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CANYON ISLES (A.K.A. FOGG CENTRAL) PLANNED UNIT DEVELOPMENT

# CANYON ISLES - PLAT ONE

A PARCEL OF LAND IN SECTIONS 31 AND 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 9-24 AND 41-56, BLOCK 59, PALM BEACH FARMS Co. PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 16 JULY, 2004

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plan was filed for record on the 14th day of July, 2004.  
and duly recorded in Plat Book No. 2, page 116.  
MARSH R. BUCK, Clerk & Registrar



**KNOW ALL MEN BY THESE PRESENTS** THAT BOYNTON BEACH ASSOCIATES XVI, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS CANYON ISLES - PLAT ONE, BEING A PARCEL OF LAND IN SECTIONS 31 AND 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 9-24, AND 41-56, BLOCK 59, PALM BEACH FARMS Co. PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 16 SAID BLOCK 59; THENCE S43°01'22"W FOR 36.34 FEET TO THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-26 PER CHANCERY CASE 407, RECORDED IN OFFICIAL RECORD BOOK 8495, PAGE 781, SAID PUBLIC RECORDS;

THENCE ALONG SAID SOUTH LINE, N89°36'38"E FOR 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD PER PLAT BOOK 6, PAGE 84, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE, N89°36'38"E FOR 1251.86 FEET; THENCE S00°23'24"E FOR 8.60 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET, WHERE A RADIAL LINE BEARS S00°23'24"E; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 130°16'18" FOR 90.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 197.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 133°40'19" FOR 459.60 FEET TO A POINT OF TANGENCY;

THENCE N86°12'05"E FOR 83.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93°24'01" FOR 48.90 FEET TO A POINT OF TANGENCY;

THENCE S00°23'24"E FOR 80.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 108°58'09" FOR 95.06 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 197.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 211°05'10" FOR 725.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 500.00 FEET;

THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°59'08" FOR 52.23 FEET TO A POINT OF TANGENCY;

THENCE N83°26'43"E FOR 33.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 85°21'51" FOR 44.70 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 168.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°59'33" FOR 86.75 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3181.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°03'59" FOR 113.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°18'15" FOR 46.76 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1093.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 57°32'27" FOR 47.28 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°31'08" FOR 42.34 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 103.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°03'50" FOR 55.98 FEET TO A POINT OF TANGENCY;

THENCE N89°21'29"W FOR 88.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 197.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 132°23'21" FOR 455.19 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 134°21'53" FOR 93.80 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1425.00 FEET, WHERE A RADIAL LINE BEARS N02°37'04"E; THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°33'17" FOR 668.73 FEET;

THENCE N67°08'56"E FOR 50.00 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2975.00 FEET, WHERE A RADIAL LINE BEARS N67°08'56"E; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°02'27" FOR 2.12 FEET;

THENCE N63°38'08"E FOR 52.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2475.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 8°09'44" FOR 352.58 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET, WHERE A RADIAL LINE BEARS N18°21'08"W; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 128°30'14" FOR 89.71 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 197.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 137°21'09" FOR 472.28 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 45.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 103°56'47" FOR 81.64 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1339.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 124°42'52" FOR 297.14 FEET TO A POINT OF TANGENCY;

THENCE N00°23'24"W FOR 214.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 96°20'50" FOR 50.45 FEET TO A POINT OF TANGENCY;

THENCE S84°02'34"E FOR 100.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 197.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 135°23'10"E FOR 47.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 130°16'18" FOR 90.95 FEET;

THENCE N00°23'24"W FOR 8.60 FEET TO THE SAID SOUTH LINE OF CANAL L-26;

THENCE ALONG SAID SOUTH LINE, N89°36'38"E FOR 282.05 FEET;

THENCE S00°23'24"E FOR 8.60 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET, WHERE A RADIAL LINE BEARS S00°23'24"E; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 132°12'03" FOR 92.29 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 197.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 48°11'11" FOR 155.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°59'08" FOR 52.23 FEET TO A POINT OF TANGENCY;

THENCE S00°23'24"E FOR 163.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 95°40'12" FOR 50.09 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 195.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 193°16'51" FOR 657.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°48'52" FOR 47.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 161.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°08'00" FOR 42.55 FEET TO A POINT OF TANGENCY;

THENCE S09°17'01"E FOR 240.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°01'32" FOR 1.05 FEET;

THENCE RADIAL TO SAID CURVE, S13°39'33"E FOR 115.00 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2360.00 FEET, WHERE A RADIAL LINE BEARS S13°39'33"E;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°01'32" FOR 1.05 FEET;

THENCE RADIAL TO SAID CURVE, S13°41'05"E FOR 206.00 FEET TO A CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2154.00 FEET, WHERE A RADIAL LINE BEARS S13°41'05"E;

THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°05'03" FOR 40.78 FEET;

THENCE RADIAL TO SAID CURVE, S14°46'08"E FOR 131.00 FEET TO A CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2000.00 FEET, WHERE A RADIAL LINE BEARS S14°46'08"E;

THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°47'09" FOR 63.06 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°46'23" FOR 47.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1876.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°58'31" FOR 97.41 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 58°43'14" FOR 29.18 FEET;

THENCE RADIAL TO SAID CURVE, S19°55'37"W FOR 24.21 FEET;

THENCE S77°00'58"W FOR 142.90 FEET;

THENCE S07°58'41"E FOR 10.06 FEET;

THENCE N82°01'19"E FOR 10.06 FEET;

THENCE S07°58'41"E FOR 184.15 FEET;

THENCE S36°34'08"E FOR 21.83 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, WHERE A RADIAL LINE BEARS S36°34'08"E;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45°08'38" FOR 28.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1876.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 176°19" FOR 41.65 FEET TO A POINT OF TANGENCY;

THENCE S00°23'27"E FOR 58.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 47.12 FEET TO A POINT OF TANGENCY;

THENCE N89°36'33"E FOR 4.20 FEET;

THENCE S00°23'27"E FOR 170.20 FEET;

THENCE S89°36'33"W FOR 21.88 FEET;

THENCE S00°23'27"E FOR 135.20 FEET TO THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-27 CANAL, RECORDED IN OFFICIAL RECORD BOOK 1585, PAGE 505 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID NORTH LINE, S89°36'33"W FOR 2574.72 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF LYONS ROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°26'28"W FOR 2844.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 128.002 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:

1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CANYON ISLES HOMEOWNERS ASSOCIATION, INC. 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 AND IS SUBJECT TO THAT CERTAIN 100' LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 12102, PAGE 4802, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CANYON ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.

3. TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CANYON ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE 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.

4. ALL TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING 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.

5. WATER MANAGEMENT TRACTS "L1" THROUGH "L7" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CANYON ISLES 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 AS RECORDED IN OFFICIAL RECORD BOOK 17610, PAGE 1969, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CANYON ISLES 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.

7. TRACTS "O51" THROUGH "O58" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CANYON ISLES 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, TRACTS "O55" AND "O56" AS SHOWN HEREON ARE HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 17758, PAGE 598, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACTS "O57" AND "O58" AS SHOWN HEREON ARE HEREBY SUBJECT TO THAT CERTAIN 100' LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 12102, PAGE 4802, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TRACT "O57" CONTAINS 2.96 ACRES, MORE OR LESS.

TRACT "O58" CONTAINS 2.88 ACRES, MORE OR LESS.

8. TRACTS "R-1" AND "R-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CANYON ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. TRACTS "B1" THROUGH "B18" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CANYON ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE CANYON ISLES HOMEOWNERS ASSOCIATION, INC., ITS 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.

11. 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 CANYON ISLES 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 ENGINEERED IN 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.

12. 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.

13. THE LIFT STATION EASEMENT, IDENTIFIED ON THE PLAT HEREON, IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDER THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THE LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSOR AND ASSIGNS.

14. 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.

15. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY 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, 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.

16. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED 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 THE 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.

17. OVERHANG 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.

18. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALLIGING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS STOP, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH CANYON ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR THE INTENDED PURPOSE AT WHICH THE MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE CANYON ISLES HOMEOWNERS ASSOCIATION, INC. UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANT HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATE TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC. IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER BOYNTON BEACH XVI CORPORATION, A FLORIDA CORPORATION, THIS 21 DAY OF JANUARY, 2005.

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

BY: *Alan J. Fant* Vice President  
ALAN J. FANT, VICE PRESIDENT OF BOYNTON BEACH XVI CORPORATION

WITNESS: *Barbara Smith*  
PRINT NAME: *Barbara Smith*  
WITNESS: *Andy Valera*  
PRINT NAME: *Andy Valera*

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XVI CORPORATION, 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 21 DAY OF JANUARY, 2005.

NOTARY PUBLIC: *Denise Lerner*  
PRINT NAME: *Denise Lerner*  
MY COMMISSION EXPIRES: *July 25, 2006* #DD134550

**ACCEPTANCE OF RESERVATIONS**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

CANYON ISLES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15 DAY OF February, 2005.

CANYON ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: *Barbara Smith*  
BARBARA SMITH, PRESIDENT

WITNESS: *Andy Valera*  
PRINT NAME: *Andy Valera*  
WITNESS: *Pam DeHarvey*  
PRINT NAME: *Pam DeHarvey*

**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 XVI, 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: *1/21/2005* 365 books

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BARBARA SMITH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CANYON ISLES 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 15 DAY OF February, 2005.

NOTARY PUBLIC: *Denise Lerner*  
PRINT NAME: *Denise Lerner*  
MY COMMISSION EXPIRES: *July 25, 2006* #DD134550

**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 10 DAY OF May, 2005, 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, P.E.*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

DATE: *5-10-05*

**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 HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 17728, AT PAGE 1862, AS THE SAME HAVE BEEN AMENDED, RESTRICTED AND MODIFIED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE 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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF January, 2005.

BANK OF AMERICA, N.A.,  
A NATIONAL BANKING ASSOCIATION

BY: *Theresa Bello*  
THERESA BELLO, SENIOR VICE PRESIDENT

WITNESS: *Eva S. Franco*  
PRINT NAME: *EVA S. FRANCO*

WITNESS: *John Nichols*  
PRINT NAME: *John Nichols*

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED THERESA BELLO, 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 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 21 DAY OF January, 2005.

NOTARY PUBLIC: *Marela Quezada*  
PRINT NAME: *Marela Quezada*  
MY COMMISSION EXPIRES: *6/21/08* #DD332705

**SITE PLAN DATA**  
CANYON ISLES - PLAT ONE

ZONING PETITION NO. .... PDD/2002-068  
(AKA - FOGG CENTRAL)  
TOTAL AREA ..... 126.00 AC.  
TOTAL DWELLING UNITS ..... 270  
DENSITY ..... 2.14 DU/AC.  
RECREATION TRACT R-1 ..... 5.45 AC.  
RECREATION TRACT R-2 ..... 0.17 AC.  
RURAL PARKWAY EASEMENT ..... 8.06 AC.

**BROWN & PHILLIPS, INC.**  
THIS INSTRUMENT PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826,  
BROWN & PHILLIPS, INC., LB-6473  
3969 N. HAVERHILL ROAD, SUITE 105  
WEST PALM BEACH, FLORIDA 33417

**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 ("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 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: *John E. Phillips III*  
JOHN E. PHILLIPS III, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4826, STATE OF FLORIDA

DATE: *4/5/05*

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1980 ADJUSTMENT). THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-26, HAVING A BEARING OF N89°36'36"E.

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 FOLLOWS:  
(N.R.) = NON-RADIAL  
(R.F.) = RADIAL TO FRONT LOT LINE  
(R.R.) = RADIAL TO REAR 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 THE PUBLIC RECORDS OF PALM BEACH COUNTY.

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 ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

6. THE ROAD, DYKE & DITCH RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AND LYING WITHIN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE: CL-94-001668-AE, GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL. THE RESULT OF THIS LAWSUIT WAS THAT THE ROAD, DITCH & DYKE RESERVATIONS REVERT BACK TO OWNERSHIP TO THE ADJOINING LAND OWNER.

7. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1980 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION