

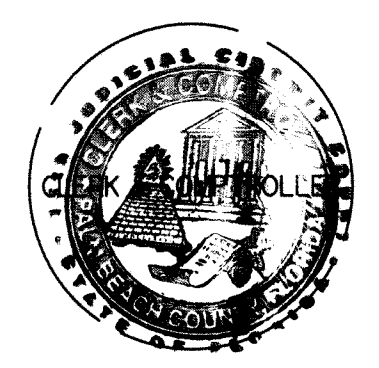
VALENCIA COVE AGR-P.U.D. - SOUTH REPLAT NO. 1

BEING A REPLAT OF ALL OF LOT 129 AND TRACT "OS10", VALENCIA COVE AGR-P.U.D. - SOUTH PLAT ONE, AS RECORDED IN PLAT BOOK 121, PAGES 58 THROUGH 77 AND ALL OF LOTS 72 AND 73, VALENCIA COVE AGR-P.U.D. - SOUTH PLAT TWO, AS RECORDED IN PLAT BOOK 121, PAGES 145 THROUGH 147, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

30

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
2:25 PM THIS 4th DAY OF
March 2020 AND DULY
RECORDED IN PLAT BOOK NO. 130
ON PAGE(S) 30-31
SHARON BOGGS, CLERK & COMPTROLLER
BY: [Signature] D.C.



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XXII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP OWNER OF THE LAND SHOWN HEREON AS "VALENCIA COVE AGR-P.U.D. - SOUTH REPLAT NO. 1", BEING A REPLAT OF ALL OF LOT 129 AND TRACT "OS10", VALENCIA COVE AGR-P.U.D. - SOUTH PLAT ONE, AS RECORDED IN PLAT BOOK 121, PAGES 58 THROUGH 77 AND ALL OF LOTS 72 AND 73, VALENCIA COVE AGR-P.U.D. - SOUTH PLAT TWO, AS RECORDED IN PLAT BOOK 121, PAGES 145 THROUGH 147, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 129 AND TRACT "OS10", VALENCIA COVE AGR-P.U.D. - SOUTH PLAT ONE, AS RECORDED IN PLAT BOOK 121, PAGES 58 THROUGH 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF LOTS 72 AND 73, VALENCIA COVE AGR-P.U.D. - SOUTH PLAT TWO, AS RECORDED IN PLAT BOOK 121, PAGES 145 THROUGH 147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.591 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:

- TRACT "OS10" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA BAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ADJUTING THE EASEMENT AND THE VALENCIA BAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT, AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XXII CORPORATION, A FLORIDA CORPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 22nd DAY OF JANUARY 2020.

BOYNTON BEACH ASSOCIATES XXII, L.L.P.
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: BOYNTON BEACH XXII CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: [Signature] ALAN FANT, VICE PRESIDENT

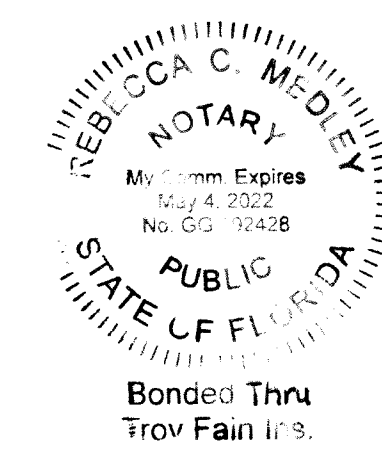
WITNESS: [Signatures] SHAROLYN WEBB, REBECCA C. MEDLEY
PRINT NAME: SHAROLYN WEBB, REBECCA C. MEDLEY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 20th DAY OF JANUARY 2020, BY ALAN FANT, AS VICE PRESIDENT OF BOYNTON BEACH XXII CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XXII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: [Signature] REBECCA C. MEDLEY
PRINT NAME: REBECCA C. MEDLEY

MY COMMISSION EXPIRES: 5/4/2022
COMMISSION NUMBER: GG 192428



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VALENCIA BAY HOMEOWNERS ASSOCIATION, INC., 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 16th DAY OF JANUARY 2020.

VALENCIA BAY HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

BY: [Signature] SALVATORE DEJULIO, PRESIDENT

WITNESS: [Signatures] KEISTIE SWENSON, BRAD WALL
PRINT NAME: KEISTIE SWENSON, BRAD WALL

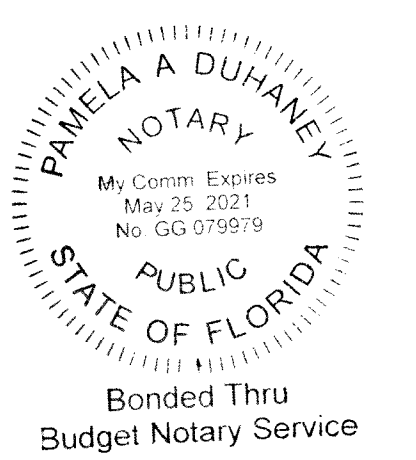
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 16th DAY OF JANUARY 2020, BY SALVATORE DEJULIO, AS PRESIDENT FOR VALENCIA BAY HOMEOWNERS ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: [Signature] PAMELA A. DUHANEY
PRINT NAME: PAMELA A. DUHANEY

MY COMMISSION EXPIRES: MAY 25, 2021
COMMISSION NUMBER: GG 079919



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS 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 XXII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: [Signature] GEORGE TELLEZ, VICE-PRESIDENT

DATE: JANUARY 2, 2020

SURVEYOR & MAPPER'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 THAT MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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: [Signature] PERRY C. WHITE, DATE: 1/16/2020
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 4213, STATE OF FLORIDA

COUNTY APPROVAL

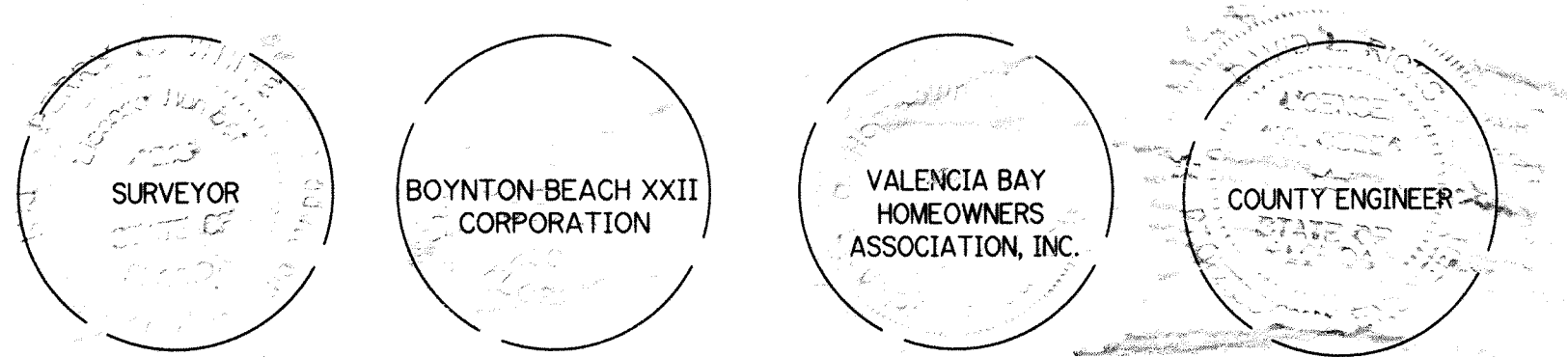
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 22nd DAY OF JANUARY 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1)(1) FLORIDA STATUTES.

BY: [Signature] DAVID L. RICKS, P.E., COUNTY ENGINEER

SITE PLAN DATA

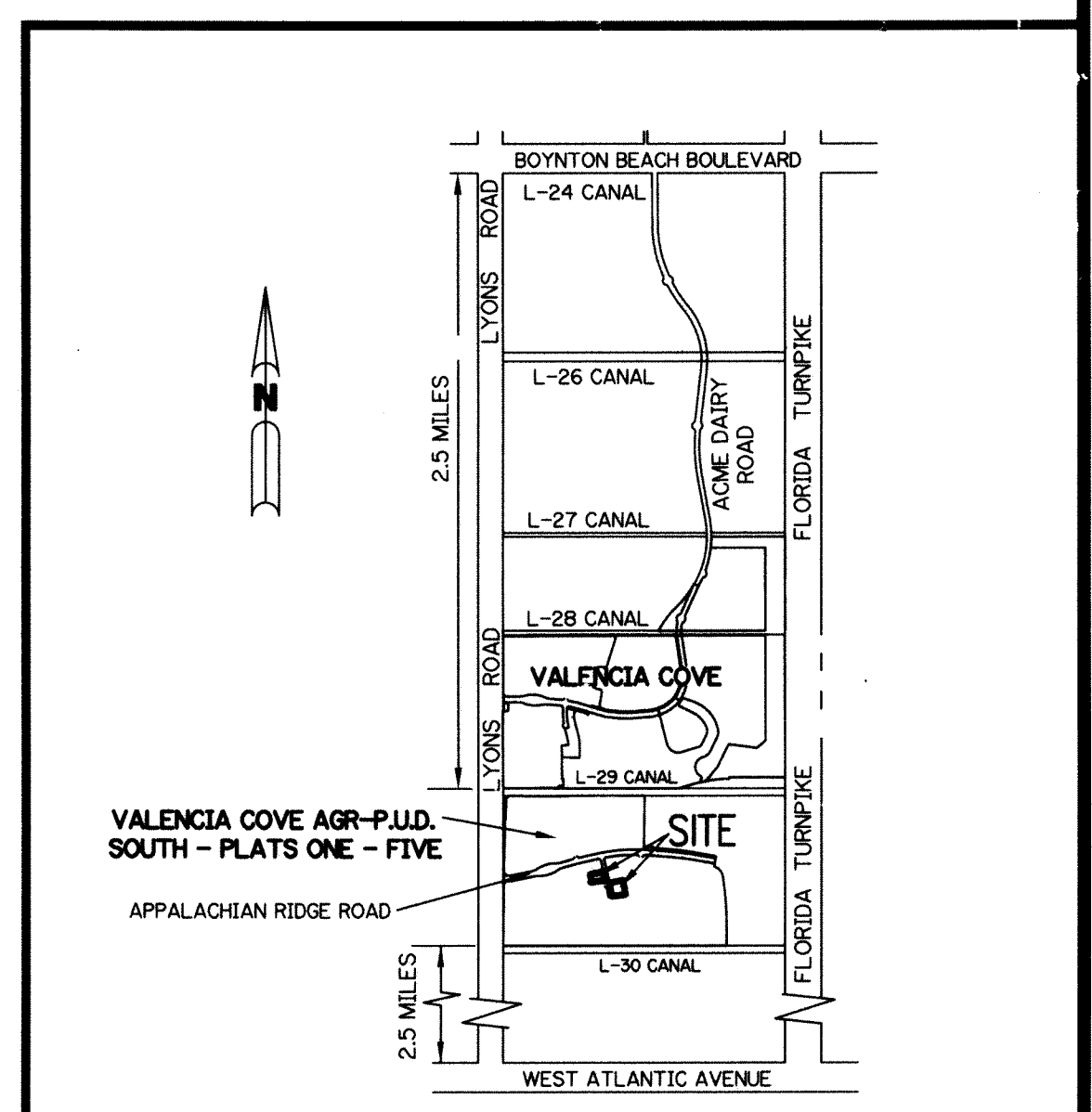
VALENCIA COVE AGR-P.U.D. - SOUTH PLAT ONE
VALENCIA COVE AGR-P.U.D. - SOUTH PLAT TWO
CONTROL NO. 2004-369

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



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "PBF65" AND "PBF66" HAVING A BEARING OF NORTH 89°07'53" EAST, ALL OTHER BEARINGS RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES 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. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES COINCIDE OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, LESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT). ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED. SCALE FACTOR = 1.0000240 PLAT BEARING = GRID BEARING GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.



LOCATION MAP
N.T.S.