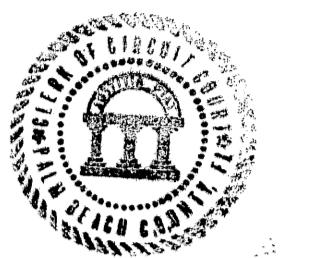


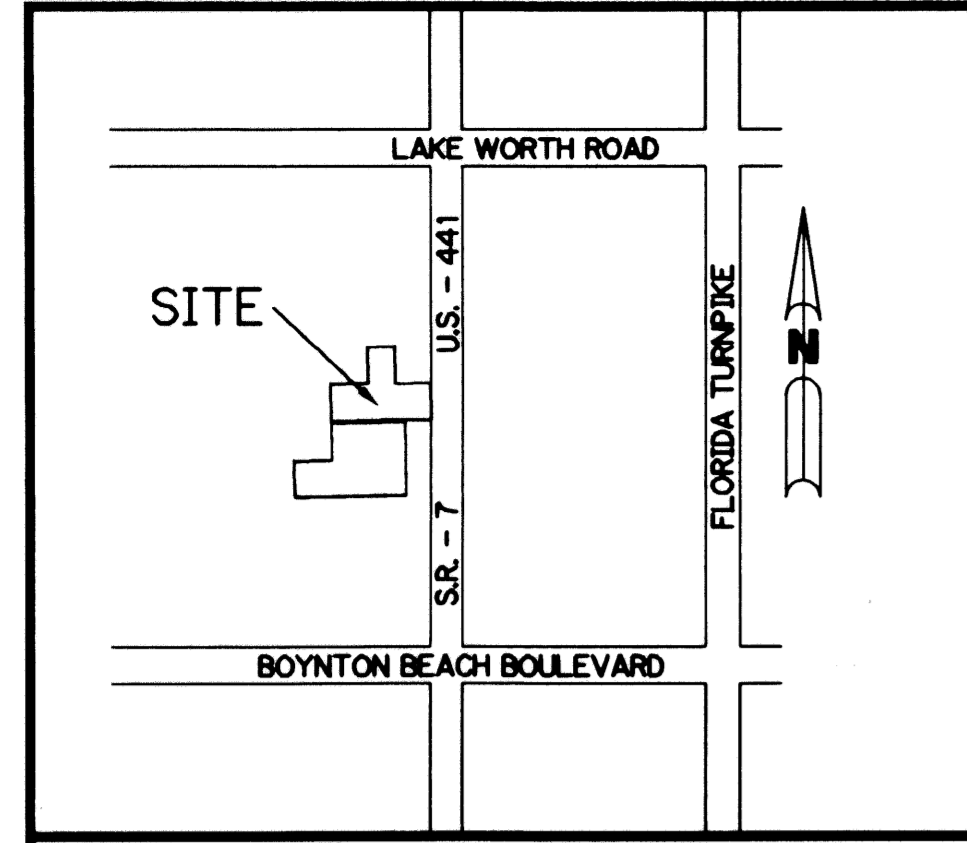
170

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA
This Plat was filed for record at A M.
on the 21 day of April 2004.
and duly recorded in Plat Book No. 101
at pages 170-172
CORREY H. WILKINS, Clerk of Circuit Court
D. C.



CANYON LAKES (A.K.A. FOGG NORTH) PLANNED UNIT DEVELOPMENT
CANYON LAKES PRESERVE AREA NO. 4
BEING A REPLAT OF A PORTION OF TRACTS 2, 12, 21 AND ALL OF
TRACTS 10, 11, 14, 15, 22 AND 23, BLOCK 52, PALM BEACH FARMS COMPANY PLAT
NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45
THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL
LYING WITHIN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 SOUTH,
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3 FEBRUARY, 2004



SITE MAP
NOT TO SCALE

0863-008

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XVII, L.L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS CANYON LAKES PRESERVE AREA NO. 4, BEING A REPLAT OF A PORTION OF TRACTS 2, 12, 21 AND ALL OF TRACTS 10, 11, 14, 15, 22 AND 23, BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 SOUTH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 2 (LESS THE EAST 167.09 FEET AND LESS THE NORTH 36.30 FEET), TRACTS 10, 11, 12, 14, 15, 21, 22 AND 23, (LESS THE WEST 5.11 FEET OF TRACT 21), BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45, SAID LAND LYING, SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD 7 AS DESCRIBED IN OFFICIAL RECORD BOOK 10487, PAGE 1080, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 84.338 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS "A" AND "B", AS SHOWN HEREON, PURSUANT TO ARTICLE 3.E.2.F.3 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE IS DEDICATED AS THE PRESERVE AREA FOR PETITION NO. 2002-067(A) AND ARE SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 10635 PAGES 44 THROUGH 44

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID TRACT IS RESERVED TO BOYNTON BEACH ASSOCIATES XVII, L.L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE INTEREST, FOR PERPETUAL MAINTENANCE IN ACCORDANCE WITH THE RECORDED CONSERVATION EASEMENT, WITHOUT RESERVE TO PALM BEACH COUNTY. SAID TRACT "A" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 3638, PAGE 89 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT. SAID TRACT "B" IS SUBJECT TO RESTRICTIONS SET FORTH IN O.R.B. 16600, PG. 231, SAID PUBLIC RECORDS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT. IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION, THIS 20 DAY OF FEBRUARY, 2004.

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

BY: Alan Fant
ALAN FANT, VICE PRESIDENT
BOYNTON BEACH XVII CORPORATION,
A FLORIDA CORPORATION

WITNESS: Gladys A. DiGirolamo
PRINT NAME: GLADYS A. DIGIROLAMO

WITNESS: Perry Lillian
PRINT NAME: PERRY LILLIAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED na AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BOYNTON BEACH XVII 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 20 DAY OF FEBRUARY, 2004.

NOTARY PUBLIC: Perry Lillian
PRINT NAME: PERRY LILLIAN

MY COMMISSION EXPIRES: 5/14/2007

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 1552 AT PAGE 210 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 VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF FEBRUARY, 2004.

BANK OF AMERICA, N.A.
A FEDERAL SAVINGS AND LOAN NATIONAL BANKING ASSOCIATION

BY: Evita Francuz
EVITA FRANCUZ, VICE PRESIDENT

WITNESS: Nionella Sophia

PRINT NAME: NIONELLA SOPHIA

WITNESS: Jerry Gottlieb

PRINT NAME: JERRY GOTTLIEB

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EVITA FRANCUZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED na AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE BANK OF AMERICA, N.A., A FEDERAL SAVINGS AND LOAN, 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 20 DAY OF FEBRUARY, 2004.

NOTARY PUBLIC: Wendy Lima
PRINT NAME: Wendy Lima

MY COMMISSION EXPIRES: 6/8/07
DD199581

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE COMPANY, 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 XVII, L.L.L.P., A FLORIDA LIMITED LIABILITY 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

BY: Robert B. Siesholtz
ROBERT B. SIESHOLTZ VICE PRESIDENT

DATE: 3/12/04

COUNTY ENGINEER

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 20 DAY OF April, 2004 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: George T. Webb
GEORGE T. WEBB, P.E. COUNTY ENGINEER

DATE: 4/20/04

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

DATE: 3/30/04

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID, NAD 83, (1990 ADJUSTMENT), THE NORTH LINE OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, HAVING A BEARING OF NORTH 88°56'20" EAST.
2. 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.
3. 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 SUBORDINATED 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.
4. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000177 NO ROTATION, GROUND TO GRID
5. THE PROPERTY SUBJECT TO THIS PLAT IS A PRESERVATION AREA APPROVED AS PART OF PETITION 2002-067 (A) AND SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:

1. PERMITTED USES: IN ACCORDANCE WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN, AS IMPLEMENTED BY AND THROUGH ORDINANCE NUMBER 95-39, AND THE TERMS OF THE CONSERVATION EASEMENT, THE FOLLOWING ACTIVITIES ARE PERMITTED ON THE PROPERTY:

- A. AGRICULTURAL LAND USES SUCH AS CROP PRODUCTION, PASTURE, WHOLESALE AND/OR RETAIL NURSERIES FOR THE GROWING OF TREES AND/OR PLANTS, OR EQUESTRIAN PURPOSES OR RETAINING THE LAND AS FALLOW. IN ADDITION, ACCESSORY STRUCTURES TO AGRICULTURAL LAND USES ARE PERMITTED SUCH AS BARN, PUMP STRUCTURES, HORSE TRAINING FACILITIES, AND GROOMS' QUARTERS, AND CARETAKERS QUARTERS PROVIDED ANY PERMITS NECESSARY FOR SUCH USES ARE OBTAINED; OR
- B. SUCH OTHER USES AS MAY BE PERMITTED, WITHIN THE PROTECTED AREA OF AN AGR- PDD OR WITHIN THE AGRICULTURAL RESERVE AREA PURSUANT TO THE PALM BEACH COUNTY COMPREHENSIVE PLAN OR PALM BEACH COUNTY'S LAND DEVELOPMENT CODE, AS MAY BE AMENDED FROM TIME TO TIME; OR
- C. WATER PRESERVATION IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AS A WATER PRESERVE AREA OR TO SERVE REGIONAL WATER MANAGEMENT PURPOSES AS CERTIFIED BY EITHER THE LAKE WORTH DRAINAGE DISTRICT OR SOUTH FLORIDA WATER MANAGEMENT DISTRICT, OR FOR WATER MANAGEMENT PURPOSES NOT DIRECTLY RELATED TO THE 60/40 AGR-PDD IF APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT FOR ENVIRONMENTAL RESOURCES; OR
- D. CONSERVATION USES AS DEFINED BY AND IN THE PALM BEACH COUNTY COMPREHENSIVE PLAN

6. NOTWITHSTANDING THE FOREGOING PERMITTED USES WITH RESPECT TO THE PROPERTY, THE ONLY USES PERMITTED ON THE RESTRICTED PROPERTY (THE RESTRICTED PROPERTY AS DEFINED IN O.R.B. 10635 PAGE 44 AND LEGALLY DESCRIBED AS EXHIBIT "B" THEREIN) ARE THOSE USES SET FORTH BELOW.

THE USE OF THE RESTRICTED PROPERTY IS HEREBY CERTIFIED BY THE LAKE WORTH DRAINAGE DISTRICT TO SERVE REGIONAL WATER MANAGEMENT PURPOSES; AND, THEREFORE THE ONLY PERMITTED USE ON THE RESTRICTED PROPERTY IS THAT AUTHORIZED AND PERMITTED BY THE LAKE WORTH DRAINAGE DISTRICT PROVIDED SUCH RIGHTS, TITLE, INTEREST, EASEMENTS AND RIGHT-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO FLORIDA STATUTE CHAPTER 298 AND SPECIAL ACT 98-525, HAVING MADE SUCH CERTIFICATION, THE COUNTY ACKNOWLEDGES AND AGREES THAT ENFORCEMENT OF THIS EASEMENT AS IT RELATES TO THE USE AND ENJOYMENT OF THE RESTRICTED PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE LAKE WORTH DRAINAGE DISTRICT AND NOT THE COUNTY. IN THE EVENT THE LAKE WORTH DRAINAGE DISTRICT DOES NOT UTILIZE THE RESTRICTED PROPERTY IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO FLORIDA STATUTE CHAPTER 298 AND SPECIAL ACT 98-525, THE COUNTY SHALL HAVE THE RIGHT TO ENFORCE THE TERMS OF THE CONSERVATION EASEMENT. FURTHERMORE, NOTHING CONTAINED HEREIN SHALL AFFECT THE RIGHTS, TITLE, INTERESTS, EASEMENTS AND RIGHTS-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT EXISTING AS OF THE DATE OF RECORDED OF THE CONSERVATION EASEMENT (RECORDED IN OFFICIAL RECORD BOOK 10635, PAGE 44) PROVIDED SUCH RIGHTS, TITLE, INTEREST, EASEMENTS AND RIGHT-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO FLORIDA STATUTE CHAPTER 298 AND SPECIAL ACT 98-525. AS REQUIRED, PURSUANT TO SECTION 298.301, FLORIDA STATUTE, LAKE WORTH DRAINAGE DISTRICT'S ACTION MUST BE CONSISTENT WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN.

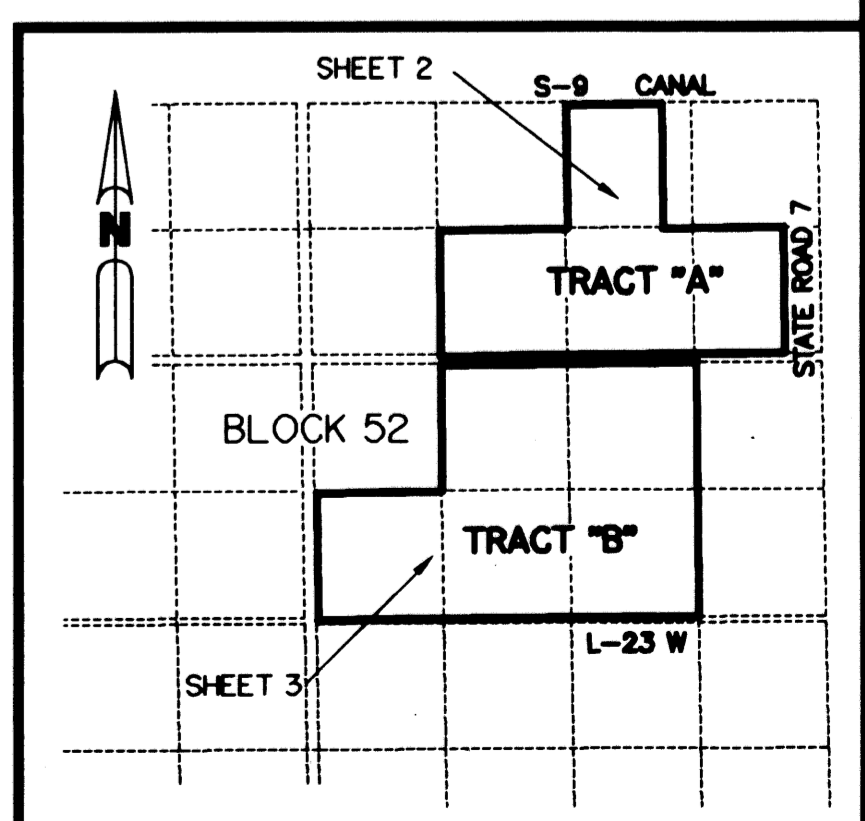
7. PROHIBITED USES. IN ACCORDANCE WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN, AS IMPLEMENTED BY AND THROUGH ORDINANCE NUMBER 95-39, AND THE TERMS OF THE CONSERVATION EASEMENT, THE FOLLOWING ACTIVITIES ARE PROHIBITED ON THE PROPERTY AND ARE SUBJECT TO ANY ADDITIONAL PROVISIONS PLACED ON THE PROPERTY BY THE BOARD OF COUNTY COMMISSIONERS DURING THE ZONING PROCESS, INCLUDING THE RESTRICTED PROPERTY:

- A. CONSTRUCTION OF NEW RESIDENTIAL UNITS;
- B. AGRICULTURAL PROCESSING FACILITIES, FARM WORKER HOUSING AND THE LIKE; AND
- C. SUCH OTHER USES AS ARE PROHIBITED WITHIN THE AGRICULTURAL RESERVE AREA PURSUANT TO PALM BEACH COUNTY'S COMPREHENSIVE PLAN OR LAND DEVELOPMENT CODE.

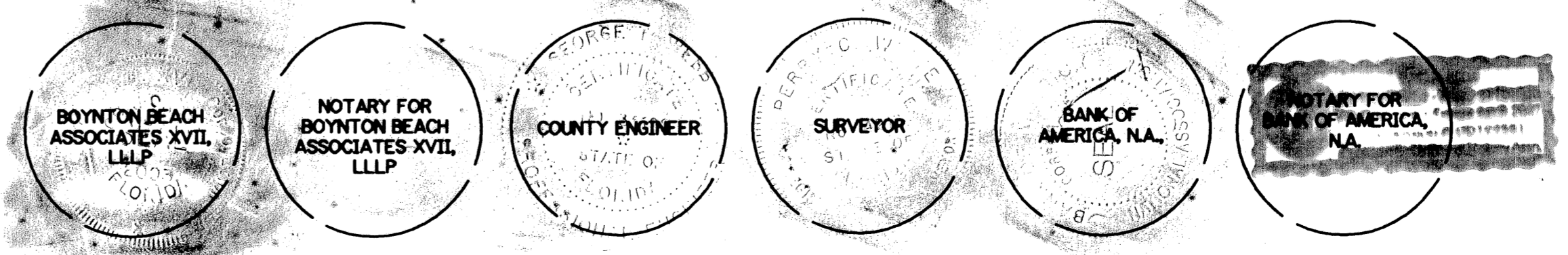
SITE PLAN DATA:

CANYON LAKES PUD (A.K.A. FOGG NORTH)
ZONING PETITION NO. PDD2002.67
TOTAL AREA 84.338 ACRES

KEY MAP
NOT TO SCALE



A311 SHEET 1 OF 3



THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB-6674

300 A
SUBDIVISION CANYON LAKES PRESERVE AREA No. 4
BOOK 101
PAGE 170
FLOOD ZONE B
QUAD # 065
SE
TAZ 742
PUD NAME FOGG NORTH