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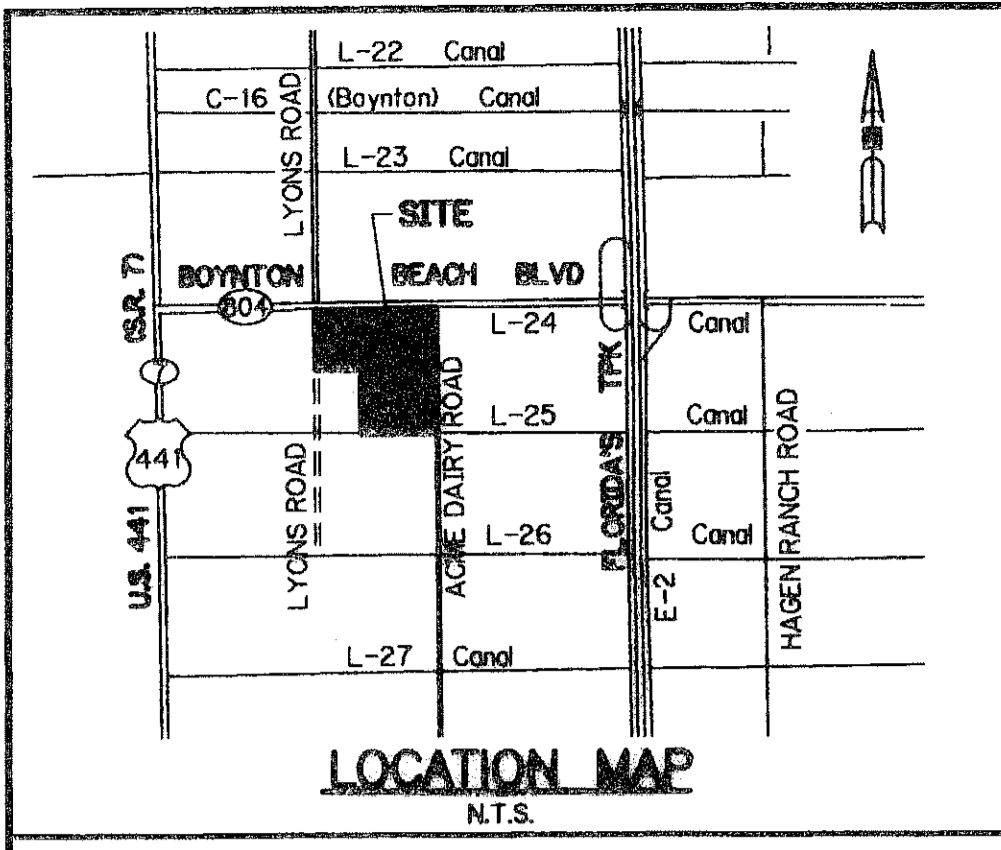
COUNTY OF PALM BEACH } ss  
STATE OF FLORIDA }  
This Plat was filed for record at 2:34 A.M.  
This 13 day of June 20 07  
and duly recorded in Plat Book No. 110  
on page 52  
SHARON R. BOCK, Clerk & Comptroller  
by [Signature] D.C.

# BOYNTON - LYONS

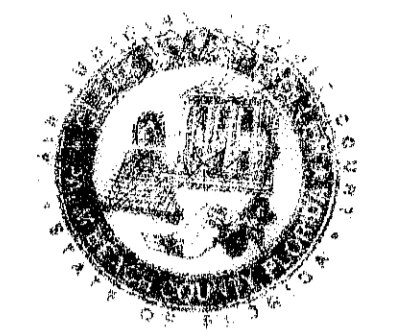
BEING A REPLAT OF A PORTION OF TRACTS 9 THROUGH 19, 24, 41, 46, 51 AND 56 AND ALL OF TRACTS 20 THROUGH 23, 42 THROUGH 45 AND 52 THROUGH 55 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ABUTTING SAID TRACTS, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA ALL LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4 OCTOBER, 2006

00917-001



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



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, LAWYERS TITLE INSURANCE 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 X, L.L.P., BOYNTON BEACH ASSOCIATES XVII, L.L.P., THE SCHOOL BOARD OF PALM BEACH COUNTY, A CORPORATE BODY POLITIC, AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; 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 CORPORATION  
BY: [Signature]  
ROBERT B. SIESHOLTZ,  
VICE PRESIDENT  
DATE: May 25, 2007

### 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 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.

BY: [Signature]  
PERRY C. WHITE,  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213, STATE OF FLORIDA  
DATE: 5-21-07

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PORTION OF TRACT "A" DESCRIBED HEREON OWNED BY BOYNTON BEACH ASSOCIATES X, L.L.P. 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 18282 AT PAGE 870 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25<sup>th</sup> DAY OF MAY, 2007.

BANK OF AMERICA, N.A., AS AGENT  
A NATIONAL BANKING ASSOCIATION  
BY: [Signature]  
STEVEN D. KING, VICE PRESIDENT  
WITNESS: [Signature]  
JERRY DEW  
PRINT NAME: Jerry Gottlieb  
WITNESS: [Signature]  
BY: [Signature]  
GREGORY CONER  
PRINT NAME: GREGORY CONER

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
BEFORE ME PERSONALLY APPEARED STEVEN D. KING, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] 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 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 25<sup>th</sup> DAY OF MAY, 2007.

NOTARY PUBLIC: [Signature]  
PRINT NAME: PILAR ORDO  
MY COMMISSION EXPIRES: JUNE 22, 2009  
C.C.# DD 398720

IN WITNESS WHEREOF, THE SCHOOL BOARD OF PALM BEACH COUNTY, A CORPORATE BODY POLITIC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25<sup>th</sup> DAY OF MAY, 2007.

WITNESS: [Signature]  
CAROL KELLER BASS  
PRINT NAME: CAROL KELLER BASS  
WITNESS: [Signature]  
ALICIA GENT  
PRINT NAME: Alicia Gent

THE SCHOOL BOARD OF PALM BEACH COUNTY  
[Signature]  
BY: WILLIAM GRAHAM  
CHAIRMAN, PALM BEACH COUNTY SCHOOL BOARD

IN WITNESS WHEREOF, AS TO PARCEL C ONLY, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF COUNTY COMMISSIONERS AND ITS SEAL AFFIXED, HERETO, THIS 25<sup>th</sup> DAY OF MAY, 2007.

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA  
BY: [Signature]  
ADDIE GREENE, CHAIR,  
BOARD OF COUNTY COMMISSIONERS

ATTEST: SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK AND COMPTROLLER

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME PERSONALLY APPEARED ALAN J. 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 XVIII CORPORATION, A FLORIDA 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 25<sup>th</sup> DAY OF MAY, 2007.  
NOTARY PUBLIC: [Signature]  
JULIA RASCO  
PRINT NAME: Julia Rasco  
MY COMMISSION EXPIRES: April 9, 2008  
DD 282294

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME PERSONALLY APPEARED ALAN J. 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 XVIII CORPORATION, A FLORIDA 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 25<sup>th</sup> DAY OF MAY, 2007.

NOTARY PUBLIC: [Signature]  
JULIA RASCO  
PRINT NAME: Julia Rasco  
MY COMMISSION EXPIRES: April 9, 2008  
DD 282294

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED WILLIAM GRAHAM WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE PALM BEACH COUNTY SCHOOL BOARD, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATE BODY POLITIC AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATE BODY POLITIC 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 CORPORATE BODY POLITIC.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF May, 2007  
NOTARY PUBLIC: [Signature]  
KAREN J. SIDA  
PRINT NAME: KAREN J. SIDA  
MY COMMISSION EXPIRES: July 8, 2010

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES X, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, THE SCHOOL BOARD OF PALM BEACH COUNTY, A CORPORATE BODY POLITIC, AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS BOYNTON-LYONS, BEING A REPLAT OF A PORTION OF TRACTS 9 THROUGH 19, 24, 41, 46, 51 AND 56 AND ALL OF TRACTS 20 THROUGH 23, 42 THROUGH 45 AND 52 THROUGH 55 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ABUTTING SAID TRACT, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAID TRACT 17; THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF SAID TRACT 17, A DISTANCE OF 57.88 FEET; THENCE NORTH 89°26'03" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°23'24" WEST, ALONG A LINE 55.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 54, A DISTANCE OF 140.34 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 15,055.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'32", A DISTANCE OF 422.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°59'56" WEST, A DISTANCE OF 280.70 FEET; THENCE NORTH 11°29'49" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 01°59'56" WEST, A DISTANCE OF 363.28 FEET, THE PREVIOUS FIVE DESCRIBED COURSES BEING THE EASTERLY RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 16522 PAGE 1248 AND OFFICIAL RECORDS BOOK 16522, PAGE 1167, SAID PUBLIC RECORDS; THENCE NORTH 89°02'44" EAST, ALONG A LINE 77.88 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 9 THROUGH 16, A DISTANCE OF 2594.76 FEET; THENCE SOUTH 01°02'47" WEST, A DISTANCE OF 868.50 FEET; THENCE SOUTH 00°23'24" EAST, ALONG A LINE 50.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 9, 24, 41 AND 56, A DISTANCE OF 1802.55 FEET, THE PREVIOUS TWO DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY OF ACME DAIRY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 16665, PAGE 1527 AND OFFICIAL RECORDS BOOK 16665, PAGE 1533, SAID PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°36'22" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 51 THROUGH 56, A DISTANCE OF 1612.37 FEET; THENCE NORTH 00°08'58" WEST, A DISTANCE OF 1411.17 FEET; THENCE SOUTH 89°26'03" WEST, A DISTANCE OF 953.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 125.816 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. 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.
- 2. 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.
- 3. TRACTS A, B AND C AS SHOWN HEREON ARE HEREBY RESERVED FOR THE RESPECTIVE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, BOYNTON BEACH ASSOCIATES XVII, L.L.P. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER BOYNTON BEACH XVIII CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 25<sup>th</sup> DAY OF MAY, 2007.

BOYNTON BEACH ASSOCIATES XVII, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: BOYNTON BEACH XVIII CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER

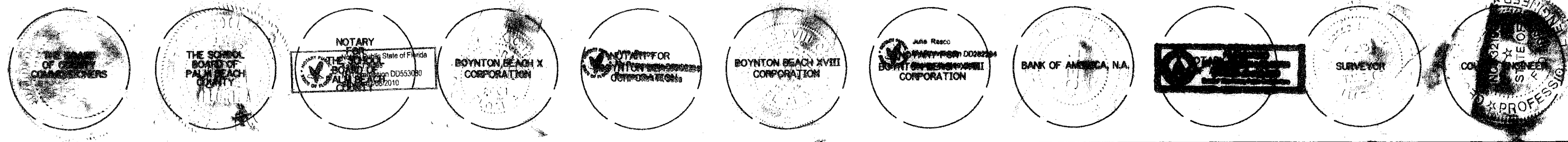
BY: [Signature], V.P.  
ALAN J. FANT, VICE PRESIDENT  
WITNESS: [Signature]  
MICK GUINNESS  
PRINT NAME: MICK GUINNESS  
WITNESS: [Signature]  
JOSEPH STEIN  
PRINT NAME: Joseph Stein

IN WITNESS WHEREOF, BOYNTON BEACH ASSOCIATES X, L.L.P. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER BOYNTON BEACH X CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 25<sup>th</sup> DAY OF MAY, 2007.

BOYNTON BEACH ASSOCIATES X, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: BOYNTON BEACH X CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER

BY: [Signature], V.P.  
ALAN J. FANT, VICE PRESIDENT  
WITNESS: [Signature]  
MICK GUINNESS  
PRINT NAME: MICK GUINNESS  
WITNESS: [Signature]  
JOSEPH STEIN  
PRINT NAME: Joseph Stein

SUBDIVISION: Boynton-Lyons  
PAGE: 110  
BLOCK: 54  
TRACTS: 9-19, 24, 41, 46, 51, 56  
PLAT: 3  
PLAT BOOK: 2  
PAGE: 45  
TAX MAP: 749  
JOB NAME:



PETITION NO.	04-025
TOTAL AREA	125.815 ACRES
TOTAL AREA TRACT "A"	40.651 ACRES
TOTAL AREA TRACT "B"	33.000 ACRES
TOTAL AREA TRACT "C"	52.165 ACRES

