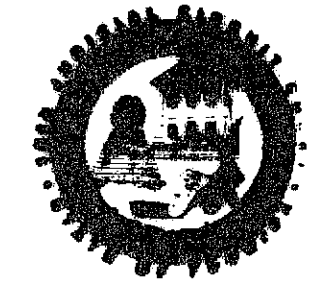


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**PERIMETER**  
SURVEYING & MAPPING  
Certificate of Authorization No. LB7264  
Prepared by: Jeff S. Hodapp, P.S.M.  
949A Clint Moore Road  
Boca Raton, Florida 33487  
Tel: (561) 241-9988  
Fax: (561) 241-5182

**LYONS RANCHES**  
BEING A REPLAT OF A PORTION OF TRACTS 38 AND 39, BLOCK 46, "THE PALM BEACH FARMS CO., PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45-54, P.B.C.R., LYING IN SECTIONS 17 AND 18, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
SEPTEMBER, 2010

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:08 PM  
THIS 7 DAY OF October  
2010, AND DULY RECORDED  
IN PLAT BOOK 1149 ON PAGES  
3 THROUGH 9  
SHARON R. BOCK, CLERK  
AND COMPTROLLER  
By: [Signature] DC



SHEET 1 OF 2

**DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "LYONS RANCHES", BEING A REPLAT OF A PORTION OF TRACTS 38 AND 39, BLOCK 46, "THE PALM BEACH FARMS CO., PLAT NO.3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 17 AND 18, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING A PORTION OF TRACT 38, BLOCK 46, "THE PALM BEACH FARMS CO., PLAT NO.3", ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 64 FEET OF AFORESAID TRACT 38, BLOCK 46, LESS THE WEST 30 FEET THEREOF

AND  
TRACT 39, BLOCK 46, "THE PALM BEACH FARMS CO., PLAT NO.3", ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE LESS THE WEST 30 FEET THEREOF, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 4.99 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AND RESERVE AS FOLLOWS:

TRACT "A"  
TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR THE PUBLIC STREET PURPOSES.

TRACT "B"  
TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR LYONS RANCHES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ITS PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

LIMITED ACCESS EASEMENTS:  
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

TRACT "C", "D", & "E"  
TRACTS "C", "D", AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LYONS RANCHES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID LYONS RANCHES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "E" IS SUBJECT TO THE RESTRICTIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT AS CALLED OUT IN OFFICIAL RECORDS BOOK 20547, PAGES 2 THROUGH 8.

UTILITY EASEMENTS  
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 TEN FOOT WIDE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND TO THE PUBLIC STREETS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED, 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 EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

P.B.C.U.E.  
THE P.B.C. 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 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 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 PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS

BUFFER EASEMENTS  
THE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LYONS RANCHES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE PERPETUAL MAINTENANCE OBLIGATION OF SAID LYONS RANCHES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DRAINAGE EASEMENTS  
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 LYONS RANCHES 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 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7 DAY OF October, 2010.

D.R. HORTON, INC.  
A DELAWARE CORPORATION.

BY: [Signature]  
PRINT NAME: Pawl Romanowski  
TITLE: Vice President

WITNESS: [Signature] PRINT NAME: Paul Robertson  
WITNESS: [Signature] PRINT NAME: Amalia Papadimitriou

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED Pawl Romanowski, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF D.R. HORTON, INC. A DELAWARE CORPORATION, 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 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 7 DAY OF October, 2010.

MY COMMISSION EXPIRES: 7/23/2011  
[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, Grant Dewar, a duly licensed attorney in the state of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in D.R. HORTON, INC. A DELAWARE CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PREVENT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10/12/10 BY: [Signature]  
ATTORNEY AT LAW  
MEMBER OF THE FLORIDA BAR  
LICENSE NUMBER 0371902

**LYONS RANCHES HOMEOWNERS' ASSOCIATION, INC.**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE LYONS RANCHES HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7 DAY OF October, 2010.

LYONS RANCHES HOMEOWNERS' ASSOCIATION, INC.  
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: [Signature] PRINT NAME: Amalia Papadimitriou, PRESIDENT

WITNESS: [Signature] PRINT NAME: Gregory J. Pettibon

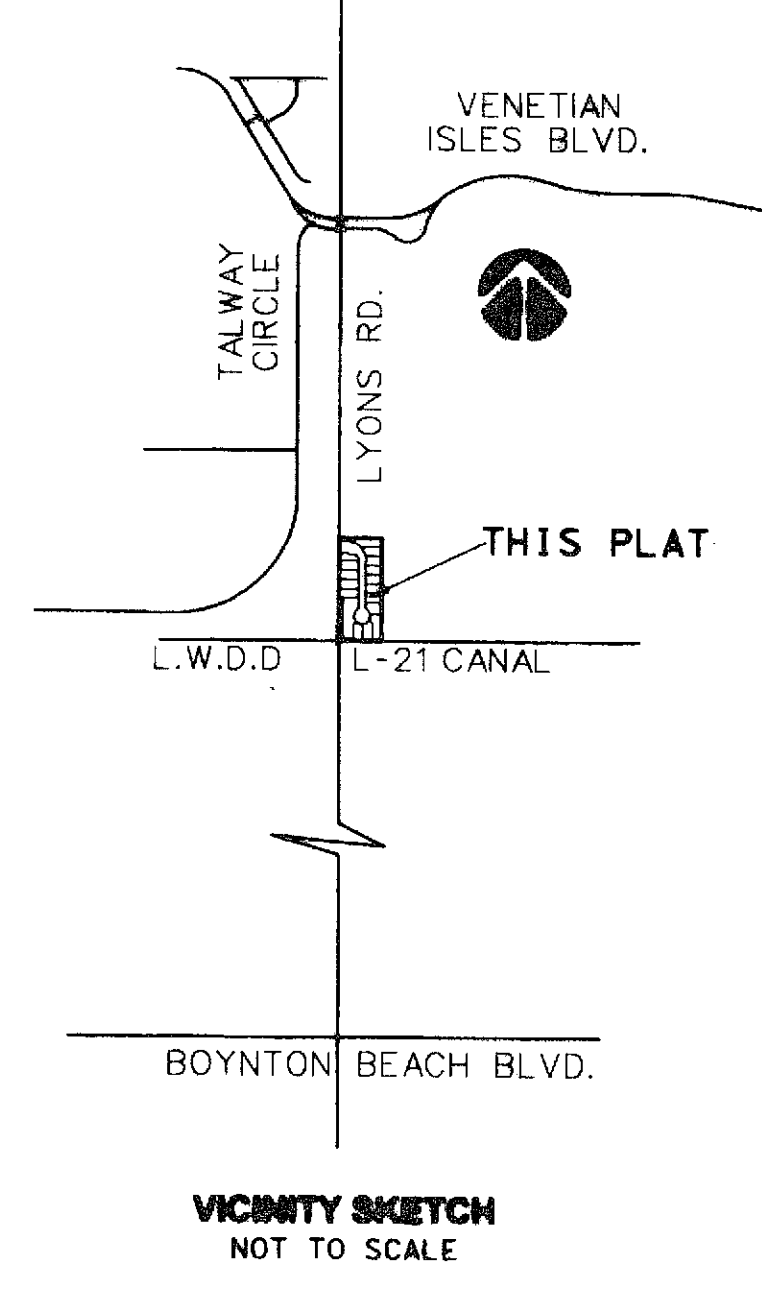
**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED AMALIA PAPADIMITRIOU, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LYONS RANCHES 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 IS 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 7 DAY OF October, 2010.

MY COMMISSION EXPIRES: 7/23/2011 NOTARY PUBLIC [Signature]  
[Signature]  
PRINT NAME: Frances J. Guevara



**TABULAR DATA**

PETITION NO. 04-20  
LYONS RANCHES  
OVERALL SITE PLAN ACREAGE - 4.99 ACRES  
TOTAL DWELLING UNITS-15

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S.; THIS PLAT WAS REVIEWED BY A PROFESSIONAL SURVEYOR/MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

[Signature]  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER  
10/12/2010  
DATE

**NOTES:**

- COORDINATES SHOWN ARE GRID.
- DATUM=NAD83, 1990 ADJUSTMENT.
- ZONE= FLORIDA EAST
- LINEAR UNIT=US FOOT
- COORDINATE SYSTEM=1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- ALL DISTANCES ARE GROUND.
- SCALE FACTOR IS 1.0000232.
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SAID TRACT 39 WHICH IS ASSUMED TO BEAR NORTH 89°23'47" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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, FLORIDA.
- THOSE PORTIONS OF TRACT "E" AND LOTS 9, 10, AND 11 THAT LIE WITHIN THE LAKE WORTH DRAINAGE DISTRICT EASEMENT ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 20547, PAGE 2, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- BEARING ROTATION EQUATION:  
NOT 361°E (PLAT BEARING)  
N00° 57' 18" E (GRID BEARING)  
358° 38' 57" - CLOCKWISE BEARING ROTATION (PLAT TO GRID)

**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. 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEE 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.

[Signature]  
JEFF S. HODAPP, P.S.M.  
LICENSE NO. 15511  
STATE OF FLORIDA  
PERMETER SURVEYING & MAPPING, INC.  
949A CLINT MOORE ROAD  
BOCA RATON, FL 33487  
CERTIFICATION OF AUTHORIZATION NO. LB7264  
10-5-2010  
DATE

|   |  |                 |                        |          |                 |
|---|--|-----------------|------------------------|----------|-----------------|
| LYONS RANCHES HOMEOWNERS' ASSOCIATION, INC. | LYONS RANCHES HOMEOWNERS' ASSOCIATION, INC. NOTARY | DR HORTON, INC. | DR HORTON, INC. NOTARY | SURVEYOR | COUNTY ENGINEER |
| [Stamp]                                     | [Stamp]  | [Stamp]         | [Stamp]                | [Stamp]  | [Stamp]         |