

# LYONS WEST AGR P.U.D. - PLAT THREE

BEING A REPLAT OF A PORTION OF TRACTS 63, 64, 81 THROUGH 83 AND 86 THROUGH 88 AND A PORTION OF A ROAD, DITCH AND DYKE RESERVATION 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND BEING A REPLAT OF ALL OF TRACT OS12, LYONS WEST AGR P.U.D. - PLAT FOUR, AS RECORDED IN PLAT BOOK 113, PAGES 21 - 28, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 7 APRIL, 2010

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 11:50 AM, this 15 day of June 2010, and duly recorded in Plat Book 113, Page(s) 90-96  
Sharon R. Beck, Clerk & Comptroller  
By \_\_\_\_\_ D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XIX, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "LYONS WEST AGR P.U.D. - PLAT THREE", BEING A REPLAT OF A PORTION OF TRACTS 63, 64, 81 THROUGH 83 AND 86 THROUGH 88 AND A PORTION OF A ROAD, DITCH AND DYKE RESERVATION 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 AND BEING ALL OF TRACT "OS12" ACCORDING TO THE PLAT OF LYONS WEST AGR P.U.D. - PLAT FOUR, AS RECORDED IN PLAT BOOK 113, PAGES 21 THROUGH 28, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "OS25", LYONS WEST AGR P.U.D. - PLAT ONE AS RECORDED IN PLAT BOOK 112, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 36' 36" WEST ALONG THE SOUTH LINE OF SAID TRACT "OS25" AND THE SOUTH LINE OF SAID LYONS WEST AGR P.U.D. - PLAT FOUR, A DISTANCE OF 2725.29 FEET TO THE SOUTHWEST CORNER OF TRACT "OS11" OF SAID LYONS WEST AGR P.U.D. - PLAT FOUR AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 36' 36" WEST ALONG THE SOUTH LINE OF SAID TRACTS 86 THROUGH 88, A DISTANCE OF 1286.20 FEET; THENCE NORTH 00° 23' 24" WEST, A DISTANCE OF 391.30 FEET; THENCE SOUTH 89° 36' 36" WEST, A DISTANCE OF 73.27 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 88° 58' 49"; THENCE TO THE NORTHWEST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 46.59 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,641.00 FEET AND A CENTRAL ANGLE OF 05° 17' 58"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 151.78 FEET, TO A POINT OF TANGENCY; THENCE NORTH 08° 42' 33" WEST 313.49 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 859.00 FEET AND A CENTRAL ANGLE OF 08° 26' 01"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 126.44 FEET, TO A POINT OF TANGENCY; THENCE NORTH 01° 43' 28" EAST, A DISTANCE OF 96.12 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 51° 19' 57"; THENCE TO THE NORTHEAST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 26.88 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 36° 56' 36" WEST, A DISTANCE OF 18.02 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, WHOSE RADIUS POINT BEARS NORTH 03° 05' 41" WEST FROM SAID POINT, HAVING A RADIUS OF 3,080.00 FEET AND A CENTRAL ANGLE OF 02° 13' 21"; THENCE TO THE WEST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 121.26 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE NORTH 01° 43' 28" EAST, A DISTANCE OF 16.25 FEET; THENCE NORTH 45° 11' 37" EAST, A DISTANCE OF 34.40 FEET; THENCE NORTH 01° 17' 54" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 48° 05' 23" WEST, A DISTANCE OF 34.26 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS SOUTH 85° 09' 27" WEST FROM SAID POINT, HAVING A RADIUS OF 1,025.00 FEET AND A CENTRAL ANGLE OF 48° 05'; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 11.97 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 84° 29' 21" EAST, A DISTANCE OF 122.74 FEET; THENCE SOUTH 87° 20' 28" EAST, A DISTANCE OF 25.50 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, WHOSE RADIUS POINT BEARS NORTH 03° 44' 04" WEST FROM SAID POINT, HAVING A RADIUS OF 2,980.00 FEET AND A CENTRAL ANGLE OF 08° 05' 56"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 413.60 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE NORTH 77° 39' 55" EAST, A DISTANCE OF 50.10 FEET; THENCE NORTH 77° 03' 02" EAST, A DISTANCE OF 100.81 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,890.00 FEET AND A CENTRAL ANGLE OF 06° 24' 24"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 266.13 FEET, TO A POINT OF TANGENCY; THENCE NORTH 83° 27' EAST, A DISTANCE OF 240.22 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF SAID LYONS WEST AGR P.U.D. - PLAT ONE AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT BEARS SOUTH 00° 32' 33" EAST FROM SAID POINT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 60° 00' 00"; THENCE TO THE SOUTHEAST, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALSO SAID WESTERLY BOUNDARY FOR THE FOLLOWING THREE COURSES, A DISTANCE OF 31.42 FEET, TO A POINT OF TANGENCY; THENCE NORTH 83° 27' EAST, A DISTANCE OF 31.51 FEET; THENCE SOUTH 08° 32' 33" EAST, A DISTANCE OF 130.00 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF SAID LYONS WEST AGR P.U.D. - PLAT FOUR AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 00° 32' 33" EAST FROM SAID POINT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE TO THE SOUTHWEST, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALSO SAID WESTERLY BOUNDARY OF LYONS WEST AGR P.U.D. - PLAT FOUR FOR THE FOLLOWING EIGHT COURSES, A DISTANCE OF 47.64 FEET, TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1351.00 FEET AND A CENTRAL ANGLE OF 02° 18' 51"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 68.98 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTH 08° 44' 42" EAST, A DISTANCE OF 112.47 FEET; THENCE SOUTH 19° 11' 02" EAST, A DISTANCE OF 251.91 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1341.00 FEET AND A CENTRAL ANGLE OF 14° 47' 38"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 346.25 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 00° 23' 24" EAST, A DISTANCE OF 93.90 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE TO THE SOUTHEAST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 47.12 FEET, TO A POINT OF TANGENCY; THENCE NORTH 89° 36' 36" EAST, A DISTANCE OF 133.40 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 11° 32' 19"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALSO THE BOUNDARY OF SAID TRACT "OS12" FOR THE FOLLOWING FIVE COURSES, A DISTANCE OF 6.04 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTH 00° 23' 24" EAST, A DISTANCE OF 96.12 FEET; THENCE SOUTH 22° 19' 07" EAST, A DISTANCE OF 66.94 FEET; THENCE SOUTH 00° 23' 24" EAST, A DISTANCE OF 201.04 FEET; THENCE SOUTH 89° 36' 36" WEST, A DISTANCE OF 25.50 FEET; THENCE SOUTH 00° 23' 24" EAST, ALONG THE WESTERLY BOUNDARY OF SAID LYONS WEST AGR P.U.D. - PLAT FOUR, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.00 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:

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741

### DEDICATION (CONTINUED)

- 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 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.
- TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE 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.
- TRACTS "OS1" THROUGH "OS17" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE 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 "OS18" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 2310 PAGE 362, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- TRACTS "L1" THROUGH "L14" THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE 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, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 32, PAGES 1-5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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. THESE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- 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 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.
- 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.
- LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ADJUTING 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.
- 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, 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.
- THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING AMONGST AND PARALLEL TO THE TRACTS FOR PRIVATE STREET 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, TELECOMMUNICATION 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, 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.
- OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHERE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANGS, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LEFT 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. THIS EASEMENT MAY BE PERFORMED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNIMPAVED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

### DEDICATION (CONTINUED)

- 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.
- 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, 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.  
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XIX CORPORATION, A FLORIDA CORPORATION, THIS 6 DAY OF MAY 2010.  
BOYNTON BEACH ASSOCIATES XIX, L.L.P.,  
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP  
BY: [Signature]  
ALAN FANT,  
VICE PRESIDENT OF BOYNTON BEACH XIX CORPORATION,  
A FLORIDA CORPORATION  
WITNESS: [Signature]  
PRINT NAME: Richard LaForte  
WITNESS: [Signature]  
PRINT NAME: Rick Egan
- 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, L.L.P., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS 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, WITH MY HAND AND OFFICIAL SEAL, THIS 6 DAY OF MAY 2010.  
NOTARY PUBLIC [Signature]  
PRINT NAME: Kathleen M. Coffman  
COMMISSION NUMBER: DD 865384  
MY COMMISSION EXPIRES: March 18, 2013
- ACCEPTANCE OF RESERVATIONS  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE 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 6 DAY OF MAY 2010.  
THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT  
BY: [Signature]  
BARBARA SMITH, PRESIDENT  
WITNESS: [Signature]  
PRINT NAME: Rick Egan  
WITNESS: [Signature]  
PRINT NAME: Kathleen M. Coffman  
COMMISSION NUMBER: DD 865384  
MY COMMISSION EXPIRES: March 18, 2013
- BEFORE ME PERSONALLY APPEARED THERESA POWELL, 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 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, WITH MY HAND AND OFFICIAL SEAL, THIS 6 DAY OF MAY 2010.  
NOTARY PUBLIC [Signature]  
PRINT NAME: Nellie Lima  
COMMISSION NUMBER: DD 675592  
MY COMMISSION EXPIRES: June 8, 2011

**SITE PLAN DATA LYONS WEST AGR P.U.D. - PLAT THREE**

ZONING PETITION NO.	F002005-003
TOTAL AREA	39.00 AC.
TOTAL DWELLING UNITS	137 DU (ZERO LOT LINE)
DENSITY	3.51 DU/AC.

### TITLE CERTIFICATION

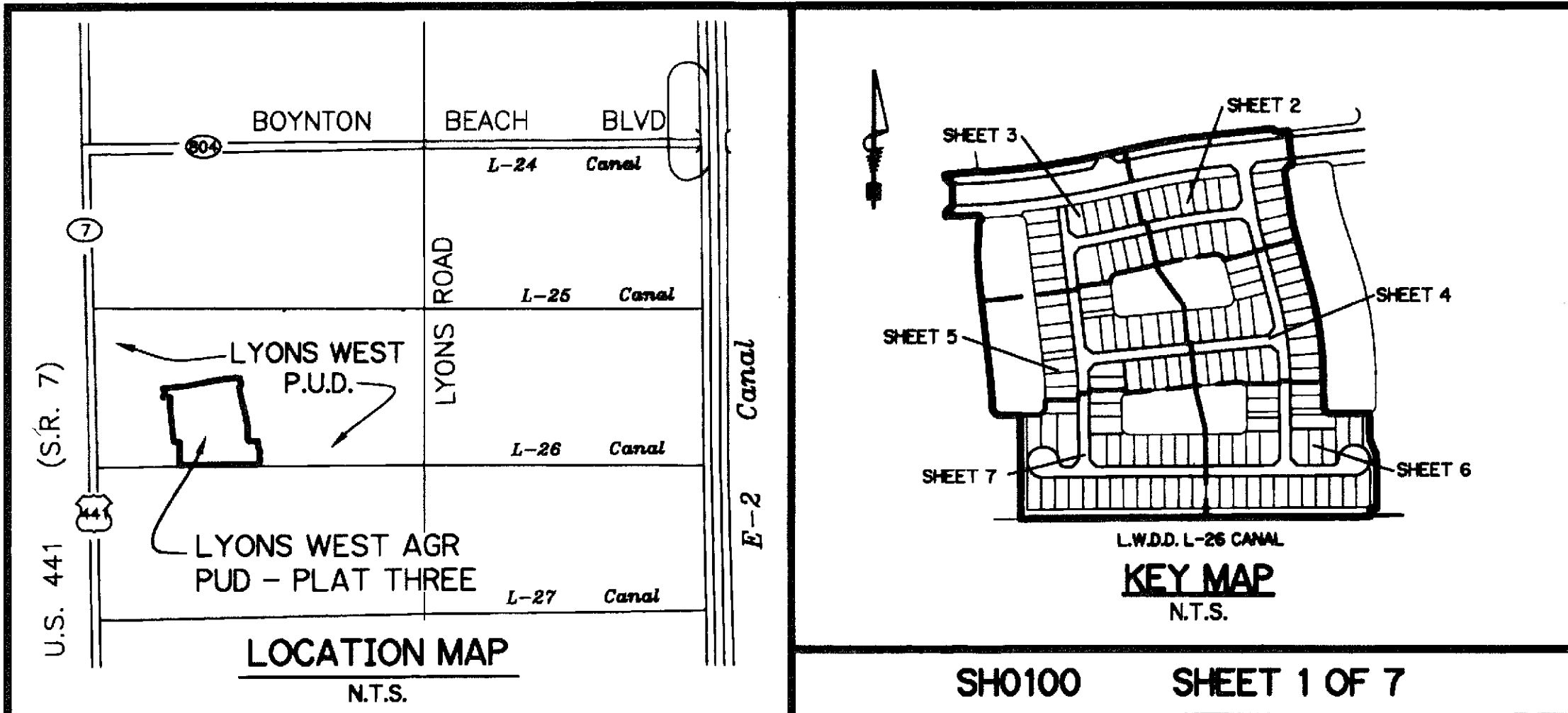
STATE OF FLORIDA  
COUNTY OF BROWARD  
WE, LAWYERS TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES XIX, L.L.P., A FLORIDA LIMITED 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 OPERATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
LAWYERS TITLE INSURANCE COMPANY  
A NEBRASKA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA  
BY: [Signature]  
GEORGE TRUZZI, VICE-PRESIDENT  
DATE: 5-8-2010

### 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 THIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 18954, AT PAGE 1867 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 47 DAY OF MAY 2010.  
BANK OF AMERICA, N.A. AS AGENT  
BY: [Signature]  
EVITA FRANCOZ, SENIOR VICE PRESIDENT  
WITNESS: [Signature]  
PRINT NAME: Kathy Indryczek  
WITNESS: [Signature]  
PRINT NAME: Marcela Quezada

### 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 SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS 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, WITH MY HAND AND OFFICIAL SEAL, THIS 14 DAY OF JUNE 2010.  
NOTARY PUBLIC [Signature]  
PRINT NAME: Nellie Lima  
COMMISSION NUMBER: DD 675592  
MY COMMISSION EXPIRES: June 8, 2011



CLERK & COMPTROLLER  
PALM BEACH COUNTY

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
DEED RECORDS  
BOOK 113  
PAGE 90-96

SURVEYOR

BANK OF AMERICA, N.A.  
AS AGENT

BOYNTON BEACH XIX CORPORATION

VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC.

