

HYDER AGR-P.U.D. - PLAT THREE REPLAT

BEING A REPLAT OF A PORTION OF TRACTS 53 THROUGH 76, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, AND ALL OF TRACTS "L7", "L7A", "OS14" AND "OS15", ACCORDING TO THE PLAT OF HYDER AGR-P.U.D. - PLAT THREE, AS RECORDED IN PLAT BOOK 118, PAGES 77 THROUGH 90, ALL WITHIN THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING WITHIN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 8

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XXIV, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "HYDER AGR-P.U.D. - PLAT THREE REPLAT", BEING A REPLAT OF A PORTION OF TRACTS 53 THROUGH 76, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, AND ALL OF TRACTS "L7", "L7A", "OS14" AND "OS15", ACCORDING TO THE PLAT OF HYDER AGR-P.U.D. - PLAT THREE, AS RECORDED IN PLAT BOOK 118, PAGES 77 THROUGH 90, ALL WITHIN THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING WITHIN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF KENCO RANCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGE 193, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE S00°52'26"E, ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11413, PAGE 1734, SAID PUBLIC RECORDS, A DISTANCE OF 185.00 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "OS14" FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, S88°59'26"W, A DISTANCE OF 1,030.89 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 10°57'54"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 191.39 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 198.00 FEET AND A CENTRAL ANGLE OF 17°39'56"; THENCE SOUTHERLY ALONG THE BOUNDARY OF SAID TRACTS "OS14" AND "L7" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 617.42 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT "L7" FOR THE FOLLOWING THIRTY EIGHT (38) DESCRIBED COURSES, S78°42'35"E, A DISTANCE OF 97.14 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 72°31'17"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 38.02 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 10°38'10"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 71.27 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 17°38'42"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 123.19 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 77°46'36"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 33.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 47°12'13"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 24.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 43°00'42"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 22.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,575.00 FEET AND A CENTRAL ANGLE OF 04°16'27"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 266.69 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 89°51'37"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 47.05 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 07°14'21"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 126.35 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 13°39'32"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 166.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 208.00 FEET AND A CENTRAL ANGLE OF 19°30'17"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 724.25 FEET; THENCE S08°01'06"E, A DISTANCE OF 381.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 87°43'03"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 45.93 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 3,925.00 FEET AND A CENTRAL ANGLE OF 09°51'56"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 675.44 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 41°07'12"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 21.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 12°53'39"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 175.95 FEET TO A POINT OF TANGENCY; THENCE N04°04'50"E, A DISTANCE OF 110.00 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE N04°04'50"E, A DISTANCE OF 110.00 FEET TO THE POINT OF CURVATURE OF A RADIAL CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 76°13'15"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.91 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 71°46'12"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 37.58 FEET; THENCE N89°37'46"E, A DISTANCE OF 408.77 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 213.00 FEET AND A CENTRAL ANGLE OF 189°47'49"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 705.58 FEET TO A POINT OF TANGENCY; THENCE S79°49'57"W, A DISTANCE OF 92.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 09°05'58"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 79.41 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 11°30'09"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 98.91 FEET; THENCE N04°04'50"E, A DISTANCE OF 128.07 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 87°40'48"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 175.95 FEET TO A POINT OF TANGENCY; THENCE S88°14'22"E, A DISTANCE OF 246.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 06°21'31"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 55.49 FEET TO A POINT OF TANGENCY; THENCE S81°52'52"E, A DISTANCE OF 115.61 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 213.00 FEET AND A CENTRAL ANGLE OF 192°15'39"; THENCE NORTHERLY ALONG THE BOUNDARY OF SAID TRACTS "L7" AND "OS14" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 714.74 FEET TO A POINT OF TANGENCY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "OS14" FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, S85°51'29"W, A DISTANCE OF 319.58 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 03°07'57"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 82.01 FEET TO A POINT OF TANGENCY; THENCE S88°59'26"W, A DISTANCE OF 615.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 04°57'43"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 129.90 FEET TO A POINT OF TANGENCY; THENCE N86°02'51"W, A DISTANCE OF 161.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 213.00 FEET AND A CENTRAL ANGLE OF 190°51'28"; THENCE SOUTHERLY ALONG THE BOUNDARY OF SAID TRACTS "OS14" AND "L7A" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 709.52 FEET TO A POINT OF TANGENCY; THENCE ALONG THE BOUNDARY OF SAID TRACT "L7A" FOR THE FOLLOWING TWENTY NINE (29) DESCRIBED COURSES, N83°05'41"E, A DISTANCE OF 92.24 FEET; THENCE N79°45'48"E, A DISTANCE OF 166.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 24°38'17"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 96.00 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 76°19'47"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 66.61 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 12°53'39"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 180.04 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 85°58'36"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 45.02 FEET; THENCE N80°23'54"W, A DISTANCE OF 181.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 213.00 FEET AND A CENTRAL ANGLE OF 188°46'28"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 701.78 FEET TO A POINT OF TANGENCY; THENCE S89°10'22"E, A DISTANCE OF 333.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 79°29'53"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 61.63 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 76°14'41";

DEDICATION (CONTINUED)

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.92 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE; THENCE S04°04'50"W, A DISTANCE OF 110.00 FEET TO THE POINT OF CURVATURE OF A RADIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 41°50'45"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 21.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 41°51'14"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 21.91 FEET; THENCE N85°54'41"W, A DISTANCE OF 34.96 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,075.00 FEET AND A CENTRAL ANGLE OF 02°01'52"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 109.01 FEET TO A POINT OF TANGENCY; THENCE N87°56'33"W, A DISTANCE OF 214.36 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 17°31'59"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 130.01 FEET TO A POINT OF TANGENCY; THENCE N70°24'54"W, A DISTANCE OF 192.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 77°49'44"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 135.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,075.00 FEET AND A CENTRAL ANGLE OF 17°42'59"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 332.40 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 53°02'27"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 27.77 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 43°00'42"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 29.12 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,100.00 FEET AND A CENTRAL ANGLE OF 00°47'19"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 15.14 FEET TO A POINT OF TANGENCY; THENCE N13°39'33"W, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 54°18'53"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 28.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 54°18'53"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 28.44 FEET; THENCE N13°39'33"W, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 10°09'35"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 164.02 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; THENCE N88°59'26"E, ALONG THE SOUTH LINE OF SAID KENCO RANCH, A DISTANCE OF 3,684.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.106 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 "OS14" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC., FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "L7B": THE WATER MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SEVEN BRIDGES 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 NO. 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 SEVEN BRIDGES 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 BUFFER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XXIV CORPORATION, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 13TH DAY OF January, 2015.

BOYNTON BEACH ASSOCIATES XXIV, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: BOYNTON BEACH XXIV CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: Alan Fant, VICE PRESIDENT

WITNESS: Krista Johnson WITNESS: Keisha Swanson
PRINT NAME: Alan Fant PRINT NAME: Keisha Swanson

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 XXIV 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 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 13TH DAY OF January, 2015.

NOTARY PUBLIC: Pamela A. DeLaney
PRINT NAME: Pamela A. DeLaney
MY COMMISSION EXPIRES: May 25, 2015 COMMISSION NUMBER: EE 868550

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13TH DAY OF January, 2015.

SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: Nicole Muscarella
NICOLE MUSCARELLA, PRESIDENT

WITNESS: Nery Espanosa
PRINT NAME: Nery Espanosa
WITNESS: Angela Letourneau
PRINT NAME: Angela Letourneau

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NICOLE MUSCARELLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SEVEN BRIDGES 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 26TH DAY OF January, 2015.

NOTARY PUBLIC: Pamela A. DeLaney
PRINT NAME: Pamela A. DeLaney
MY COMMISSION EXPIRES: May 25, 2015 COMMISSION NUMBER: EE 868550

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA 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 XXIV, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED ON THIS PLAT.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A CALIFORNIA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA

BY: George Teliz
GEORGE TELIZ, VICE-PRESIDENT
DATE: 13-30-2014



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 HEREON 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 26311, AT PAGE 22 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 CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14TH DAY OF January, 2015.

BANK OF AMERICA, N.A., AS AGENT
BY: William Campano, SENIOR VICE PRESIDENT
WITNESS: Nellie Lima WITNESS: Amisla Zogary
PRINT NAME: Nellie Lima PRINT NAME: Amisla Zogary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED WILLIAM CAMPANO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., 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 14TH DAY OF January, 2015.

NOTARY PUBLIC: Nery Espanosa
PRINT NAME: Nery Espanosa
MY COMMISSION EXPIRES: 10/21/2016 COMMISSION NUMBER: EE 244636

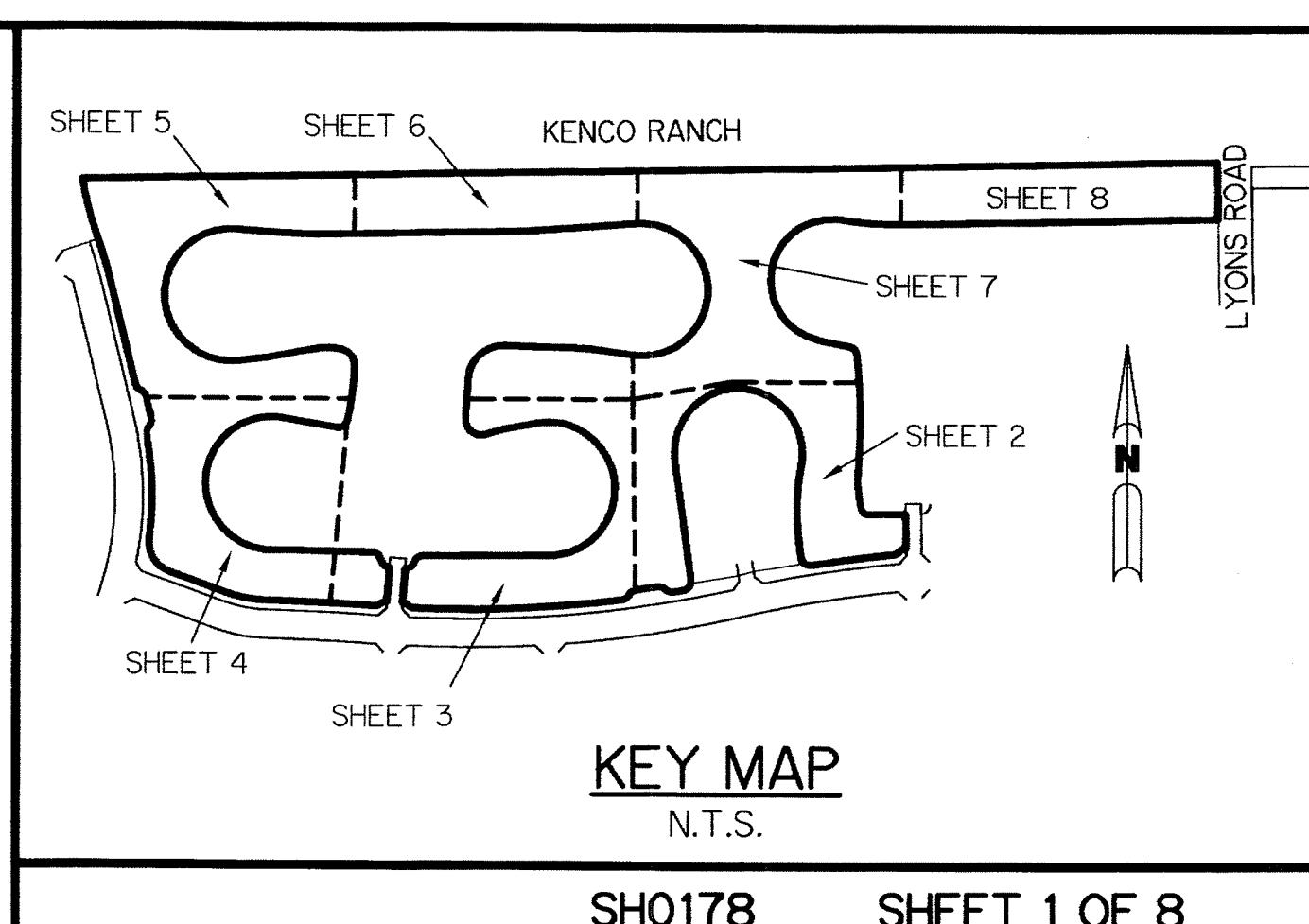
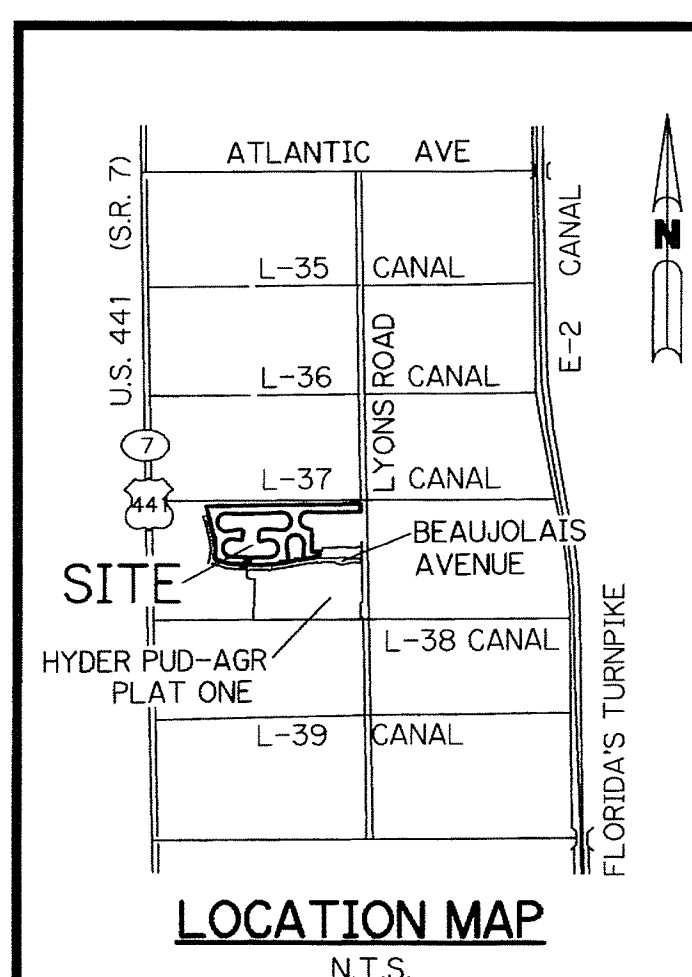
SURVEYOR'S CERTIFICATE

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 (IF ANY) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT 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: Perry C. White DATE: 1/29/2015
PERRY C. WHITE,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

SITE PLAN DATA

HYDER AGR-P.U.D. - PLAT THREE REPLAT
CONTROL NO. 2005-0455
TOTAL AREA 42.106 AC.



KEY MAP
N.T.S.
SH0178 SHEET 1 OF 8



STATE OF FLORIDA
COUNTY OF PALM BEACH
This was filed as part of 10105 Reg. 111, Vol. of March 2015 and was recorded in Plat Book 118 on Page(s) 702 - 707
Sharon K. Pugh, Clerk & Comptroller
By: Marianne R. ...