

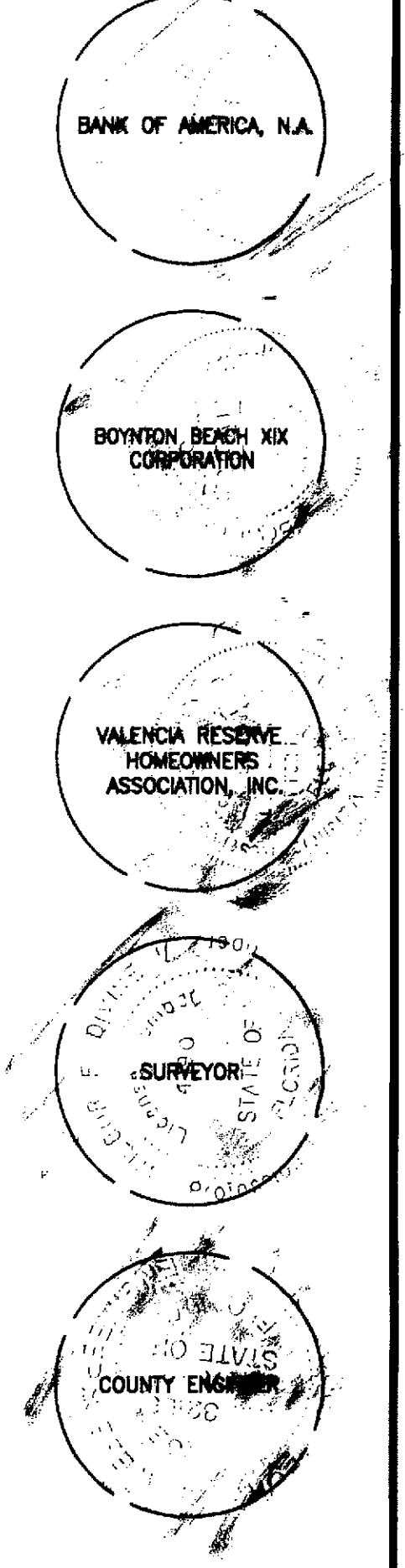
LYONS WEST AGR P.U.D. - PLAT FOUR

BEING A REPLAT OF A PORTION OF TRACTS 76 THROUGH 79, TRACTS 81, 88, 92, 93, ALL OF TRACTS 80, TRACTS 89 THROUGH 91, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, 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, TOGETHER WITH A REPLAT OF TRACT "L6" AND A PORTION OF TRACTS "OS4" AND "OS25", LYONS WEST AGR P.U.D.—PLAT ONE, PLAT BOOK 112, PAGES 95 THROUGH 113, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. ALL LYING WITHIN SECTIONS 30 AND 31, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 8 AUGUST, 2009

THIS INSTRUMENT PREPARED BY
 WILBUR F. DVINE, P.S.M. 4190, STATE OF FLORIDA
 ARCADIS U.S., INC.
 ENGINEERS PLANNERS SURVEYORS
 2081 VISTA PARKWAY
 WEST PALM BEACH, FLORIDA 33411
 L.B. #7062

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This map was filed for record on 1:03 PM
 on the 22nd day of August, 2009.
 It was duly checked in the Book 112
 Page 11-22
 Deanna A. Bush, Clerk & Comptroller
TCF



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XIX, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS LYONS WEST AGR P.U.D. — PLAT FOUR BEING A REPLAT OF A PORTION OF TRACTS 76 THROUGH 79, TRACTS 81, 88, 92, 93, ALL OF TRACTS 80, TRACTS 89 THROUGH 91, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, 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, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS "OS4", "L6" AND "OS25", LYONS WEST AGR P.U.D.—PLAT ONE, PLAT BOOK 112, PAGES 95 THROUGH 113, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTIONS 30 AND 31, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

2. THEE WESTERLY, ALONG SAID SOUTHERLY LINE THROUGH THE FOLLOWING DESCRIBED THREE (3) COURSES AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°36'28", A DISTANCE OF 78.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°07'51", A DISTANCE OF 70.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°36'35" WEST, A DISTANCE OF 139.53 FEET TO A POINT ON THE WEST LINE OF LOT 18 OF SAID LYONS WEST AGR P.U.D.—PLAT ONE; THENCE ALONG SAID WEST LINE THROUGH THE FOLLOWING TWO (2) COURSES, SOUTH 00°23'24" EAST, A DISTANCE OF 103.34 FEET; THENCE SOUTH 07°02'22" WEST, A DISTANCE OF 89.07 FEET TO A POINT ON THE WEST LINE OF LOT 19 OF SAID PLAT; THENCE SOUTH 00°23'24" EAST, ALONG SAID WEST LINE, A DISTANCE OF 201.33 FEET TO THE POINT OF BEGINNING.

13. THE PALM BEACH COUNTY 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 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 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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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 HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES XIX, L.L.P., 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: 8-22-09

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 18424 AT PAGE 1861 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 HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF SEPTEMBER, 2009.

BANK OF AMERICA, N.A.

BY: *[Signature]*
 EVITA FRANCOZ, VICE PRESIDENT

WITNESS: *[Signature]*
 PRINT NAME: *[Name]*
 WITNESS: *[Signature]*
 PRINT NAME: *[Name]*

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED EVITA FRANCOZ, 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 22nd DAY OF SEPTEMBER, 2009.

MY COMMISSION EXPIRES: June 8 2011

BY: *[Signature]*
 NOTARY PUBLIC
 Mellic Lina
 PRINT NAME
 DD 675592
 COMMISSION NUMBER

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 22nd DAY OF SEPTEMBER, 2009.

MY COMMISSION EXPIRES: May 22, 2013

BY: *[Signature]*
 NOTARY PUBLIC
 Pamela A. Duhonery
 PRINT NAME
 DD 892784
 COMMISSION NUMBER

Steven M. Helfman
 Commission # 00557294
 Expires: MAY 23, 2010
 www.AARONNOTARY.com

NOTARY PUBLIC
 Steven Helfman
 PRINT NAME
 DD 557294
 COMMISSION NUMBER

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 NOTED HEREON, DATED THIS 22nd DAY OF SEPTEMBER, 2009.

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 NOTED HEREON, DATED THIS 22nd DAY OF SEPTEMBER, 2009.

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

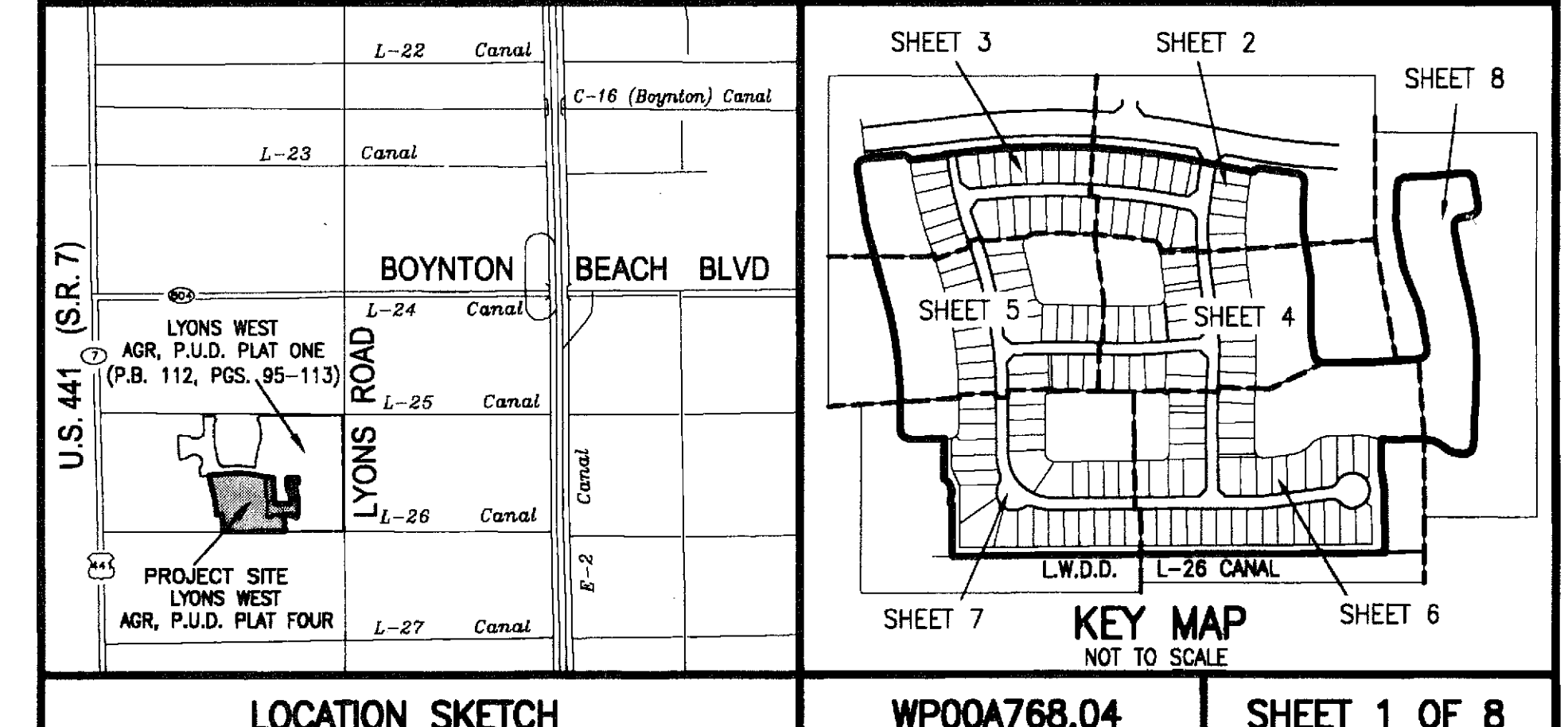
BEFORE ME PERSONALLY APPEARED THERESA FOWLER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH 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 22nd DAY OF SEPTEMBER, 2009.

MY COMMISSION EXPIRES: May 22, 2013

BY: *[Signature]*
 NOTARY PUBLIC
 Pamela A. Duhonery
 PRINT NAME
 DD 892784
 COMMISSION NUMBER

- 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 "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA RESERVE 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.
- TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA RESERVE 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.
- ALL TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY/PARKING 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. 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.
- TRACTS "L-6" THROUGH "L-8" AND "L-11", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA RESERVE 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. SAID TRACT "L-6" IS SUBJECT TO AN EXISTING UTILITY ZONE RESTRICTIVE COVENANT AS RECORDED IN OFFICIAL RECORDS BOOK 23074, PAGE 1689, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACTS "OS1" THROUGH "OS12" AS SHOWN HEREON, ARE 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. TRACT "OS1" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 23110, PG. 362, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE MOUNTAIN DRAINAGE DISTRICT.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA RESERVE 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. SAID TRACT "OS1" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 23110, PG. 362, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE MOUNTAIN DRAINAGE DISTRICT.
- 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 COMPREHENDED 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 LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR 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.
- OVERHAUL 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.
- 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, RECLAIMED 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.

SITE PLAN DATA LYONS WEST AGR PUD - PLAT FOUR	
ZONING PETITION NO.	PD02006-003
TOTAL AREA	48,588 AC.
TOTAL DWELLING UNITS	220 ZERO LOT LINE UNITS
DENSITY	4.53 DU/AC.



LOCATION SKETCH

KEY MAP
NOT TO SCALE