

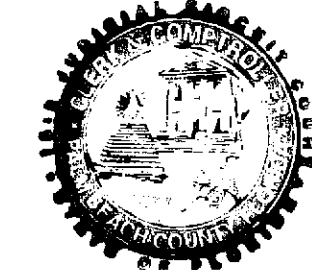
LYONS WEST AGR P.U.D. - PLAT FIVE

BEING A REPLAT OF A PORTION OF TRACTS 57 THROUGH 59, 62 THROUGH 64, 82 AND 83 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, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALSO BEING A REPLAT OF ALL OF TRACTS "OS20", "OS21" AND "L10" ACCORDING TO THE PLAT OF LYONS WEST AGR P.U.D. - PLAT ONE, AS RECORDED IN PLAT BOOK 112, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 7 FEBRUARY, 2010

142

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 1:44 PM
this 2nd day of August 2010,
and duly recorded in Plat Book 113
on Page(s) 142-148
Sharon R. Book, Clerk & Comptroller
By: *[Signature]*



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XIX, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "LYONS WEST AGR P.U.D. - PLAT FIVE" BEING A REPLAT OF BEING A PORTION OF TRACTS 57 THROUGH 59, 62 THROUGH 64, 82 AND 83 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, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALSO BEING A PORTION OF TRACTS "OS20", "OS21" AND "L10" ACCORDING TO THE PLAT OF LYONS WEST AGR P.U.D. - PLAT ONE, AS RECORDED IN PLAT BOOK 112, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "OS22" OF SAID LYONS WEST AGR P.U.D. - PLAT ONE; THENCE SOUTH 00° 23' 27" EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT "OS20", A DISTANCE OF 25.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 00° 23' 27" EAST, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 129° 26' 17"; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID TRACT "L10" FOR THE FOLLOWING TWELVE COURSES: THENCE TO THE SOUTHEAST, OF ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 90.36 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 187.00 FEET AND A CENTRAL ANGLE OF 43° 48' 39"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 142.99 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 04° 22' 23"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 38.16 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 00° 23' 27" EAST, A DISTANCE OF 301.65 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 852.00 FEET AND A CENTRAL ANGLE OF 15° 21' 28"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 174.76 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 15° 44' 53" EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 348.00 FEET AND A CENTRAL ANGLE OF 04° 21' 11"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 28.44 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 11° 23' 42" EAST, A DISTANCE OF 198.73 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 47° 59' 19"; THENCE TO THE SOUTHEAST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 125.63 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 142° 50' 28"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 74.79 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 83° 27' 27" WEST, A DISTANCE OF 270.06 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 60° 00' 00"; THENCE TO THE NORTHWEST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 83° 27' 27" WEST, A DISTANCE OF 240.22 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 08° 24' 24"; THENCE TO THE WEST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 266.13 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 77° 03' 02" WEST, A DISTANCE OF 100.81 FEET; THENCE SOUTH 77° 39' 55" WEST, A DISTANCE OF 50.10 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, WHOSE RADIUS POINT BEARS NORTH 11° 51' 00" WEST, HAVING A RADIUS OF 2,920.00 FEET AND A CENTRAL ANGLE OF 08° 06' 56"; THENCE TO THE WEST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 413.60 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 87° 20' 28" WEST, A DISTANCE OF 25.50 FEET; THENCE NORTH 08° 40' 04" WEST, A DISTANCE OF 226.15 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,146.00 FEET AND A CENTRAL ANGLE OF 08° 35' 27"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 171.83 FEET, TO A POINT OF TANGENCY; THENCE NORTH 17° 15' 32" WEST, A DISTANCE OF 95.22 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 854.00 FEET AND A CENTRAL ANGLE OF 18° 52' 05"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 231.42 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00° 23' 27" WEST, A DISTANCE OF 500.70 FEET; THENCE NORTH 89° 36' 33" EAST, A DISTANCE OF 1,090.26 FEET; THENCE NORTH 00° 23' 27" WEST, A DISTANCE OF 106.11 FEET; THENCE NORTH 89° 36' 33" EAST ALONG A LINE 38.28 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 57, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00° 23' 27" EAST ALONG THE WESTERLY BOUNDARY OF SAID TRACT "OS22", A DISTANCE OF 6.72 FEET; THENCE NORTH 89° 36' 33" EAST ALONG THE NORTH LINE OF SAID TRACT "OS20", A DISTANCE OF 245.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.99 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:

- 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.
- TRACTS "OS1" THROUGH "OS7" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA RESERVE 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 "OS7" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 23110 PAGE 382, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

DEDICATION (CONTINUED)

- TRACTS "L10", "L15" AND "L16", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., ITS 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, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 23816, PAGE 237, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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, 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 SURVEYOR'S NOTE 2.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, 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., 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 DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER 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 PALM BEACH COUNTY.
- ALL TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLAPPING 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.
- 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, 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.
- THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON, 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, 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.
- OVER-HANG 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XIX CORPORATION, A FLORIDA CORPORATION, THIS 14th DAY OF June, 2010.

BOYNTON BEACH ASSOCIATES XIX, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: *[Signature]*
ALAN FANT,
VICE PRESIDENT OF BOYNTON BEACH XIX CORPORATION,
A FLORIDA CORPORATION
WITNESS: *[Signature]*
PRINT NAME: Melvin E. Frazier
WITNESS: *[Signature]*
PRINT NAME: Kathleen M. Coffman
PRINT NAME: Kathleen M. Coffman

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XIX CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XIX, 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.
THIS 14th DAY OF June, 2010.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: Kathleen H. Coffman
MY COMMISSION EXPIRES: Mar 18 2013 COMMISSION NUMBER: DD 809384

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND MAINTENANCE OBLIGATIONS AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF June, 2010.

THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: *[Signature]*
THERESA FOWLER, PRESIDENT
WITNESS: *[Signature]*

PRINT NAME: Joseph Storo
WITNESS: *[Signature]*
PRINT NAME: Anthony Lovato

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 THE 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 14th DAY OF June, 2010.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: GARY LITTLE
MY COMMISSION EXPIRES: 4/23/11 COMMISSION NUMBER: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

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

BY: *[Signature]*
GEORGE TELLEZ, VICE-PRESIDENT
DATE: June 4, 2010

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 HEREIN 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 18954 AT PAGE 186 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 BOARD OF DIRECTORS THIS 14th DAY OF June, 2010.

BANK OF AMERICA, N.A., AS AGENT
BY: *[Signature]*
EVITA FRANQUIZ, VICE PRESIDENT
WITNESS: *[Signature]*
PRINT NAME: Evita Franquiz
WITNESS: *[Signature]*
PRINT NAME: Francois Corcoran

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED EVITA FRANQUIZ, 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 INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF June, 2010.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: Narciso Duran
MY COMMISSION EXPIRES: 6/23/12 COMMISSION NUMBER: DD 376137

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

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

ZONING PETITION NO.	PD02005-003
TOTAL AREA	36.99 AC.
TOTAL DWELLING UNITS	91 DU (ZERO LOT LINE)
DENSITY	2.46 DU/AC.

