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

BEING A REPLAT OF A PORTION OF TRACTS 63, 64, 81 THROUGH 83 AND 86 THROUGH 88 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, AND BEING A REPLAT OF ALL OF TRACT OS12, LYONS WEST AGR P.U.D. - PLAT FOUR, AS RECORDED IN PLAT BOOK 113, PAGES 21 - 28, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST

> **APRIL. 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 THREE", BEING A REPLAT OF A PORTION OF TRACTS 63, 64, 81 THROUGH 83 AND 86 THROUGH 88 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 AND BEING ALL OF TRACT "OS 2" ACCORDING TO THE PLAT OF LYONS WEST AGR P.U.D. - PLAT FOUR. AS RECORDED IN PLAT BOOK 113, PAGES 21 THROUGH 28, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT"OS25", LYONS WEST AGR P.U.D. -PLAT ONE AS RECORDED IN PLAT BOOK 112, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89" 36" 36" WEST ALONG THE SOUTH LINE OF SAID TRACT"OS25" AND THE SOUTH LINE OF SAID LYONS WEST AGR P.U.D. - PLAT FOUR, A DISTANCE OF 2725.29 FEET TO THE SOUTHWEST COPIES OF TRACT "OS11" OF SAID LYONS WEST AGR P.U.D. -- PLAT FOUR AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89" 36" 36" WEST ALONG THE SOUTH LINE OF SAID TRACTS & THROUGH 88, A DISTANCE OF 1,286.20 FEET; THENCE NORTH 00" 23" 24" WEST, A DISTANCE OF 391,30 FEET; THENCE SOUTH 89" 36" 36" WEST, A DISTANCE OF 73.27 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30,00 FEET AND A CENTRAL ANGLE OF 88° 58' 49"; THENCE TO THE NORTHWEST, ALONG THE ARC OF SAED CURVE TO THE RIGHT, A DISTANCE OF 46.59 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,641.00 FEET AND A CENTRAL ANGLE OF 05° 17' 58": THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 151.78 FEET, TO A POINT OF TANGENCY; THENCE NORTH 06" 42" 33" WEST, A DISTANCE OF 313.49 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 859.00 FEET AND A CENTRAL ANGLE OF 08" 26' 01"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 126.44 FEET. TO A POINT OF TANGENCY: THENCE NORTH 01° 43' 28" EAST, A DISTANCE OF 86.12 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30,00 FEET AND A CENTRAL ANGLE OF 51" 19' 57"; THENCE TO THE NORTHEAST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 26.88 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 36° 56' 36" WEST, A DISTANCE OF 18.02 FEET, TO A POINT OF INTERSECTION WITH A MON-TANGENT CURVE, CONCAVE TO THE MORTH, WHOSE RADIUS POINT BEARS NORTH 03" 06'44" WEST FROM SAID POINT, HAVING A RADIUS OF 3,080.00 FEET AND A CENTRAL ANGLE OF 02° 15' 21"; THENCE TO THE WEST, ALONG THE ARC OF SAID CURVE TO THE RIGHT. A DISTANCE OF 121.26 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 01" 43' 28" EAST, A DISTANCE OF 16.25 FEET: THENCE NORTH 45" 11' 37" EAST, A DISTANCE OF 34.40 FEET; THENCE NORTH 01" 17" 54" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 48" 05' 25" WEST, A DISTANCE OF 34.26 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, WHOSE MADIUS POINT BEARS SOUTH 85" 09' 27" WEST FROM SAID POINT, HAVING A RADIUS OF 1.025.00 FEET AND A CENTRAL ANGLE OF 00° 40' 06": THENCE TO THE NORTH, ALONG THE ARC OF SAID OURVE TO THE LEFT, A DISTANCE OF 11.95 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE: THENCE NORTH 84" 29' 21" EAST, A DISTANCE OF 122.74 FEET; THENCE SOUTH 87° 20' 28" EAST, A DISTANCE OF 25.50 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, WHOSE RADIUS POINT BEARS NORTH 03° 44' 04" WEST FROM SAID POINT, HAVING A RADIUS OF 2,920.00 FEET AND A CENTRAL ANGLE OF 08° 06' 56"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 413.60 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 77° 39' 55" EAST, A DISTANCE OF 50.10 FEET; THENCE NORTH 77° 03' 02" EAST, A DISTANCE OF 100.81 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 EAST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 266.13 FEET, TO A POINT OF TANGENCY; THENCE NORTH 83° 27" 27" EAST, A DISTANCE OF 240.22 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF SAID LYONS WEST AGR P.U.D. - PLAT ONE AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH 53° 27' 27" EAST FROM SAID POINT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 60° 00' 00"; THENCE TO THE SOUTHEAST, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID WESTERLY BOUNDARY FOR THE FOLLOWING THREE COURSES, A DISTANCE OF 31.42 FEET, TO A POINT OF TANGENCY: THENCE NORTH 83° 27' 27" EAST, A DISTANCE OF 31.51 FEET; THENCE SOUTH 06° 32' 33" EAST, A DISTANCE OF 130.00 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF SAID LYONS WEST AGR P.U.D. - PLAT FOUR AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 06" 32" 33" EAST FROM SAID POINT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90" 58" 49": THENCE TO THE SOUTHWEST, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID WESTERLY BOUNDARY OF LYONS WEST AGR P.U.D. -PLAT FOUR FOR THE FOLLOWING EIGHT COURSES, A DISTANCE OF 47.64 FEET, TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,351.00 FEET AND A CENTRAL ANGLE OF 02° 55' 31"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 66.98 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 08" 44' 42" EAST, A DISTANCE OF 112.47 FEET; THENCE SOUTH 15" 11" 02" EAST, A DISTANCE OF 251.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,341.00 FEET AND A CENTRAL ANGLE OF 14" 47" 38"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 346.25 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 00° 23' 24" EAST, A DISTANCE OF 93.50 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE TO THE SOUTHEAST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 47.12 FEET, TO A POINT OF TANGENCY; THENCE NORTH 89° 36' 36" EAST, A DISTANCE OF 133.60 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 11° 32' 13"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE BOUNDARY OF SAID TRACT "OS12" FOR THE FOLLOWING FIVE COURSES, A DISTANCE OF 6.04 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 00" 23" 24" EAST, A DISTANCE OF 96.12 FEET; THENCE SOUTH 22" 19" 07" EAST, A DISTANCE OF 66.94 FEET; THENCE SOUTH 00" 23" 24" EAST, A DISTANCE OF 201.04 FEET; THENCE SOUTH 89" 36" 36" WEST, A DISTANCE OF 25.00 FEET: THENCE SOUTH 00° 23' 24" EAST ALONG THE WESTERLY BOUNDARY OF SAID LYONS WEST AGR P.U.D. - PLAT FOUR, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.00 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:

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

DEDICATION (CONTINUED)

- 1. TRACT "A". AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THES RESERVATION AND IS THE PERPETUAL MAINTENANCE COLIGATION 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 ASSESSE, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCOMBESTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE CILLIBATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSEMB, WITHOUT RECOURSE TO PALM REACH COUNTY.
- 3. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA RESERVE HOMEOWRIERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSISTMS, AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRABBAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THES RESERVATION AND IS THE PERPETUAL MAINTENANCE COLLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH
- 4. TRACTS "OS!" THROUGH "OS!7" AS SHOWN HEREON, AME HEREBY RESERVED FOR THE VALENCIA RESERVE HONEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSISTAS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE COLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSERBS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TRACT "OSIS" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 23110 PAGE 362, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LANE WORTH
- TRACTS "L12" THROUGH "L14", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY NESERVED FOR THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ANE THE PERPETUAL MAINTENANCE COLOGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTENG LITTORNAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7-3-8-4.1 PAGE 1801 PUBLIC RECORDS OF PALM BEACH COUNTY
- 6. Buffer Easements, as shown hereon, are hereby dedicated to the valencia reserve HOMEOWNERS ASSOCIATION. INC., IT'S 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.
- 7. THE DRAININGE EASEMENTS, AS SHOWN HERECH, 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., it's successions and assens, without recourse to palm seach MAINTAIN ANY PORTION OF THE DRAININGE SYSTEM ENCOMPASSED BY THIS PLAT WHECH IS ASSOCIATED WITH THE DRAMMAGE OF PUBLIC STREETS, MICLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRABNAGE, LANE MAINTENANCE, AND LANE MAINTENANCE ACCESS EASEMENTS AND PREVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 8. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETULTY 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 HOBIEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSEMBS, FOR ACCESS TO STOPHINATER 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
- 10. ALL TRACTS FOR PREVATE STREET PURPOSES AND DREVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SMAJECT TO AM OVERLYING MON-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 WITHEN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 11. THE TEN FOOT WIDE UTILITY EAGENENTS RUNNING ABJACENT 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, BICLUSING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, NAW 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 HE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRECE WRETTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 12. OVERHANG EASEMENTS, AS SHOWN HEREON, AND HENEON DEBICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAED EASEMENT, ITS SUCCESSORS AND ASSEMB, FOR MOOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECORDER
- 13. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DESICATED IN PERPETUITY TO PALM SEACH COUNTY, IT'S SUCCESSIONS AND ASSIGNS, FOR THE IDESTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTSHANCES. THIS EASEMENT MAY BE PENCED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EARSMENT SHALL BE THE PERPETUAL COLLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

14. THE LIMETED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDAL FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

15. 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 WITHERS WHENEOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUGED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XIX CORPORATION, A FLORIDA CORPORATION, THES. G. DAY OF MAY. 2010.

BOYNTON BEACH ASSOCIATES XIX, LLLP. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP ALAN FANT VICE PRESIDENT OF BOYNTON BEACH XIX CORPORATION. A FLORIDA CORPORATION

ACKNOWLEDGMENT STATE OF FLOREDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS AS-EDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XIX CORPORATION, TH GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XIX, LLLP, AND SEVERALLY ACCROWLEDGED TO AND REFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIDED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFICED TO SAID. INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITHERS ANY HAND AND OFFICIAL, SEAL

THIS 6 DAY OF MAY NOTARY PUBLIC KALLEW M Postra

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

THE VALENCIA RESERVE HOMEOWINERS 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 🚣 DAY OF

THE VALENCIA RESERVE HOMEOWINERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT WITNESS: KLE **ACKNOWLEDGMENT**

STATE OF FLORIDA

COUNTY OF PALM BEACH

THERESA HOWLER BEFORE ME PERSONALLY APPEARED DATEMAN GINSTILL WHO IS PERSONALLY HOUSIN TO ME GA AS EXENTIFICATION, AND WHO EXECUTED THE INC., AND SEVERALLY ACKNOWLEDGED TO AND REFORE HE THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIDED TO THE FORESOING INSTRAMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFINED TO SAID DISTRIBUTED DIE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND BEED OF SAID CONFORMATION. WITHERS MY HAND AND OFFICIAL SEAL THIS ______ DAY OF _________ 2010.

SITE PLAN DATA LYONS WEST AGR PLLD. - PLAT THREE

PDD2005-003 _39.00 AC. TOTAL AREA... TOTAL DWELLING UNITS... ...137 DU CZERO LOT LINE) ...3.51 DU/AC.

TITLE CERTIFICATION STATE OF FLOREDA COUNTY OF BROWARD

WE, LAWYERS TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, A TITLE INSURANCE COMPANY AS BULLY LICENSED IN THE STATE OF FLORIDA, BO 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 LIABILITY LIMITED PARTHERSHIP: 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

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

PNOHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: 2000 Jelle GEORGE TEMLEZ, VICE-PRESIDEN DATE: 5-8-2010

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MIAMI-DADE

THE UNDERSIGNED HENEBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOHN IN AND CONSENT TO THE DEDECATION 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.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUGED THESE PRESENTS TO BE SIGNED BY

PRINT NAME: Marcela Duezada

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF MEAMI-DADE

BEFORE ME PERSONALLY APPEARED EVITA FRANCUE, WAND IS PERSONALLY IGHORAL TO ME OF HAS PRODUCED _____ __ AS EMPTYPICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., AND SEVERALLY ACCOUNTEDGED TO AND REFORE HE THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREBORNS INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPURATION AND THAT IT WAS AFFINED TO SAED INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORETY, AND THAT SAED INSTRUMENT IS THE FREE ACT AND DEED OF SAID CONFORMTION WITHER ANY HAND AND OFFICE SAID CONFORM THE S

NOTARY PUBLIC Feleri Kenzi

SURVEYOR'S NOTES:

(R.R.) = RADIAL TO REAR LOT LINE

THE PUBLIC RECORDS OF PALM BEACH COUNTY.

. 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 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 OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS ONR) - NON-RADIAL (R.F.) = RADIAL TO FRONT 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

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 ENGROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

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 NEKOLITS VS WEST PENENGLAR TITLE COMPANY ET AL. THE RESULT OF THIS LAWSUIT WAS THAT THE ROAD, DITCH & DYNE RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.

7. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY RECLAMEMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1996. ZONE - FLORIDA EAST ZONE

LINEAR UNIT - U.S. SURVEY FEET COCREMATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION **9CALE FACTOR = 1.0000207**

COUNTY ENGINEER

THES PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND JN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS DAY OF ________, 2010, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

GEORGE T. WESS, P.E. COUNTY ENGINEER

PLAT BEARING - GRID BEARING

DATE: JONE 14 2010

SURVEYOR'S CERTIFICATE

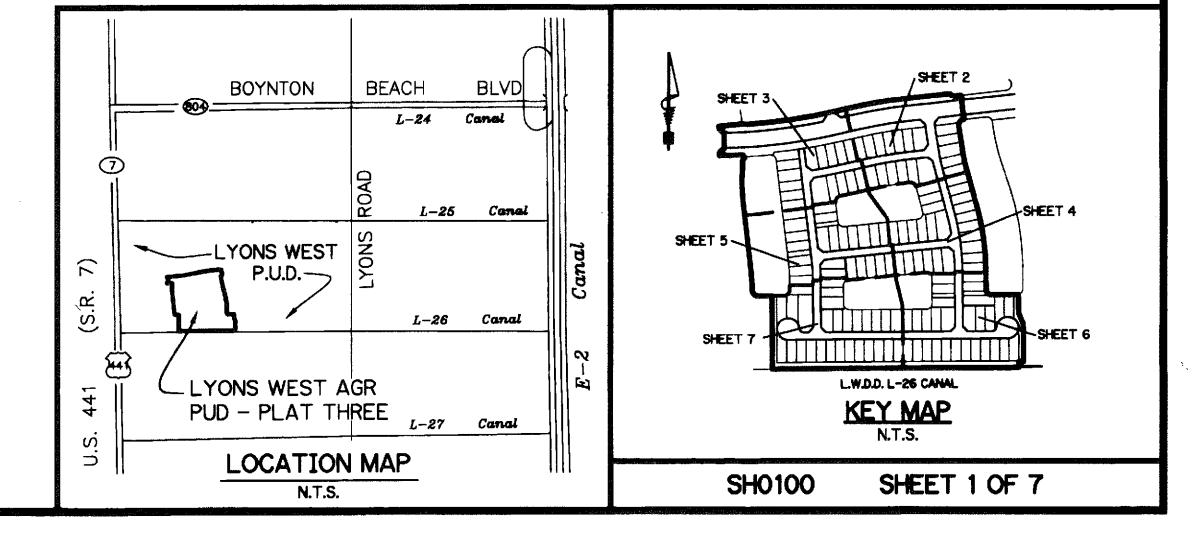
THES IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPPRESENTATION OF A SURVEY MADE UNDER MY RESPONSELLE DIRECTION AND SUPERVISION: THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT permanent reference higherents ("P.R.M.'S") have been placed as required by LAW 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 COMMESSIONERS 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

DATE: 5/12/10

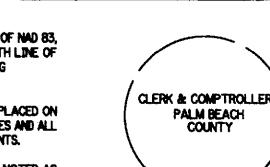
PERRY CANHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA











STATE OF FLORIDA

COUNTY OF PALM BEACH

Sharon R. Bock, Clerk & Comptrolle





