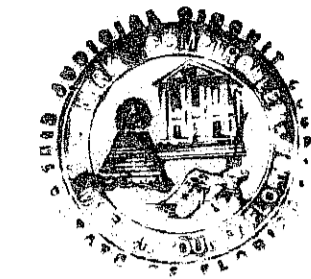


LYONS WEST AGR P.U.D. - PLAT TWO

BEING A REPLAT OF TRACTS 76, 77, 92 AND 93, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. ALL LYING WITHIN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

FEBRUARY, 2009



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:54
this 10 day of Oct 2009
and duly recorded in Plat Book 2
on Page(s) 184-185
Sharon K. Book, Clerk & Comptroller
By: [Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XIX, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS LYONS WEST AGR P.U.D. - PLAT TWO BEING A REPLAT OF TRACTS 76, 77, 92 AND 93, BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN THE SOUTHWEST CORNER OF TRACT "0510", LYONS WEST AGR P.U.D. - PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 114, PAGE 215, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND AT THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,580.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°36'05" EAST; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID TRACT "0510" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°53'22", A DISTANCE OF 130.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET THE RADIUS POINT OF SAID CURVE BEARS SOUTH 81°34'40" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°15'56", A DISTANCE OF 13.75 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°02'24" WEST, A DISTANCE OF 103.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 148.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°05'09", A DISTANCE OF 31.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°55'45" EAST, A DISTANCE OF 110.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'02", A DISTANCE OF 55.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22°34'47" EAST, A DISTANCE OF 88.47 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'02", A DISTANCE OF 55.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°55'45" EAST, A DISTANCE OF 107.75 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°02'13", A DISTANCE OF 50.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°09'28" WEST, A DISTANCE OF 139.03 FEET; THENCE SOUTH 89°28'39" WEST, A DISTANCE OF 174.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°02'13", A DISTANCE OF 50.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°55'45" WEST, A DISTANCE OF 48.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°01'58", A DISTANCE OF 43.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°06'15" EAST, A DISTANCE OF 148.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°01'58", A DISTANCE OF 43.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°55'45" WEST, A DISTANCE OF 90.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 452.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°05'09", A DISTANCE OF 95.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°09'24" EAST, A DISTANCE OF 103.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°15'56", A DISTANCE OF 13.75 FEET, THE PREVIOUS 21 COURSES BEING ALONG THE BOUNDARY OF TRACT "L-6", SAID LYONS WEST AGR P.U.D. - PLAT ONE, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2580.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 02°51'11" EAST; THENCE EASTERLY, ALONG THE SOUTH LINE OF TRACT "0516", SAID LYONS WEST AGR P.U.D. - PLAT ONE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°53'28", A DISTANCE OF 130.19 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87°50'36" EAST, ALONG THE SOUTH LINE OF TRACT "A", SAID LYONS WEST AGR P.U.D. - PLAT ONE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.511 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.
- TRACT "051", AS SHOWN HEREON, IS HEREBY RESERVED FOR 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.
- 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 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 UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD 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, CLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.

DEDICATION (CONTINUED)

IN WITNESS WHEREOF, BOYNTON BEACH ASSOCIATES XIX, LLLP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XIX CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 18 DAY OF FEBRUARY, 2009.

BOYNTON BEACH ASSOCIATES XIX, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: BOYNTON BEACH XIX CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER PARTNER

By: [Signature]
ALAN FANT, VICE PRESIDENT
WITNESS: [Signature]
PRINT NAME: ANTHONY LOPEZ
WITNESS: [Signature]
PRINT NAME: RICARDO ELSNER

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, LLLP, 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 28 DAY OF FEBRUARY, 2009.

MY COMMISSION EXPIRES: Mar 18, 2009
[Signature]
KATHLEEN M. COFFMAN
NOTARY PUBLIC
PRINT NAME: KATHLEEN M. COFFMAN
DD 391078
COMMISSION NUMBER

NOTARY SEAL
ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH
VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28 DAY OF FEBRUARY, 2009.

VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
By: [Signature]
THERESA FOWLER, PRESIDENT
WITNESS: [Signature]
PRINT NAME: MICHAEL D. GUINARD
WITNESS: [Signature]
PRINT NAME: LISA SANTANA

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 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 28 DAY OF FEBRUARY, 2009.
MY COMMISSION EXPIRES: 4-18-07

[Signature]
NOTARY PUBLIC
PRINT NAME: ALAN H. HOTT
ED 380681
COMMISSION NUMBER

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, LAWYERS TITLE INSURANCE CORPORATION, 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 HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES XIX, LLLP, 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 CORPORATION
A NEBRASKA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA
By: [Signature]
GEORGE TELLEZ, VICE PRESIDENT
DATE: 2-25-2009
8-17-2009

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 185 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF FEBRUARY, 2009.

BANK OF AMERICA, N.A., AS AGENT
By: [Signature]
EVITA FRANCUZ, VICE PRESIDENT
WITNESS: [Signature]
PRINT NAME: CONRAD HEINEMANN
WITNESS: [Signature]
PRINT NAME: WILLIAM CAMPANO

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED EVITA FRANCUZ, 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 21 DAY OF FEBRUARY, 2009.

MY COMMISSION EXPIRES: 6/21/12
[Signature]
NOTARY PUBLIC
PRINT NAME: MARCOA QUEDA
DD 786127
COMMISSION NUMBER

NOTARY SEAL
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. 177.091 (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: [Signature]
WILBUR F. DIVINE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4198, STATE OF FLORIDA
DATE: 2/24/09

SURVEYOR'S NOTES:

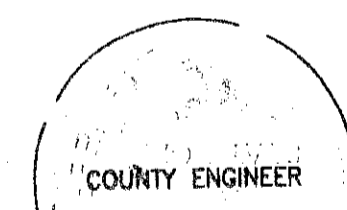
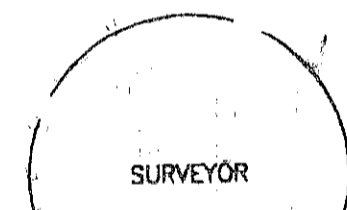
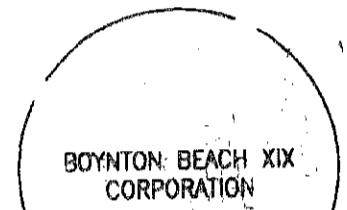
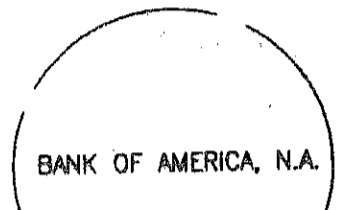
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT "A", LYONS WEST AGR P.U.D. PLAT ONE WITH THE SOUTH LINE OF TRACT "A" HAVING A BEARING OF SOUTH 87°50'36" EAST.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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
- 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.
- 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.
- 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 (1990 ADJUSTMENT) AS RECALCULATED BY PALM BEACH COUNTY IN 1998.
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000207
PLAT BEARING = GRID BEARING

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 98-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 20 DAY OF October 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

By: [Signature]
GEORGE J. WEBB, P.E.
COUNTY ENGINEER
DATE: 10/21/09

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S., INC.
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
LB-7062



SITE PLAN DATA		LYONS WEST AGR P.U.D. - PLAT TWO	
ZONING PETITION NO.	PD02005-003	TOTAL AREA	4.51 AC.
TOTAL DWELLING UNITS	16 SINGLE FAMILY DU	DENSITY	3.55 DU/AC.

