

# VALENCIA PONTE LOT 245 - REPLAT

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

BEING A REPLAT OF ALL OF LOT 245 AND ALL OF TRACT "OS11", VALENCIA PONTE - PLAT THREE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 132 THROUGH 144, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING WITHIN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1 JUNE, 2007

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COUNTY OF PALM BEACH  
STATE OF FLORIDA

### 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 PONTE LOT 245 - REPLAT, BEING A REPLAT OF ALL OF LOT 245 AND ALL OF TRACT "OS11", VALENCIA PONTE - PLAT THREE, AS RECORDED IN PLAT BOOK 107, PAGES 132 THROUGH 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 5,852 SQUARE FEET, MORE OR LESS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

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 31<sup>ST</sup> DAY OF JULY, 2007.

G.L. HOMES OF BOYNTON BEACH ASSOCIATES XI, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: G.L. HOMES OF BOYNTON BEACH XI CORPORATION, A FLORIDA CORPORATION AS GENERAL PARTNER

BY: N. MARIA MENENDEZ  
N. MARIA MENENDEZ, VICE PRESIDENT

WITNESS: \_\_\_\_\_

PRINT NAME: N. MARIA MENENDEZ

WITNESS: \_\_\_\_\_

PRINT NAME: MIKE GUINAVAGH

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED N. MARIA MENENDEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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 ADMONISHED 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 THE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 31<sup>ST</sup> DAY OF JULY, 2007.

NOTARY PUBLIC: Pamela A. Duhany

PRINT NAME: Pamela A. Duhany

MY COMMISSION EXPIRES: May 8, 2009

COMMISSION NUMBER: DD 4133 B8

### 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 13789, AT PAGE 1240 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 31<sup>ST</sup> DAY OF JULY, 2007.

BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT

BY: June B. Wood

PRINT NAME: June B. Wood TITLE: Vice President

WITNESS: Joanne Laracoste

PRINT NAME: Joanne Laracoste

WITNESS: Mike Guinavagh

PRINT NAME: MIKE GUINAVAGH

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED JUNE B. WOOD, 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 ADMONISHED 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 THE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 31<sup>ST</sup> DAY OF JULY, 2007.

NOTARY PUBLIC: Joanne Laracoste

PRINT NAME: JOANNE LARACOSTE

MY COMMISSION EXPIRES: JUNE 12, 2009

COMMISSION NUMBER: DD 422524

### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MAD 83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998, THE WEST LINE OF LOT 244, VALENCIA PONTE - PLAT THREE, PLAT BOOK 107, PGS. 132-144, HAVING A BEARING SOUTH 00°31'49" 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 EASEMENTS RECORDED IN PLAT BOOK 107, PAGES 132 THROUGH 144, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL REMAIN AND NOT BE VACATED BY THIS REPLAT, EXCEPT THAT CERTAIN OVERHANG EASEMENT LYING WITHIN TRACT "OS11", RELEASED IN OFFICIAL RECORDS BOOK 22033 PAGE 1496 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED 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 CONDUCE, 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 = MAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998.  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
SCALE FACTOR = 1.0000277  
BEARING ROTATION = NO ROTATION  
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DAILY 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 NESTED IN G.L. HOMES OF BOYNTON BEACH ASSOCIATES XI, LTD., 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: Jay W. Reed

JAY W. REED  
VICE PRESIDENT

DATE: 8-17-07

### 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 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: Wilbur F. Divine

WILBUR F. DIVINE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4190, STATE OF FLORIDA

DATE: 8/27/07

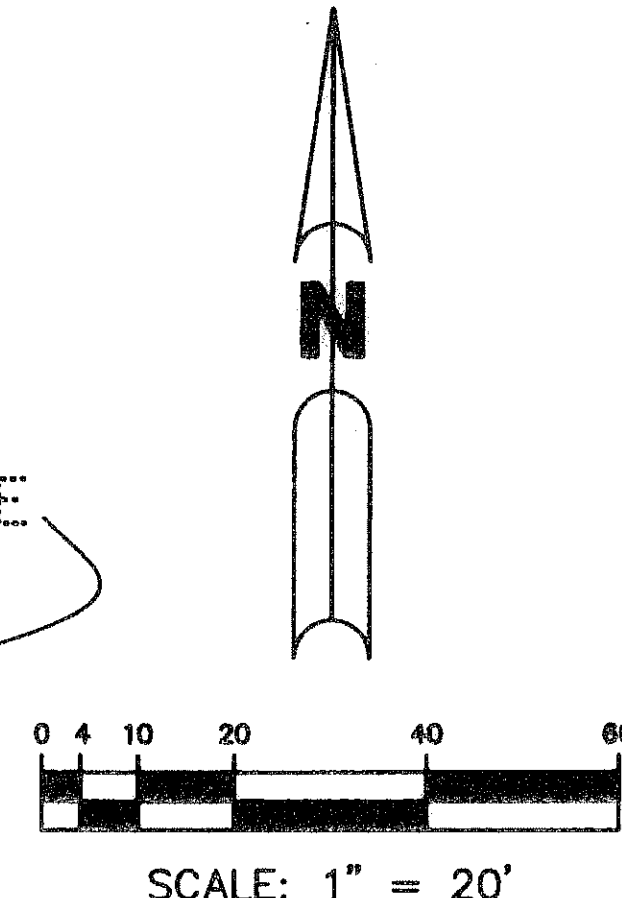
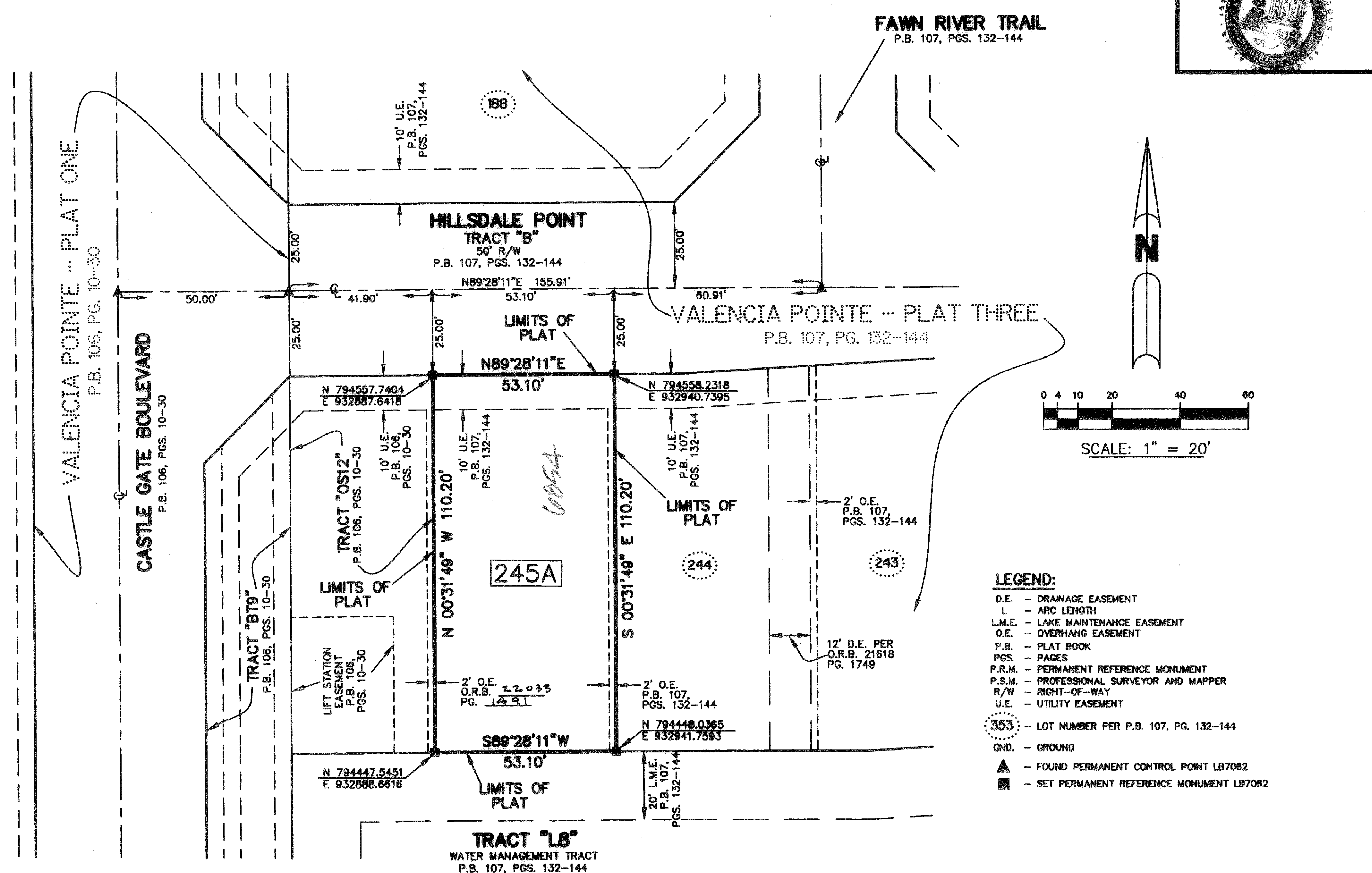
### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-33, AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 11<sup>TH</sup> DAY OF September, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES.

BY: George T. Webb

GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

DATE: 9/11/07

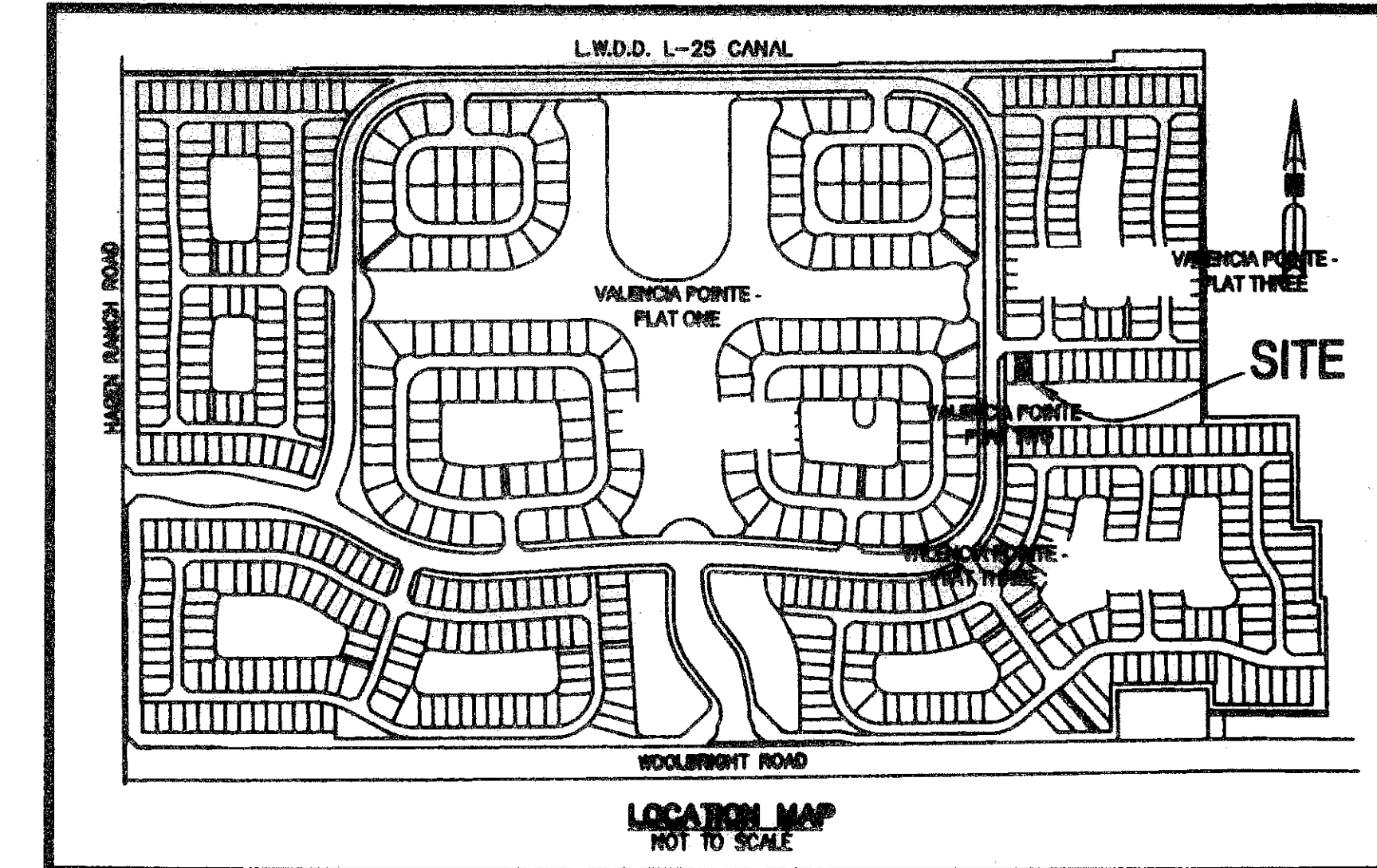


- LEGEND:**
- D.E. - DRAINAGE EASEMENT
  - L - ARC LENGTH
  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - O.E. - OVERHANG EASEMENT
  - P.B. - PLAT BOOK
  - PGS. - PAGES
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R/W - RIGHT-OF-WAY
  - U.E. - UTILITY EASEMENT
  - 353 - LOT NUMBER PER P.B. 107, PG. 132-144
  - GND. - GROUND
  - ▲ - FOUND PERMANENT CONTROL POINT LB7062
  - - SET PERMANENT REFERENCE MONUMENT LB7062

**SITE PLAN DATA**

ZONING PETRON NO.	PDD 2002-085A
TOTAL AREA	0.1343 AC.
TOTAL DWELLING UNITS	1 DU
DENSITY	7.45 DU/AC.

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



Notary Public Seal for Pamela A. Duhany, State of Florida, Commission # DD413388, expires May 8, 2009.

Notary Public Seal for Joanne Laracoste, State of Florida, Commission # DD422524, expires June 12, 2009.

County Engineer Seal for George T. Webb, P.E., State of Florida.

Professional Surveyor and Mapper Seal for Wilbur F. Divine, License No. 4190, State of Florida.

Bank of America, N.A. Seal.