 11": THENCE TO THE SOUTH. ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 26.44 FEET, TO A POINT OF TANGENCY: THENCE SOUTH 11' 23' 42" EAST, A DISTANCE OF 198.73 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 150,00 FEET AND A CENTRAL ANGLE OF 47" 59" 19": THENCE TO THE SOUTHEAST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 125.63 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 142° 50° 28"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT. A DISTANCE OF 74.79 FEET. TO A POINT OF TANGENCY: THENCE SOUTH 83' 27' 27' THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 60' 00' 00" THENCE TO THE NORTHWEST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 83° 27° WEST, A DISTANCE OF 240.22 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,380.00 FEET AND A CENTRAL ANGLE OF 06' 24' 24"; THENCE TO THE WEST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 266.13 FEET, TO A POINT OF TANGENCY: THENCE SOUTH 77" 03" 02" WEST, A DISTANCE OF 100.81 FEET: THENCE SOUTH 77" 39" 55" WEST, A DISTANCE OF 50.10 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, THOSE RADIUS POINT BEARS NORTH 11" 51" 00" WEST, HAVING A RADIUS OF 2,920.00 FEET AND A CENTRAL ANGLE OF 08' 06' 56": THENCE TO THE WEST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 413.60 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 87' 20' 28" WEST, A DISTANCE OF 25.50 FEET: THENCE NORTH 08' 40' 04" WEST, A DISTANCE OF 226.15 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1.146.00 FEET AND A CENTRAL ANGLE OF 08' 35' 27": THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 171.83 FEET, TO A POINT OF TANGENCY: THENCE NORTH 17' 15' 32" WEST, A DISTANCE OF 95.22 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 854.00 FEET AND A CENTRAL ANGLE OF 16' 52' 05"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 251.42 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00' 23' 27" WEST, A DISTANCE OF 500.70 FEET; THENCE NORTH 89' 36' 33" EAST, A DISTANCE OF 1,090.26 FEET; THENCE NORTH 00° 23' 27" WEST, A DISTANCE OF 106.11 FEET; THENCE NORTH 89° 36' 33" EAST ALONG A LINE 38.28 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 57, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00" 23' 27" EAST ALONG THE WESTERLY BOUNDARY OF SAID TRACT "OS22", A DISTANCE OF 6.72 FEET;

CONTAINING 36.99 ACRES, MORE OR LESS.

OF 245.43 FEET TO THE POINT OF BEGINNING.

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:

THENCE NORTH 89' 36' 33" EAST ALONG THE NORTH LINE OF SAID TRACT "OS20". A DISTANCE

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA RESERVE 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. TRACTS "OS1" THROUGH "OS7" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA RESERVE 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 "OS7" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 23110 PAGE 382, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

3 TRACTS "LIO" "LIS" AND "LIG", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., IT'S 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 23816, PAGE 237, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- 4. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA RESERVE 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.
- 5. 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 VALENCIA RESERVE 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.
- 7. THE LAKE MAINTENANCE EASEMENTS, AS SHOWNHEREON, ARE HEREBY RESERVED FOR THE VALENCIA RESERVE 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.
- 8. 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 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.
- 9. 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. 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.
- 10. 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.

11. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XIX CORPORATION, A FLORIDA CORPORATION, THIS 14 DAY OF JUNE, 2010.

BOYNTON BEACH ASSOCIATES XIX, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

VICE PRESIDENT OF BOYNTON BEACH XIX CORPORATION, A FLORIDA CORPORATION

### **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 FÖREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XIX CORPORATION. THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XIX, 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 \_L4 DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC KATLLED M. COMMEN

MY COMMISSION EXPIRES: May 18 20/3 COMMISSION 8 #5 384

# ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE VALENCIA RESERVE 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 LATED DAY OF

THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT, FOR PROFIM

THÉRESA FOWLER, PRESIDENT PRINT NAME: V JOJEPh Stelly

WITNESS:\_\_\_\_\_ PRINT NAME ANTHONY LOTUEND

### ACKNOWLEDGMENT STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THERESA FOWLER, WHO IS PERSONALLY KNOWN TO ME OR ..... AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VALENCIA RESERVE 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 LEDGY OF 100.

NOTARY PUBLIC: PRINT NAME: 6 AV

MY COMMISSION EXPIRES: DD CAGO DO

COMMISSION

GARY LITTLE
NY COMMISSION # 200 BROKE

EXPIRES: April 24 2011

### TITLE CERTIFICATION STATE OF FLORIDA

COUNTY OF BROWARD

WE, LAWYERS TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, A TITLE INSURANCE PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

# MORTGAGEE'S CONSENT

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 18954 AT PAGE 1861 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BANK OF AMERICA, N.A., AS AGENT

EVITA FRANCUZ VICE PRESIDENT

# <u>ACKNOWLEDGMENT</u>

BEFORE ME PERSONALLY APPEARED EVITA FRANCUZ, WHO IS PERSONALLY KNOWN TO ME OR AS IDENTIFICATION, AND WHO EXECUTED THE HAS PRODUCED \_\_ FOREGOING INSTRUMENT AS 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 7 DAY OF JULY , 2010.

MY COMMISSION EXPIRES: 6/27/12

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 XIX. LLLP. A FLORIDA LIMITED PARTNERSHIP: THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OF RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT

LAWYERS TITLE INSURANCE COMPANY A NEBRASKA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA

# STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

BY: TUTUE I PROMOUS

PRINT NAME:\_\_*I\_YI&&\_II&*\_\_

STATE OF FLORIDA COUNTY OF MIAMI-DADE

NOTARY PUBLIC MELLIN PRINT NAME: Marada Oxrada

# SURVEYOR'S NOTES:

BEARINGS SHOWN HERÉON 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 86 - 96, BLOCK 53, 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 OF 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 L'ANDS 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 RIGHT'S 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.

7. 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 = 1.0000207

# COUNTY ENGINEER

PLAT BEARING = GRID BEARING

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 \_\_\_\_\_ DAY OF ZIZZ day & QUEUS 1, 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: Dy T. Will GEORGE 7. WEBB, P.E.

COUNTY ENGINEER DATE: 8/2/2010

# 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.

PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA



**STATE OF FLORIDA** 

on Page(s) 142-148

COUNTY OF PALM BEACH

This Plat was filed for record at 1:44 Px this 2 try of August 20 10

Sharon R. Bock, Clerk & Comptroll

CLERK & COMPTROLLER

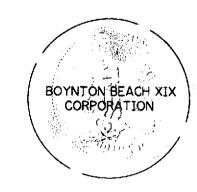
PALM BEACH

TO STATE

COUNTY ENGINEER

and duly recorded in Plat Book \_\_\_\_\_\_\_\_







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

SITE PLAN DATA LYONS WEST AGR P.U.D. - PLAT FIVE

ZONING PETITION NO. . ..PDD2005-003 TOTAL AREA.... ...36.99 AC. ...91 DU (ZERO LOT LINE) TOTAL DWELLING UNITS.... ...2.46 DU/AC.

