20120253544

LYONS WEST AGR P.U.D. - PLAT TEN

BEING A REPLAT OF A PORTION OF TRACTS 1 THROUGH 4 AND TRACTS 21 THROUGH 24, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 5 APRIL, 2012

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 PULD. - PLAT TEN; BEING A REPLAT OF A PORTION OF TRACTS I THROUGH 4 AND TRACTS 21 THROUGH 24, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

SEAUTY ANNS CUMPANT PLATING. 3, AS NECURBLED IN PLAT BOOK 2, PAGES 45 THROUGH PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE PORICIR GEORGIS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF TRACT "GIS", LYONS WEST AGR PLUD. PLAT BOOK 114, PAGES 175 THROUGH 183, SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°22'24" WEST ALONG THE WEST LINE OF SAID TRACTS 4 AND 21, A DISTANCE OF 698.66 FEET; THENCE NORTH 89°02'24" EAST ALONG A LINE 77.88 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID TRACTS 1 THROUGH 4, A DISTANCE OF 1264.86 FEET; THENCE SOUTH 01°59'56" EAST ALONG THE WESTERLY HIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 16522 PAGE 1317, OF SAID PUBLIC RECORDS, A DISTANCE OF 67621 FEET, TO THE POINT OF CURYATORE OF A CURYATORE CONCAVE WESTERLY, HAVING A RADIUS OF 149.94500 FEET AND A CENTRAL ANGLE OF 00°12'02.45"; THENCE SOUTHERLY, ALONG SAID WESTERLY ROAD - WAY LINE AD ALONG THE NORTHERLY BOUNDARY OF SAID LYONS WEST AGR PLUD. PLAT EIGHT-OF-WAY LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID LYONS WEST AGR PLUD. - PLAT EIGHT FOR THE FOLLOWING FOUNTER 140 PEDES 1010 FEET AND A CENTRAL SHORT OF THE FOLLOWING FOUNTER 140 PEDES 1010 FEET AND A CENTRAL BURNER OF 126-00 FEET. TO A POINT OF INTERSECTION WITH A MON-TANGENT CURYE. CONCAVE SOUTHWESTERLY, HAVES RADIUS POINT BEARS SOUTH 881'2'06" WEST FROM SAID POINT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL BRITESON WEST FROM SAID POINT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL BRITESON. THENCE NORTHWESTERLY, HAVES RADIUS POINT BEARS SOUTH 881'2'06" WEST FROM SAID POINT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 125'5649"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 203.79 FEET, TO A POINT OF ALVEYERS CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 203.79 FEET, TO A POINT OF ALVEYERS CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY,

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:

- 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. TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA RESERVE 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM PALM BEACH COUNTY.
- 3. TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA RESERVE 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 HIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. TRACTS "OSI" THROUGH "OSIO" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. TRACT "L28", THE WATER MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SALD ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZORE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 15-11, PAGE 16-15 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6. 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 THAT OVERLAPS ANOTHER EASEMENT THAT OVERLAPS ANOTHER EASEMENT TO ACCORDANCE WITH SURVEYOR'S MOTE?
- 7. THE ORAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PEPPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VALENCIA RESERVE HOMEOWIERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY PALM BEACH COUNTY PALM BEACH COUNTY OF THE RIGHT, BUT NOT THE OBLIGATION, TO MAINT AIN 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.

DEDICATION (CONTINUED)

- 8. 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 VALENCIA RESERVE HOMEOWHERE ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT THAN EAST FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE DELIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PEAL 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, RAWATER PIPELINES, MASTEWATER 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.
- WHER OF ILLIES DEPARTMENT, ITS SUDGESSORS AND ASSIGNS.

 1. 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, OPTABLE WATER PIPELINES, RAW WATER PIPELINES, MASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPRITENANCES, 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, THEES, 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 ASSIONS.
- COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

 12. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREOF 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.
- 13. 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.
- 14. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 15. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALICHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE WINER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA OF THE OWNER OF THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME EASEMENT AREA FOR ITS INTENDED PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL ALITOMATICALLY REVERT TO THE OWNER UPON COUNTY USES THE MAINTENANCE COBLIGATION SHALL ALITOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

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

BY:
ALAN FANT
VICE PRESIDENT OF BOYNTON BEACH XIX CORPORATION,
A FLORIDA CORPORATION, ITS GENERAL PARTNER WITNESS: PRINT NAME ANTHOLY LOFUELD WITNESS: Far Dulaney

ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED TO THE FOREGOING INSTRUMENT AS LICE PRESIDENT OF BOYNTON BEACH XIX CORPORATION, THE GENERAL PARTISE OF BOYNTON BEACH XIX CORPORATION, THE GENERAL PARTISE OF BOYNTON BEACH AS EXCHAUSE OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND RESULAR CORPORATIC AUTHORITY, AND THAT SAID INSTRUMENT BY THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS \$2.0 DAY OF \$1.00 O NOTARY PUBLIC: A D D STORE STATE OF STA

MY COMMISSION EXPIRES: AUG 8, 2013 COMMISSION 904052

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

PRINT NAME: Evelyn Duems

VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT BY: LLW Zwelv THERESA FOWLER, PRESIDENT WITNESS: PRINT NAME: MATTHEW WOODS

WITNESS: PRINT NAME: CREG LIEBERMAN

ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED THERESA FOWLER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS NOT OFFICER OF SAID CORPORATION AND THAT THE SEAL OF SITUATION OF THE FOREGOING INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID REPORATION AND THAT THE SEAL OF SAID REPORATION AND THAT THE SEAL OF SAID REPORATION AND THAT THE SEAL OF SAID REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 2D DAY OF MALE AND DEED OF SAID CORPORATION.

PRINT NAME Parek A. D. Laney MY COMMISSION EXPIRES: May 250015 COMMISSION DD 890786

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 REPERENCE MONIMENTS CYPRATY HAVE SEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (PC.P.S") AND MONIMENTS BY LAW AND THAT PERMANENT CONTROL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, OF CHAPTER ITS, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY

PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA

SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD, SUITE 410

LB-7741

33467

LAKE WORTH, FLORIDA

BY: Jalust PERRY C. WHITE, DATE: 9/25/12 PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

TITLE CERTIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERENO SECRIBLED PROPERTY; HAT WE FIND THE TITLE TO THE PERCENT OF SECRIBLED PROPERTY; HAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES XIX, LLLP, A FLORIDA LIMITED LIABILITY, LIMITED PARTINESHIP; THAT THE CURRENT TAXES HAVE BEEN PAND, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISTED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HERE ON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.



DATE: May 7, 2012

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 DOOK 18954 AT PAGE 1661 OF THE UPUBLIC 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 TIS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS LOT ON THE AUTHORITY OF THE

BANK OF AMERICA NA. AS AGENT

BY:
GANGO S PERSONNEY VICE PRESIDENT
WILLIAM COMPOSION, SENIOR VICE PRESIDENT
WITNESS:
WITNESS:
WITNESS:

PRINT NAME: ANTHONY LOFUELLO WITNESS: kny frens PRINT NAME: HANNEY / TOWA

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF MIAMI-DADE

COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED CHARCES HERMANDEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

DENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., 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 LOCATION OF THE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS LOCATION.

NOTARY PUBLICATION PRINT NAME: Robecca C. Medley

MY COMMISSION EXPIRES: 5/4/2014 COMMISSION 973726

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 WEST LINE OF TRACTS 4 AND 21, BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, HAVING A BEARING OF N 00°23'24' W.
- 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 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 THERD 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 ENROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- 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 = 1993 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND. SCALE FACTOR = 1,000.0207 PLAT BEARING = GRID BEARING

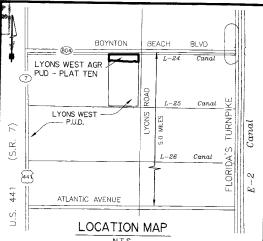
COUNTY ENGINEER

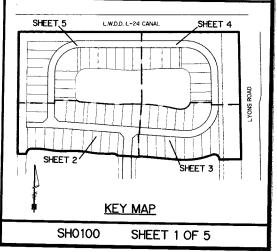
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95 - 33, AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 200 DAY OF 100 CM. 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA CTATILITIES.

BY: Dun 1. W. Jr. GEORGE T. WEBB, P.E. COUNTY ENGINEER DATE: 6/2-12012

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

ZONING PETITION NO. TOTAL AREA.....TOTAL DWELLING UNITS. ...63 DU (ZERO LOT LINE)





The Man now Eled for record at 3:19 & thus 27 my x July 2: 2012 and duly recorded in Part Book 11:2 on Page(s). 1410 - 1444 Sharon R. Book Clerk & Comptroller

STAME COULDINA COUNTY OF FALM BEACT

CLERK & COMPTROLLER PALM BEACH COUNTY

SURVEYOR

BANK OF AMERICA, N.A. AS AGENT

BOYNTON BEACH XIX CORPORATION

VALENCIA RESERVE