

PERIMETER

SURVEYING & MAPPING
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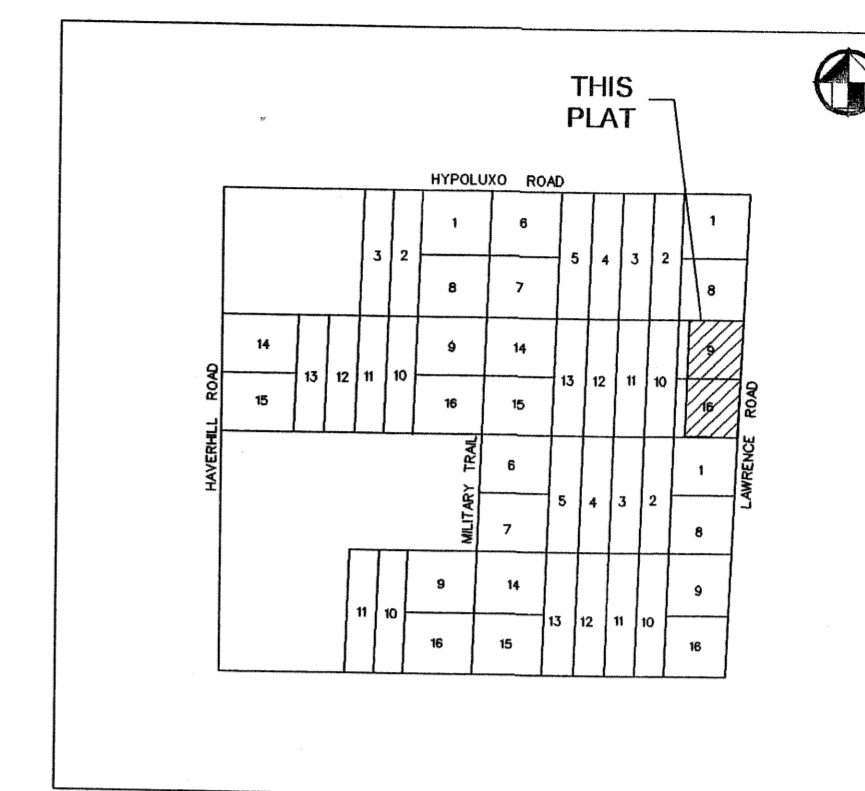
PALMYRA ESTATES, P.U.D.

A PORTION OF TRACTS 9 AND 16, "AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42, EAST, MARY A. LYMAN ET AL" (P.B. 9, PG. 74, P.B.C.R.)

CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER 2004

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 1:42 pm
 THIS 11th DAY OF February
 2005, AND DULY RECORDED
 IN PLAT BOOK 104 ON PAGES
 26 AND 27
 BY: *Sharpe R. Bock*
 COUNTY CLERK



SHEET 1 OF 2

DESCRIPTION, DEDICATION AND RESERVATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF TRACTS 9 AND 16, NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN ET AL, AS RECORDED IN PLAT BOOK 9 AT PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "PALMYRA ESTATES, P.U.D.", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE NORTH 89°56'49" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 40.02 FEET; THENCE NORTH 02°02'58" EAST, ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 155.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°56'49" WEST, ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 603.55 FEET; THENCE NORTH 02°02'58" EAST, ALONG THE EAST LINES OF "HOMES AT LAWRENCE PLAT NO. 3", AS RECORDED IN PLAT BOOK 63 AT PAGES 91 AND 92 OF SAID PUBLIC RECORDS, "HOMES AT LAWRENCE PLAT NO. 2", AS RECORDED IN PLAT BOOK 49, AT PAGES 186 AND 187 OF SAID PUBLIC RECORDS, AND "HOMES AT LAWRENCE PLAT NO. 1", AS RECORDED IN PLAT BOOK 49 AT PAGES 183 THROUGH 185 OF SAID PUBLIC RECORDS, A DISTANCE OF 1318.20 FEET; THENCE NORTH 89°38'36" EAST, ALONG THE SOUTH LINE OF "DAHLGREN P.U.D.", AS RECORDED IN PLAT BOOK 98, AT PAGES 169 AND 170 OF SAID PUBLIC RECORDS, A DISTANCE OF 603.71 FEET; THENCE SOUTH 02°02'58" WEST, ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 1322.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 18.283 ACRES, MORE OR LESS.

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

1. TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT R BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
2. TRACT L, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE LAKE MANAGEMENT PLAN AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
3. TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
4. TRACTS A AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
5. THE 10.00 FOOT WIDE 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.
6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. THE CITY OF BOYNTON BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM.
7. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT R IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR MAINTENANCE OF UTILITIES AND EMERGENCY ACCESS.
8. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
9. THE ROOF ENCROACHMENT EASEMENTS (R.E.E.'s), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOT(S) ABUTTING EACH EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE ROOF OVERHANG OF THE ABUTTING RESIDENCE(S).
10. THE MAINTENANCE AND REPAIR EASEMENTS (M.R.E.'s), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOT(S) ABUTTING EACH EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE AND REPAIR OF THE ABUTTING RESIDENCE(S).

11. THE LAKE MAINTENANCE EASEMENT (L.M.E.) WAS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
12. THE LAKE MAINTENANCE ACCESS EASEMENT (L.M.A.E.) WAS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
13. THE LIMITED ACCESS EASEMENTS (L.A.E.) WAS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF January, 2005

D.R. HORTON, INC.
 A DELAWARE CORPORATION, LICENSED
 TO DO BUSINESS IN FLORIDA

BY: *Paul Romanowski*
 WITNESS (AS TO BOTH) PRINT NAME: **Karl Albertson**
 PRESIDENT

BY: *Rafael Roca*
 WITNESS (AS TO BOTH) PRINT NAME: **A. Rob Tessa**
 SECRETARY
Rafael Roca

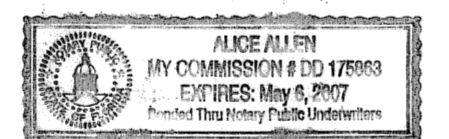
ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED PAUL ROMANOWSKI AND CANDACE SHARPSTEIN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 6th DAY OF January, 2005

MY COMMISSION EXPIRES: Commission # DD175863
 MAY 6, 2007

Alice Allen
 NOTARY PUBLIC



HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

THE PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF January, 2005

PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC.
 A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS (AS TO BOTH) BY: *Rafael Roca*
 PRINT NAME: **Karl Albertson** RAFAEL ROCA, VICE PRESIDENT

WITNESS (AS TO BOTH) BY: *Candace Sharpstein*
 PRINT NAME: **A. Rob Tessa** CANDACE SHARPSTEIN, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED RAFAEL ROCA AND CANDACE SHARPSTEIN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY OF THE PALMYRA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 6th DAY OF January, 2005

MY COMMISSION EXPIRES: Commission # DD175863
 MAY 6, 2007

Alice Allen
 NOTARY PUBLIC



CITY OF BOYNTON BEACH APPROVAL OF PLAT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 20th DAY OF January, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: *Herbert D. Kelley, Jr.*
 HERBERT D. KELLEY, JR.
 P.E., P.S.M., CITY SURVEYOR AND MAPPER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF February, 2005.

BY: *Herbert D. Kelley, Jr.*
 HERBERT D. KELLEY, JR.
 P.E., P.S.M., CITY ENGINEER

BY: *Jerry Taylor*
 JERRY TAYLOR, MAYOR

ATTEST (AS TO BOTH): *Janet M. Prainito*
 JANET M. PRAINITO, CITY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

I, JUAN RODRIGUEZ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE 12-30-04 BY: *Juan Rodriguez*
 JUAN RODRIGUEZ, ATTORNEY AT LAW
 MEMBER OF THE FLORIDA BAR
 LICENSE NUMBER 616461

NOTES:

01. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
04. 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 DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. 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, FLORIDA.
07. DISTANCES SHOWN ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.
08. PLANTINGS WITHIN CUT CORNERS OF PRIVATE RIGHT-OF-WAY CANNOT EXCEED 30 INCHES IN HEIGHT.

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 THE PLAT DESCRIPTION CLOSES WITHIN ONE HUNDREDTH OF A FOOT; THAT SAID SURVEY IS ACCURATE; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE 12-14-2004

Jeff S. Hodapp
 JEFF S. HODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111

PALMYRA ESTATES H.O.A. D.R. HORTON, INC.	CITY OF BOYNTON BEACH	CITY ENGINEER	CITY SURVEYOR AND MAPPER	SURVEYOR AND MAPPER