

BROWN & PHILLIPS, INC. THIS INSTRUMENT PREPARED BY JOHN E. PHILLIPS III, P.S. 4826, BROWN & PHILLIPS, INC., LB-6473 901 NORTHPOINTE PARKWAY, SUITE 305 WEST PALM BEACH, FLORIDA 33407

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 12:09 PM, This 8 day of September, 2005, and duly recorded in Plat Book No. 106, on page 10, the 30th day of September, 2005. SHARON R. BOCK, Clerk & Comptroller by [Signature]



VALENCIA POINTE - PLAT ONE

(A.K.A. HAGEN ASSEMBLAGE PLANNED UNIT DEVELOPMENT)

LYING IN SECTIONS 27, 28, AND 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 39 THROUGH 42, TRACT 55, AND TRACT 56, BLOCK 56 AND TRACTS 65 THROUGH 72, TRACTS 89 THROUGH 104 AND TRACTS 121 THROUGH 128, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 50.00 FEET IN WIDTH, LYING 25 FEET WEST OF AND ADJACENT TO THE WEST LINE OF SAID BLOCK 55 AND LYING 25 FEET EAST OF AND ADJACENT TO THE WEST LINE OF SAID BLOCK 56, AND TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 30.00 FEET IN WIDTH, LYING 30 FEET NORTH OF AND ADJACENT TO TRACTS 97 THROUGH 104, BLOCK 55 AND TRACTS 55 AND 56, BLOCK 56

SHEET 1 OF 21 SEPTEMBER, 2004

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES XI, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS:
VALENCIA POINTE - PLAT ONE
LYING IN SECTIONS 27, 28, AND 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 39 THROUGH 42, TRACT 55, AND TRACT 56, BLOCK 56 AND TRACTS 65 THROUGH 72, TRACTS 89 THROUGH 104 AND TRACTS 121 THROUGH 128, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 50.00 FEET IN WIDTH, LYING 25 FEET WEST OF AND ADJACENT TO THE WEST LINE OF SAID BLOCK 55 AND LYING 25 FEET EAST OF AND ADJACENT TO THE WEST LINE OF SAID BLOCK 56, AND TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 30.00 FEET IN WIDTH, LYING 30 FEET NORTH OF AND ADJACENT TO TRACTS 97 THROUGH 104, BLOCK 55 AND TRACTS 55 AND 56, BLOCK 56, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 121, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3;
THENCE N89°37'43"E ALONG THE SOUTH LINE OF SAID TRACT 121, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HAGEN RANCH ROAD, RECORDED IN DEED BOOK 1129, PAGE 412, AND DEED BOOK 1132, PAGE 842, OF SAID PUBLIC RECORDS;
THENCE N00°23'06"W ALONG THE EAST RIGHT-OF-WAY OF SAID ROAD, BEING A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 121, 104, 89, AND 72, BLOCK 55, A DISTANCE OF 1060.56 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N00°23'06"W ALONG THE EAST RIGHT-OF-WAY, A DISTANCE OF 1562.77 FEET;
THENCE N89°34'49"E ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACTS 71 AND 72, BLOCK 55, A DISTANCE OF 634.19 FEET;
THENCE N00°23'16"W ALONG THE EAST LINE OF SAID TRACT 71, A DISTANCE OF 12.78 FEET;
THENCE N89°34'49"E ALONG A LINE 42.24 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 65 THROUGH 70, A DISTANCE OF 2003.31 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 55 AND THE WEST LINE OF SAID BLOCK 56;
THENCE N00°25'33"W ALONG SAID BLOCK LINE, A DISTANCE OF 6.24 FEET;
THENCE N89°37'22"E ALONG A LINE 36.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 40, BLOCK 56, A DISTANCE OF 351.83 FEET;
THENCE N00°30'13"W ALONG THE EAST LINE OF SAID TRACT 40, A DISTANCE OF 0.36 FEET;
THENCE N89°37'22"E ALONG A LINE 35.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 39, BLOCK 56, A DISTANCE OF 251.66 FEET;
THENCE S00°22'38"E A DISTANCE OF 54.36 FEET; THENCE S00°31'49"E A DISTANCE OF 1008.27 FEET; THENCE S89°28'11"W A DISTANCE OF 41.90 FEET;
THENCE N00°31'49"E A DISTANCE OF 374.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 350.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°24'33" FOR 540.00 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2065.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 63°42' FOR 120.00 FEET TO A POINT OF TANGENCY;
THENCE N85°28'34"W A DISTANCE OF 216.99 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 400.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°01'37" FOR 88.45 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, WHERE A RADIAL LINE BEARS S80°51'24"E;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°17'50" FOR 120.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 400.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°46'57" FOR 277.73 FEET TO A POINT OF TANGENCY;
THENCE S00°22'17"E A DISTANCE OF 207.86 FEET;
THENCE S00°42'04"E A DISTANCE OF 35.08 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WOOLBRIGHT ROAD, RECORDED IN OFFICIAL RECORD BOOK 18020, PAGES 814 THROUGH 831, AND OFFICIAL RECORD BOOK 10818, PAGES 748, OF SAID PUBLIC RECORDS;
THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY FOR THE FOLLOWING COURSES:
THENCE S89°18'37"W A DISTANCE OF 334.56 FEET; THENCE S40°13'19"W A DISTANCE OF 15.88 FEET;
THENCE S89°18'37"W A DISTANCE OF 59.63 FEET; THENCE S89°23'40"W A DISTANCE OF 170.18 FEET;
THENCE N85°47'56"W A DISTANCE OF 50.17 FEET; THENCE S89°37'43"W A DISTANCE OF 280.00 FEET;
THENCE N45°26'10"W A DISTANCE OF 58.84 FEET TO THE EASTERLY RIGHT-OF-WAY OF HAGEN RANCH ROAD, RECORDED IN SAID OFFICIAL RECORD BOOK 18020, PAGES 814 THROUGH 831;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N00°23'06"W A DISTANCE OF 450.00 FEET;
THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, N01°39'02"W A DISTANCE OF 430.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 173.652 ACRES, MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL:
A PORTION OF TRACTS 41, 42, 55, AND 56, BLOCK 56 AND TRACTS 95 THROUGH 98, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 50.00 FEET IN WIDTH, LYING 25 FEET WEST OF AND ADJACENT TO THE EAST LINE OF SAID BLOCK 55 AND LYING 25 FEET EAST OF AND ADJACENT TO THE WEST LINE OF SAID BLOCK 56, AND TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 30.00 FEET IN WIDTH, LYING 30 FEET NORTH OF AND ADJACENT TO TRACTS 97 AND 98, BLOCK 55 AND TRACTS 55 AND 56, BLOCK 56, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 30.00 FEET IN WIDTH, LYING 30 FEET NORTH OF AND ADJACENT TO TRACTS 97 AND 98, BLOCK 55 AND TRACTS 55 AND 56, BLOCK 56, PALM BEACH FARMS COMPANY PLAT NO. 3;
COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 121, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE N89°37'43"E ALONG THE SOUTH LINE OF SAID TRACT 121, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HAGEN RANCH ROAD, RECORDED IN DEED BOOK 1129, PAGE 412, OF SAID PUBLIC RECORDS;
THENCE N00°23'06"W ALONG THE EAST RIGHT-OF-WAY OF SAID ROAD, BEING A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 121, 104, 89, AND 72, BLOCK 55, A DISTANCE OF 2613.33 FEET;
THENCE N89°34'49"E ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACTS 71 AND 72, BLOCK 55, A DISTANCE OF 634.19 FEET;
THENCE N00°23'16"W ALONG THE EAST LINE OF SAID TRACT 71, A DISTANCE OF 12.78 FEET;
THENCE N89°34'49"E ALONG A LINE 42.24 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 121 THROUGH 70, A DISTANCE OF 2003.31 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 55 AND THE WEST LINE OF SAID BLOCK 56;
THENCE N00°25'33"W ALONG SAID BLOCK LINE, A DISTANCE OF 6.24 FEET;
THENCE N89°37'22"E ALONG A LINE 36.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 40, BLOCK 56, A DISTANCE OF 351.83 FEET;
THENCE N00°30'13"W ALONG THE EAST LINE OF SAID TRACT 40, A DISTANCE OF 0.36 FEET;
THENCE N89°37'22"E ALONG A LINE 35.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 39, BLOCK 56, A DISTANCE OF 251.66 FEET;
THENCE S00°22'38"E A DISTANCE OF 54.36 FEET; THENCE S00°31'49"E A DISTANCE OF 902.03 FEET; THENCE S89°28'11"W A DISTANCE OF 41.90 FEET TO THE POINT OF BEGINNING;
THENCE S00°31'49"E FOR A DISTANCE OF 551.15 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 280.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°24'48" FOR 402.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2065.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6°20'27" FOR 214.15 FEET TO A POINT OF TANGENCY;
THENCE N85°28'34"W FOR A DISTANCE OF 216.99 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5065.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°24'48" FOR 213.35 FEET TO A POINT OF TANGENCY;
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 135°41'13" FOR 94.73 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 283.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°32'46" FOR 199.89 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1000.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°48'57" FOR 66.80 FEET TO A POINT OF TANGENCY;
THENCE N03°50'47"W FOR A DISTANCE OF 207.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1000.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°56'46" FOR 68.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 181.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 101°21'41" FOR 320.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1000.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°56'46" FOR 68.87 FEET TO A POINT OF TANGENCY;
THENCE N89°37'22"E FOR A DISTANCE OF 435.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1000.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°56'46" FOR 68.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 181.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°47'53" FOR 90.97 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°33'41" FOR 72.08 FEET; THENCE S89°05'12"E FOR 46.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.053 ACRES, MORE OR LESS.
NET AREA = 156.599 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. STREETS: PRIVATE STREET TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. RESIDENTIAL ACCESS STREET TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACTS "D" THROUGH "J", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. TRACT "K", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 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 EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 5. WATER MANAGEMENT TRACTS "L1" THROUGH "L8", "L13" AND "L14", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER 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 18659, PAGE 1462 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 VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND USE OF LAKE MAINTENANCE 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 "OS1" THROUGH "OS14" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER 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.
- 8. TRACT "R1", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA POINTE MASTER 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 "B11" THROUGH "B19" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER 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 VALENCIA POINTE MASTER 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, 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 VALENCIA POINTE MASTER 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.
- 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 EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER PLANT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 14. THE PUBLIC WATER SUPPLY WELL SITE 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, REPLACEMENT AND EXPANSION OF POTABLE WATER SUPPLY WELLS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE WELL SITE EASEMENTS WITHOUT THE APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

15. 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.

16. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY TRACTS, AND ALONG HAGEN RANCH ROAD AND WOOLBRIGHT ROAD, 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.

17. 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 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.

18. 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.

19. 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 STATION, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH VALENCIA POINTE MASTER 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 ITS INTENDED PURPOSE. AT WHICH TIME 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 VALENCIA POINTE MASTER ASSOCIATION, INC. UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER G.L. HOMES OF BOYNTON BEACH XI CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 8th DAY OF July, 2005.

G.L. HOMES OF BOYNTON BEACH XI CORPORATION, A FLORIDA LIMITED PARTNERSHIP
BY: [Signature] RICHARD M. MORAN, AS SENIOR VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH XI CORPORATION

WITNESS: [Signature] DAVID J. BOURE
PRINT NAME: David Bourne
WITNESS: [Signature] Denise Lerner
PRINT NAME: Denise Lerner

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD M. MORAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH XI CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES XI, LTD., 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 8th DAY OF July, 2005.
NOTARY PUBLIC: [Signature] Pamela A. Dehaney
PRINT NAME: Pamela A. Dehaney
MY COMMISSION EXPIRES: May 8th 2009

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

VALENCIA POINTE MASTER 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 8th DAY OF June, 2005.
VALENCIA POINTE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: [Signature] Theresa Fowler, President
WITNESS: [Signature] Denise Lerner
PRINT NAME: Denise Lerner

SITE PLAN DATA
VALENCIA POINTE - PLAT ONE
ZONING PETITION NO. PDD/2002-065A
TOTAL AREA 156,599 AC.
TOTAL DWELLING UNITS 374
DENSITY 2.38 DU/AC.

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 POINTE MASTER 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 8th DAY OF June, 2005.
NOTARY PUBLIC: [Signature] Pamela A. Dehaney
PRINT NAME: Pamela A. Dehaney
MY COMMISSION EXPIRES: May 8th 2009

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 6th DAY OF Sept, 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: [Signature] George J. Webb, P.E.
COUNTY ENGINEER
DATE: 09-06-05

MORTGAGEE'S CONSENT
STATE OF TEXAS
COUNTY OF HARRIS

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 13,716, PAGE 1240, AS THE SAME HAVE BEEN AMENDED, RESTRICTED AND MODIFIED FROM TIME TO TIME 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 AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF June, 2005.

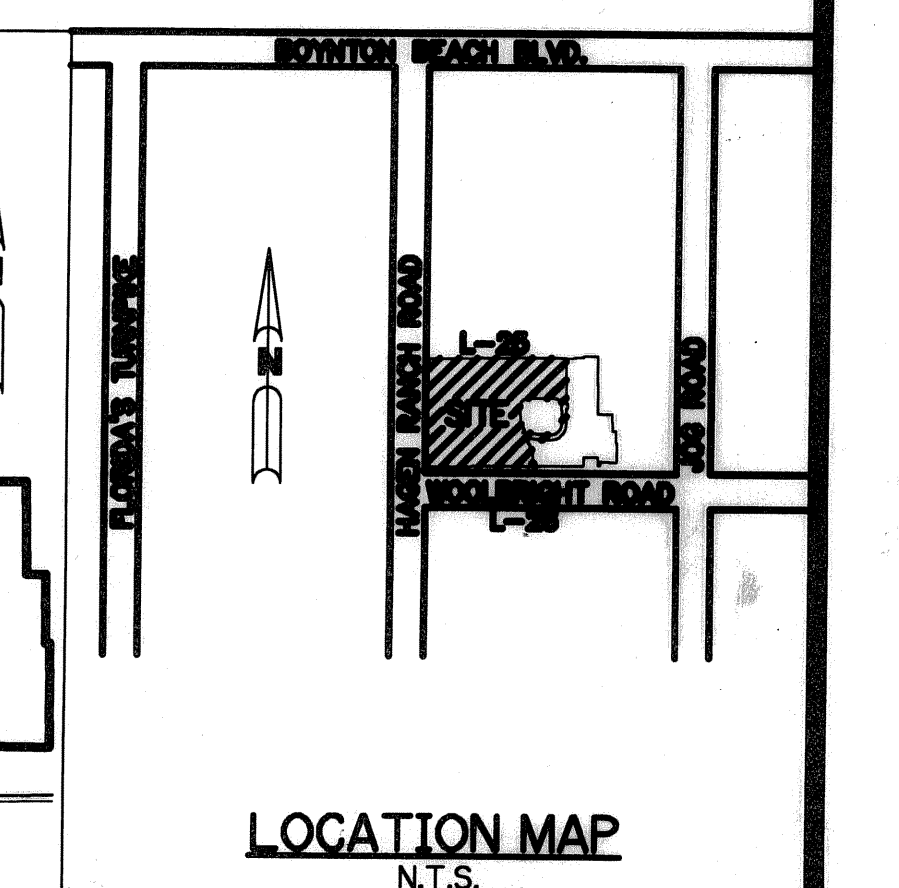
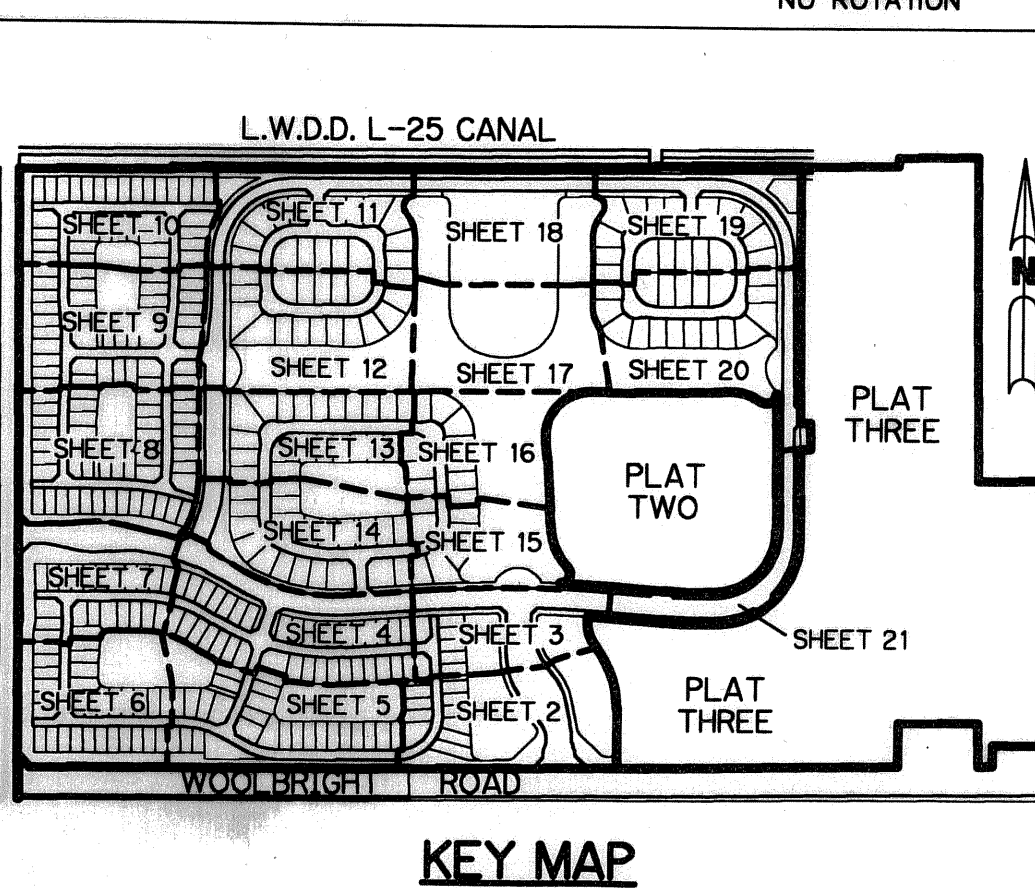
RBC CENTURA BANK
BY: [Signature] DAVID J. BOURE
PRINT NAME: David Bourne
WITNESS: [Signature] Judy Reeves
PRINT NAME: Judy Reeves
WITNESS: [Signature] Judy Strickland
PRINT NAME: Judy Strickland

ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME PERSONALLY APPEARED DAVID J. BOURE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RBC CENTURA BANK, 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 29th DAY OF June, 2005.
NOTARY PUBLIC: [Signature] Joyce Cummins
PRINT NAME: Joyce Cummins
MY COMMISSION EXPIRES: 1/22/06

KEY MAP
N.T.S.



SUBDIVISION VALENCIA POINTE - PLAT 1
BOOK 06
PAGE 10
FLOOD ZONE B
ELOOD MAP# 185 A
ZONING PDD
QUAD# 35, 50
SE
ZIP CODE 33427
TAX #47
PUD NAME HAGEN ASSEMBLAGE