T. THE OF PLONIDA

OUNTY OF PALM BEACH

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

BEING A REPLAT OF A PORTION OF TRACTS 76 THROUGH 79, TRACTS 81, 88, 92, 93, ALL OF TRACTS 80, TRACTS 89 THROUGH 91, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A REPLAT OF TRACT "L6" AND A PORTION OF TRACTS "OS4" AND "OS25", LYONS WEST AGR P.U.D.-PLAT ONE, PLAT BOOK 112, PAGES 95 THROUGH 113, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

ALL LYING WITHIN SECTIONS 30 AND 31, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 8 AUGUST, 2009

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 FOUR BEING A REPLAT OF A PORTION OF TRACTS 76 THROUGH 79, TRACTS 81, 88, 92, 93, ALL OF TRACTS 80, TRACTS 89 THROUGH 91, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS "OS4". "L6" AND "OS25". LYONS WEST AGR P.U.D.-PLAT ONE, PLAT BOOK 112, PAGES 95 THROUGH 113, PUBLIC RECORDS, PALM BEACH COUNTY FLORIDA ALL LYING WITHIN SECTIONS 30 AND 31. TOWNSHIP 45 SOUTH, RANGE 42 EAST,

PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF TRACT 96, SAID BLOCK 53; THENCE SOUTH 89"36"36" WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LYONS WEST AGR P.U.D.-PLAT ONE, THENCE SOUTH 89'36'36' WEST, ALONG THE SOUTH LINE OF SAID LYONS WEST AGR P.U.D.-PLAT ONE. A DISTANCE OF 1.333.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 89"36"36" WEST, ALONG THE SOUTH LINE OF SAID LYONS WEST AGR P.U.D.-PLAT ONE AND THE SOUTH LINE OF SAID TRACTS 88 THROUGH 92, BLOCK 53. PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 1,421.69 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°23'24" WEST, A DISTANCE OF 172.70 FEET: THÊNCE NORTH 58°55'23" WEST, A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A RADIAL CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 58.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 58"55'23" WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87'01'44". A DISTANCE OF 88.10 FEET TO A POINT OF INTERSECTION WITH A NON- TANGENT LINE: THENCE NORTH 00°23'24" WEST, A DISTANCE OF 132.63 FEET; THENCE SOUTH 89"36"36" WEST, A DISTANCE OF 114.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET: THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°23'24" WEST, A DISTANCE OF 93.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,341.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°47'38". A DISTANCE OF 346.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 15"11'02" WEST, A DISTANCE OF 251.91 FEET; THENCE NORTH 08"44"42" WEST, A DISTANCE OF 112.47 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,351.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 79°33'07" EAST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'31", A DISTANCE OF 68.98 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE concave southeasterly, having a radius of 30.00 feet; thence northeasterly, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°58'49", A DISTANCE OF 47.64 FEET TO A POINT OF TANGENCY ON A SOUTHERLY BOUNDARY OF SAID LYONS WEST AGR P.U.D. - PLAT ONE; THENCE, ALONG SAID SOUTHERLY BOUNDARY THROUGH THE FOLLOWING EIGHT (8) COURSES, NORTH 83"27"27" EAST, A DISTANCE OF 115.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30,00 FEET: THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70"14"34", A DISTANCE OF 36.78 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE; THENCE NORTH 83"31"38" EAST, A DISTANCE OF 115.73 FEET TO A POINT OF INTERSECTION WITH A RADIAL CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,020,00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°16'51", A DISTANCE OF 5.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 83°27'27" EAST, A DISTANCE OF 81.26 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2.420.00 FEET THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18"19"49", A DISTANCE OF 774.22 FEET TO A POINT OF INTERSECTION WITH A NON- TANGENT LINE; THENCE SOUTH 78°15'50" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,580.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 11°56'31" EAST: THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°35'49", A DISTANCE OF 116.93 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "L6" AS SHOWN ON SAID LYONS WEST AGR P.U.D.-PLAT ONE AND TO A POINT OF INTERSECTION WITH A NON-Tangent curve, concave southerly, having a radius of 30.00 feet the radius POINT OF SAID CURVE BEARS SOUTH 50"56"35" EAST; THENCE EASTERLY, ALONG THE NORTH UNE OF SAID TRACT "L6" THROUGH THE FOLLOWING THREE (24) COURSES AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°42'45", A DISTANCE OF 31.27 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,565,00 FEET: THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02"35"29", A DISTANCE OF 116.01 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85"58'42", A DISTANCE OF 45.02 FEET TO A POINT OF TANGENCY: THENCE, SOUTH 02'09'24" WEST, A DISTANCE OF 103.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 452.00 FEET: THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12"05"09", A DISTANCE OF 95.34 FEET TO A POINT OF TANGENCY: THENCE SOUTH 09'55'45" EAST, A DISTANCE OF 90.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10"01'58", A DISTANCE OF 43.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00"06"13" WEST, A DISTANCE OF 146.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10701'58". A DISTANCE OF 43.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09'55'45" EAST, A DISTANCE OF 49.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80"35'36", A DISTANCE OF 42.20 FEET TO A POINT OF TANGENCY; THENCE, NORTH 89°28'39" EAST, A DISTANCE OF 174.44 FEET; THENCE NORTH 86°09'28" EAST, A DISTANCE OF 139.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET: THENCE NORTHEASTERLY. ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95'05'13", A DISTANCE OF 50.31 FEET TO A POINT OF TANGENCY; THENCE, NORTH 09"55'45" WEST, A DISTANCE OF 107.75 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'02". A DISTANCE OF 55.20 FEET TO A POINT OF TANGENCY: THENCE NORTH 22°34'47" WEST, A DISTANCE OF 88.47 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12"39"02", A DISTANCE OF 55.20 FEET TO A POINT OF TANGENCY: THENCE NORTH 09"55'45" WEST, A DISTANCE OF 110.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 148.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1205'09, A DISTANCE OF 31.22 FEET TO A POINT OF TANGENCY: THENCE NORTH 02"09"24" EAST, A DISTANCE OF 103,79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85'58'42" A DISTANCE OF 45.02 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,565,00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'42", A DISTANCE OF 193.77 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°15'10", A DISTANCE OF 44.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "L6" AND TO A POINT OF TANGENCY: THENCE, ALONG SAID EAST LINE THROUGH THE FOLLOWING DESCRIBED TEN (10) COURSES, SOUTH 10'56'26' EAST, DISTANCE OF 80.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY. HAVING A RADIUS OF 30.00 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79°03'34" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90"00"00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY: THENCE SOUTH 10'56'26" EAST, A DISTANCE OF 139.15 FEET; THENCE SOUTH 14'07'29" EAST, A DISTANCE OF 72.01 FEET; THENCE SOUTH 10°56'26" EAST, A DISTANCE OF 84.59 FEET TO THE POINT OF CURVATURE OF A CURVE. CONCAVE WESTERLY, HAVING A RADIUS OF 866.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13"53'25", A DISTANCE OF 209.95 FEET TO A POINT OF TANGENCY: THENCE SOUTH 02°56'59" WEST, A DISTANCE OF 218.24 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83"21"59", A DISTANCE OF 43.65 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "L6" AND TO A POINT

COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00

FEET; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE THROUGH THE FOLLOWING DESCRIBED THREE (3) COURSES AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43"36'28", A DISTANCE OF 76.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'51", A DISTANCE OF 70.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°36'36" WEST, A DISTANCE OF 139.53 FEET TO A POINT ON THE WEST LINE OF LOT 18 OF SAID LYONS WEST AGR P.U.D.-PLAT ONE; THENCE ALONG SAID WEST LINE THROUGH THE FOLLOWING TWO (2) COURSES, SOUTH 00"23"24" EAST, A DISTANCE OF 103.34 FEET: THENCE SOUTH 07"02"30" EAST, A DISTANCE OF 69.07 FEET TO A POINT ON THE WEST LINE OF LOT 19 OF SAID PLAT; THENCE SOUTH 00°23'24" EAST, ALONG SAID WEST LINE, A DISTANCE OF 201.33 FEET TO THE POINT

CONTAINING 48.558 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

- 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
- 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 BEACH COUNTY.
- 3. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR 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 THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. 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 WITHOUTH THE PRIOR WRITTIEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- TRACTS "L-6" THROUGH "L-8" AND "L-11", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON. HEREBY RESERVED FOR WILENCIA RESERVE HOMEOWNERS ASSOCIATION. RVC., 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, SAID TRACT "L-6" IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 23074. PAGE 1669, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- 6. TRACTS "OS1" THROUGH "OS12" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., IT'S 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 "OS11" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 23110, PG, 362, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- 7. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA RESERVE HOMEOWINERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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
- 8. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAMAGE PURPOSES. THE MAINTENANCE OF ALL DRAMAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF 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 DRAMAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PROVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 9. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA RESERVE HOMEOWNERS ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORWWATER MANAGEMENT AND DRAWAGE 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. 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
- 11. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUTTY 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.
- 12. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD 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, TELECOMMUNICATIONS 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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

13. 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 appuritenances. 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 TRACTS WITHOUTH THE PRIOR WRITTIEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT. ITS SUCCESSORS

IN WITNESS WHEREOF, BOYNTON BEACH ASSOCIATES XIX, LLLP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XIX CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 22 DAY OF SEPT., 2009.

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

BY: MM ALAN FANT, VICE PRESIDENT WITNESS: Sharohy Webs

PRINT NAME: SHAROLYN WEBB WITNESS. Role E. GC PRINT NAME: RICK E. ELINGER

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF BROWARD

RICHARO M. NORWALK. BEFORE ME PERSONALLY APPEARED ALAM-FAMI, WHO IS PERSONALLY KNOWN TO ME OR HAS as-identification, and who executed the FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XIX CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XIX, ILLP, 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 22 DAY OF SEPTEMBER 2: 2009. MY COMMISSION EXPIRES:_

Steven M. Helfman
Commission # DD557294 Expires: MAY 30, 2016 WWW.AARDNIVOTARY.com NOTARY SEAL

NOTARY PUBLIC Steven Helfman PRINT NAME DD557294 COMMISSION NUMBER

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA

COUNTY OF PALM BEACH

VALENCIA RESERVE 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 23 DAY OF SEPTEM BEC., 2009.

VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR PROFIT herek truken

THERESA FOWLER, PRESIDENT RICK E. ELSNER. Xusa usantana

PRINT NAME: Lisa Santana

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THERESA FOWLER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE Foregoing instrument as president of 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 23 DAY OF See Tember, 2009. MY COMMISSION EXPIRES: May 35, 2013

Paracle A. Duberry
Commission & Districts
Empires: MAY 25, 2913

DD 892786 COMMISSION NUMBER

COUNTY OF PALM BEACH

TITLE CERTIFICATION

STATE OF FLORIDA

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 XIX. 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 SUBDIMISION DEPICTED BY THIS PLAT.

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

DATE: 9.22-09

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

BANK OF AMERICA, N.A. AS AGENT EVITA FRANCUZ, VICE PRESIDENT

WITNESS: Lawky Vockigues PRINT NAME: CULTY COPULANDO

PRINT NAME: Priscella Concescion

STATE OF FLORIDA COUNTY OF MIAMI-DADE

ME OR HAS PRODUCED _ INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF 2009.

NOTARY PUBLIC RINT NAME 675592

WE, LAWYERS TITLE INSURANCE CORPORATION. A NEBRASKA CORPORATION.

SEORGE TELLEZ MICE PRESIDENT

MORTGAGEE'S CONSENT COUNTY OF MIAMI-DADE

AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK

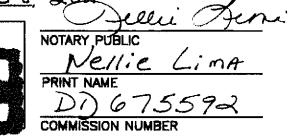
18154 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF, 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 24TH DAY OF HE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ **SEPTEMBER**, 2009.

ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED EVITA FRANCUZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ________AS IDENTIFICATION, AND WHO EXECUTED THE 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

MY COMMISSION EXPIRES: June 8 2011



THIS INSTRUMENT PREPARED BY

WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA

ARCADIS U.S., INC. ENGINEERS PLANNERS SURVEYORS

2081 VISTA PARKWAY

WEST PALM BEACH, FLORIDA 33411

L.B. #7062

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 GUÁRANTEES 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.

PROTESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4190, STATE OF FLORIDA DATE: 9/28/39

SURVEYOR'S NOTES:

SURVEYOR'S CERTIFICATE

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 TRACT 96, BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF S89"36"36" 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 (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. 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

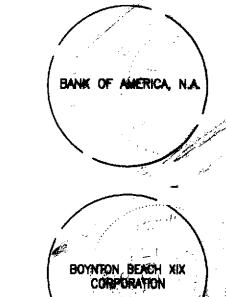
COUNTY ENGINEER

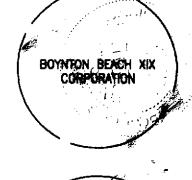
PLAT BEARING = GRID BEARING

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 10 DAY OF DECEMBE 2009, AND HAS BEEN REVIEWED BY A THIS LO DAY OF DECEMBE 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: Den T. W.M.
GEORGE T. WEBB, P.E. COUNTY ENGINEER

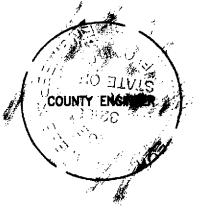
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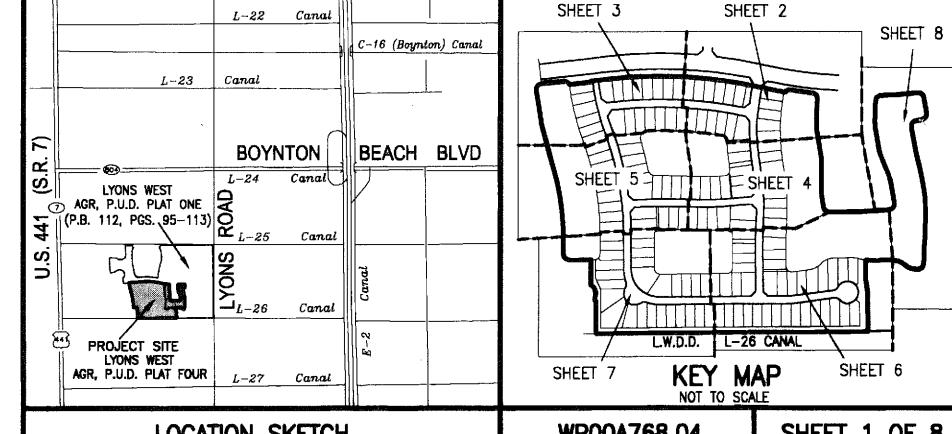












<u>SITE PLAN DATA LYONS WEST ACR PUD - PLAT FOUR</u> PDD2005-003 ZONING PETITION NO. ...48.558 AC.

LOCATION SKETCH

SHEET 1 OF 8