

CANYON SPRINGS (A.K.A. FOGG SOUTH) PLANNED UNIT DEVELOPMENT

CANYON SPRINGS

BEING A PORTION OF TRACTS 69 THROUGH 92 AND TRACTS 101 THROUGH 123, BLOCK 59, AND THAT STRIP OF LAND, 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 81 THROUGH 92 AND TRACTS 101 THROUGH 112, AND THAT STRIP OF LAND, 30 FEET IN WIDTH, LYING BETWEEN THE WEST LINE OF SAID TRACTS 72, 89, 104, 121 AND THE EAST LINE OF SAID TRACTS 73, 88, 105, AND 120, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 25 MARCH, 2006

COUNTY OF PALM BEACH, FLORIDA
This Plat was filed for record on this 19 day of April, 2006
and duly recorded in Plat Book No. 107 on page 145-169
MARION B. BOOK, Clerk & Ex-Officio
By: [Signature]



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS CANYON SPRINGS, BEING A REPLAT OF A PORTION TRACTS 69 THROUGH 92 AND TRACTS 101 THROUGH 123, BLOCK 59, AND THAT STRIP OF LAND, 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 81 THROUGH 92 AND TRACTS 101 THROUGH 112, AND THAT STRIP OF LAND, 30 FEET IN WIDTH, LYING BETWEEN THE WEST LINE OF SAID TRACTS 72, 89, 104, 121 AND THE EAST LINE OF SAID TRACTS 73, 88, 105, AND 120, ALL LYING WITHIN BLOCK 59, PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 80; THENCE SOUTH 53°36'45" EAST, A DISTANCE OF 37.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 22.44 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACTS 76 THROUGH 80, A DISTANCE OF 1,620.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 76; THENCE SOUTH 07°26'28" EAST, ALONG THE EAST LINE OF SAID TRACT 76, A DISTANCE OF 9.56 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 32.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 75, A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 75; THENCE NORTH 07°26'28" EAST, ALONG A LINE BEING 22.44 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACTS 73 AND 74, A DISTANCE OF 660.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 73; THENCE SOUTH 07°26'28" EAST, ALONG THE EAST LINE OF SAID TRACT 73, A DISTANCE OF 15.84 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 38.28 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACTS 70 THROUGH 72, A DISTANCE OF 861.80 FEET; THENCE SOUTH 10°41'03" EAST, A DISTANCE OF 726.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,660.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°51'50", A DISTANCE OF 836.26 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE SOUTH 64°50'53" WEST, A DISTANCE OF 58.32 FEET; THENCE NORTH 68°13'00" WEST, A DISTANCE OF 10.17 FEET; THENCE SOUTH 21°15'38" WEST, A DISTANCE OF 104.00 FEET; THENCE SOUTH 68°13'00" EAST, A DISTANCE OF 10.34 FEET; THENCE SOUTH 21°45'46" EAST, A DISTANCE OF 57.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,660.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°18'33" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'16", A DISTANCE OF 622.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,640.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°18'21", A DISTANCE OF 523.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID LINE BEING THE SOUTH LINE OF SAID TRACTS 113 THROUGH 121; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 113 THROUGH 121, A DISTANCE OF 2,791.09 FEET; THENCE NORTH 07°26'28" WEST, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACTS 80, 81, 112 AND 113, A DISTANCE OF 2,648.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 207.360 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 CANYON SPRINGS 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 CANYON SPRINGS 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 BEACH COUNTY.
3. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR CANYON SPRINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING 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. TRACTS "OS1" THROUGH "OS12" AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON SPRINGS 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 "OS9" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 17902, PG. 564, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT. TRACTS "OS10" AND "OS11" AS SHOWN HEREON ARE HEREBY SUBJECT TO THAT CERTAIN 100' LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20072, PAGE 62, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF PALM BEACH COUNTY. TRACT "OS10" CONTAINS 2.818 ACRES, MORE OR LESS. TRACT "OS11" CONTAINS 2.933 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION, THIS 15th DAY OF March, 2006. BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP BY: [Signature] V.P. ALAN FANT, VICE PRESIDENT OF BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION

PRINT NAME: MUEE GUINANIAN
WITNESS: Amy Valera
PRINT NAME: Amy Valera

DEDICATION (CONTINUED)

9. 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.

10. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CANYON SPRINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE OF 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.

11. 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. 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.

12. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO LYONS ROAD, ACME DARY ROAD AND 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.

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. TRACTS "R-1" THROUGH "R-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CANYON SPRINGS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

15. THE LIFT STATION 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 WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE PENED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATIONS EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

16. 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.

17. 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 TRUCK 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 CANYON SPRINGS 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.

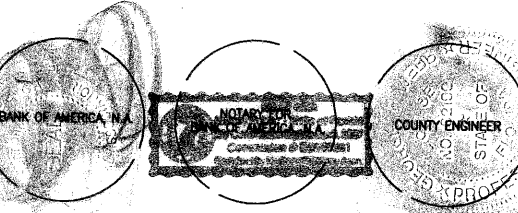
18. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER 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. 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 PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION, THIS 15th DAY OF March, 2006.

BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP BY: [Signature] V.P. ALAN FANT, VICE PRESIDENT OF BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION

PRINT NAME: MUEE GUINANIAN
WITNESS: Amy Valera
PRINT NAME: Amy Valera

9. 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.



ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] 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 15th DAY OF March, 2006.

NOTARY PUBLIC: Denise Lerner
PRINT NAME: Denise Lerner
MY COMMISSION EXPIRES: July 25, 2006 COMMISSION NUMBER: DD134550

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

CANYON SPRINGS 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 15th DAY OF March, 2006.

CANYON SPRINGS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT BY: [Signature] BARBARA SMITH, PRESIDENT

WITNESS: [Signature]
PRINT NAME: MUEE GUINANIAN
WITNESS: Amy Valera
PRINT NAME: Amy Valera

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BARBARA SMITH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CANYON SPRINGS 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 15th DAY OF March, 2006.

NOTARY PUBLIC: Denise Lerner
PRINT NAME: Denise Lerner
MY COMMISSION EXPIRES: July 25, 2006 COMMISSION NUMBER: DD134550

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 XVII, L.L.P., 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 BY: [Signature] ROBERT B. SESHOLZ, VICE PRESIDENT
DATE: March 10, 2006

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 THIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 18954 AT PAGE 1234 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 15th DAY OF March, 2006.

BANK OF AMERICA, N.A. BY: [Signature] Theresa Bello, SENIOR VICE PRESIDENT
WITNESS: [Signature]
PRINT NAME: Marcela Quijada
WITNESS: [Signature]
PRINT NAME: Amy Valera

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED THERESA BELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] 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 15th DAY OF March, 2006.

NOTARY PUBLIC: Nellie Lima
PRINT NAME: Nellie Lima
MY COMMISSION EXPIRES: June 8, 2007 COMMISSION NUMBER: DD199581

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 85-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 17th DAY OF March, 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: [Signature] GEORGE T. WEBB, P.E. COUNTY ENGINEER
DATE: 4-19-06

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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.081 (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 COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: [Signature] PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA
DATE: 3/23/06

SURVEYOR'S NOTES:

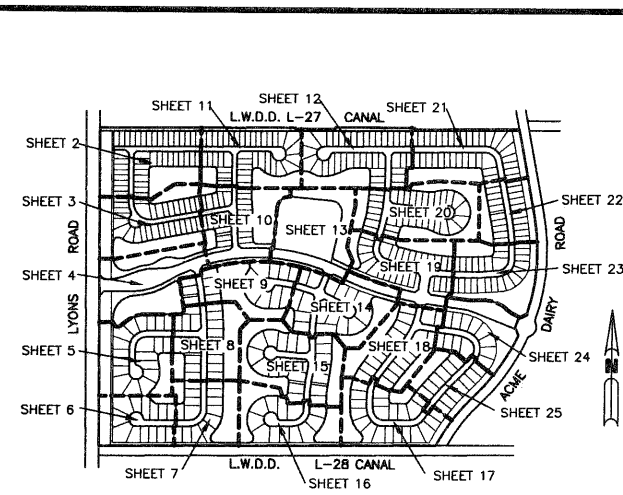
- 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1988. THE WEST LINE OF BLOCK 59, PALM BEACH FARMS CO. PLAT NO. 3, HAVING A BEARING OF N00°26'28"W.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL 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.L.) = 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 THOSE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

SURVEYOR'S NOTES (CONTINUED)

- 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-84-001668-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 = 1.0000227 PLAT BEARING = GRID BEARING
8. PERMITTED AND PROHIBITED USES WITHIN THE LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 10072, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ARE AS FOLLOWS:

- PERMITTED USES: THE FOLLOWING ACTIVITIES AND USES ARE PERMITTED ON THE LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT:
i. LANDSCAPING CONSISTING OF NATIVE AND OTHER PLANT AND SHRUB MATERIAL AS APPROVED BY THE PALM BEACH COUNTY PLANNING DIVISION;
ii. PEDESTRIAN AND EQUESTRIAN PATHWAYS;
iii. UNDLATING BEAMS, NO TALLER THAN FIVE FEET;
iv. BENCHES/PEDESTRIAN GATHERING AREAS WITH A WATER FOUNTAIN;
v. A TEN (10) FOOT UTILITY EASEMENT LOCATED ADJACENT TO THE LYONS ROAD RIGHT-OF-WAY;
vi. A BUS SHELTER EASEMENT;
vii. DRAINAGE/UTILITY EASEMENTS MAY ONLY BE PERMITTED WHICH TRANSVERSE (RUN PERPENDICULAR TO) THE PROPERTY TO PLACE DRAINAGE/UTILITIES IN THE DEVELOPABLE PORTION OF THE ADJOINING DEVELOPMENT AREA;
viii. MAINTENANCE AND UPKEEP OF THE PROPERTY AREA;
ix. IRRIGATION PIPING, PUMPS, ELECTRICAL SYSTEMS, LIGHTING ELEMENTS, AND LIGHTING FIXTURES NECESSARY TO IRRIGATE AND ILLUMINATE THE PROPERTY AREA AND LANDSCAPE MATERIALS PLANTED THEREIN;
x. NON-VEHICULAR AND PEDESTRIAN INTERCONNECTS TRAVERSING THE PROPERTY AREA TO PROVIDE INGRESS AND EGRESS TO THE DEVELOPABLE OR PRESERVATION PORTION OF THE PUD; AND
xi. SUCH OTHER USES AS ARE PERMITTED WITHIN THE LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT.
PROHIBITED USES: THE FOLLOWING ACTIVITIES AND USES ARE PROHIBITED ON THE LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT:
i. WALLS;
ii. STRUCTURES WITH THE EXCEPTION OF A BUS SHELTER, BENCHES OR PEDESTRIAN GATHERING AREA, AND A WATER FOUNTAIN AS APPROVED BY THE PALM BEACH COUNTY PLANNING DIVISION; AND
iii. SUCH OTHER USES AS ARE PROHIBITED WITHIN THE RURAL PARKWAY PRESERVE AREA PURSUANT TO THE COMP PLAN OR THE CODE.

Table with 2 columns: SITE PLAN DATA and CANYON SPRINGS. Rows include ZONING PETITION NO., TOTAL AREA, TOTAL DWELLING UNITS, DENSITY, and RECREATIONAL AREA.



KEY MAP N.T.S.

Vertical text on the left margin: C-165-006, BOYNTON BEACH ASSOCIATES XVII, L.L.P., BLOCK 107, SECTION 32, TOWNSHIP 45, RANGE 42, PALM BEACH COUNTY, FLORIDA.