

20200138924

71

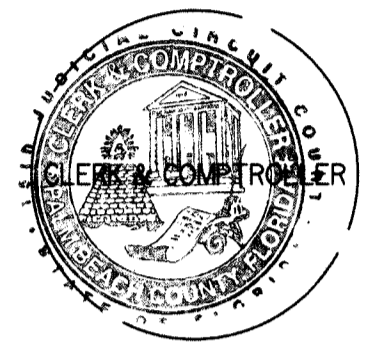
MONTICELLO AGR - PUD PLAT SIX

BEING A REPLAT OF A PORTION OF TRACT "F", MONTICELLO AGR - PUD PLAT ONE, AS RECORDED IN PLAT BOOK 128, PAGES 172 THROUGH 194, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 7

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 4:51 PM THIS 21st DAY OF April 2020, AND DULY RECORDED IN PLAT BOOK NO. 1389, ON PAGE(S) 71 THROUGH 77, SHARON R. BOCK CLERK & COMPTROLLER BY *[Signature]*



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES XXVI, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "MONTICELLO AGR - PUD PLAT SIX", BEING A REPLAT OF A PORTION OF TRACT "F", MONTICELLO AGR - PUD PLAT ONE, AS RECORDED IN PLAT BOOK 128, PAGES 172 THROUGH 194, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "F"; THENCE NORTH 01°01'21" WEST, ALONG THE WEST LINE OF SAID TRACT "F", A DISTANCE OF 880.46 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF MONTICELLO AGR - PUD PLAT FIVE, AS RECORDED IN PLAT BOOK 130, PAGE 22, SAID PUBLIC RECORDS FOR THE FOLLOWING THIRTEEN (13) DESCRIBED COURSES, SOUTH 83°45'53" EAST, A DISTANCE OF 143.26 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 26°30'33"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 92.53 FEET TO A POINT OF TANGENCY WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 28°45'35"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 100.39 FEET; THENCE SOUTH 86°00'56" EAST, A DISTANCE OF 177.19 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,344.00 FEET AND A CENTRAL ANGLE OF 02°59'41"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 122.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°00'37" EAST, A DISTANCE OF 144.15 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 3,000.00 FEET AND A CENTRAL ANGLE OF 01°51'57"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 97.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°07'25" EAST, A DISTANCE OF 183.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,141.00 FEET AND A CENTRAL ANGLE OF 02°53'55"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 158.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°58'39" EAST, A DISTANCE OF 119.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 87°00'00"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 45.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°43'00" EAST, A DISTANCE OF 117.53 FEET; THENCE SOUTH 89°17'00" EAST, A DISTANCE OF 125.44 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF MONTICELLO AGR - PUD PLAT FOUR AS RECORDED IN PLAT BOOK 129, PAGE 57, SAID PUBLIC RECORDS FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 74°54'28" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°17'00" EAST, A DISTANCE OF 118.16 FEET; THENCE ALONG THE WEST LINE OF TRACT "L12", SAID PLAT OF MONTICELLO AGR - PUD PLAT ONE FOR THE FOLLOWING THREE COURSES, SOUTH 04°34'15" WEST, A DISTANCE OF 323.89 FEET TO THE POINT OF A NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 88°20'45" EAST, HAVING A RADIUS OF 2,497.00 FEET AND A CENTRAL ANGLE OF 06°16'52"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 273.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°37'37" EAST, A DISTANCE OF 270.33 FEET; THENCE SOUTH 89°07'26" WEST, ALONG THE SOUTH LINE OF SAID TRACT "F", A DISTANCE OF 1,644.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.286 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 "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA SOUND 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 VALENCIA SOUND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.
 - TRACTS "OS1" THROUGH "OS10", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SOUND 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.
 - TRACTS "L17" AND "L18", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SOUND 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 31253, PAGE 1322, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - 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 THE VALENCIA SOUND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SOUND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT 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.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.

DEDICATION AND RESERVATIONS: (CONTINUED)

- 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.

- ALL TRACTS FOR PRIVATE STREET PURPOSES, 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 STORMWATER FACILITIES, 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.

- MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE VALENCIA SOUND HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES 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 XXVI CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 20th DAY OF March, 2020.

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

BY: *[Signature]*
ALAN FANT, VICE PRESIDENT

WITNESS: *[Signature]* *[Signature]*
PRINT NAME: SHAROLYN WEBB PRINT NAME: Rebecca C. Medley

ACKNOWLEDGMENT

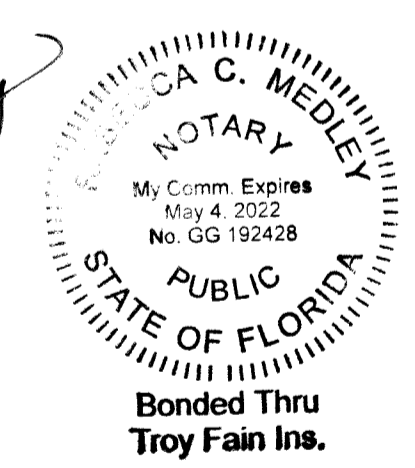
STATE OF FLORIDA
COUNTY OF BROWARD
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 20th DAY OF March, 2020, BY ALAN FANT, AS VICE PRESIDENT FOR BOYNTON BEACH XXVI CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES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

BY: *[Signature]*
NOTARY PUBLIC: Rebecca C. Medley

PRINT NAME: Rebecca C. Medley

MY COMMISSION EXPIRES: 5/4/2022

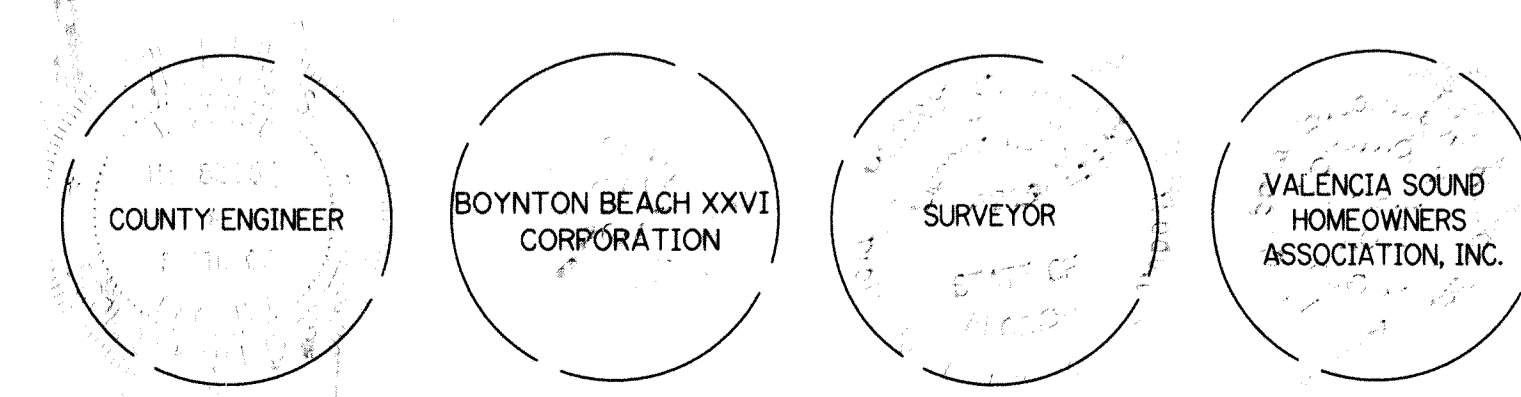
COMMISSION NUMBER: GG192428



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 PERMANENT CONTROL POINTS ("P.C.P.'S") AND 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]* DATE: 3/09/2020
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
VALENCIA SOUND HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION 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 20th DAY OF March, 2020.

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

BY: *[Signature]*

PRINT NAME: SALVATORE DEJULIO, PRESIDENT

WITNESS: *[Signature]*

PRINT NAME: K. Swenson

WITNESS: *[Signature]*
PRINT NAME: Tracy Quinaugh

ACKNOWLEDGMENT

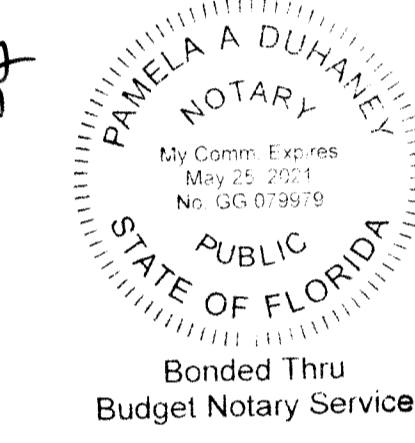
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 20th DAY OF March, 2020, BY SALVATORE DEJULIO, AS PRESIDENT FOR VALENCIA SOUND HOMEOWNERS ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: *[Signature]*

PRINT NAME: Pamela A. Duhaney

MY COMMISSION EXPIRES: May 25 2021

COMMISSION NUMBER: GG079979



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 HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES XXVI, 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; 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.

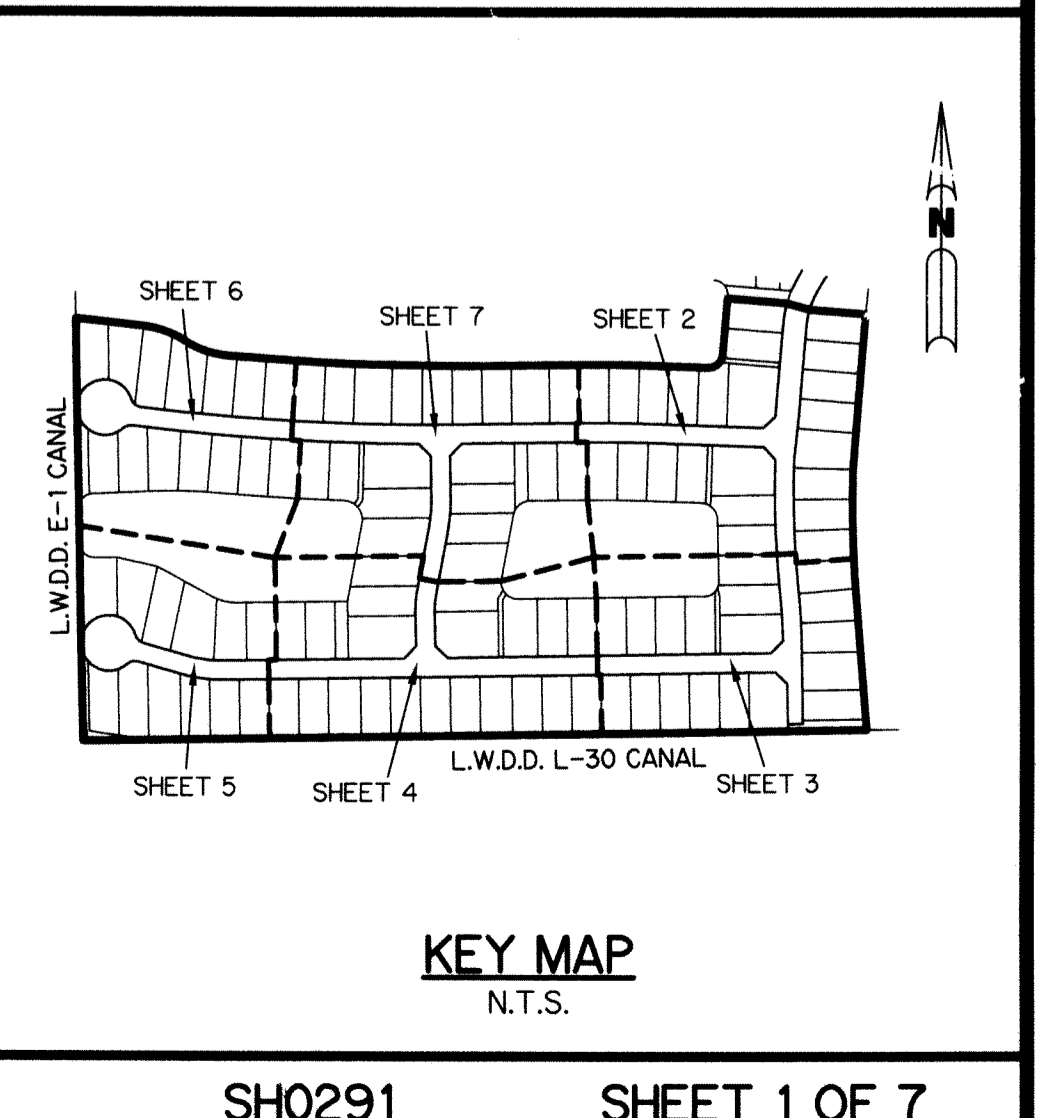
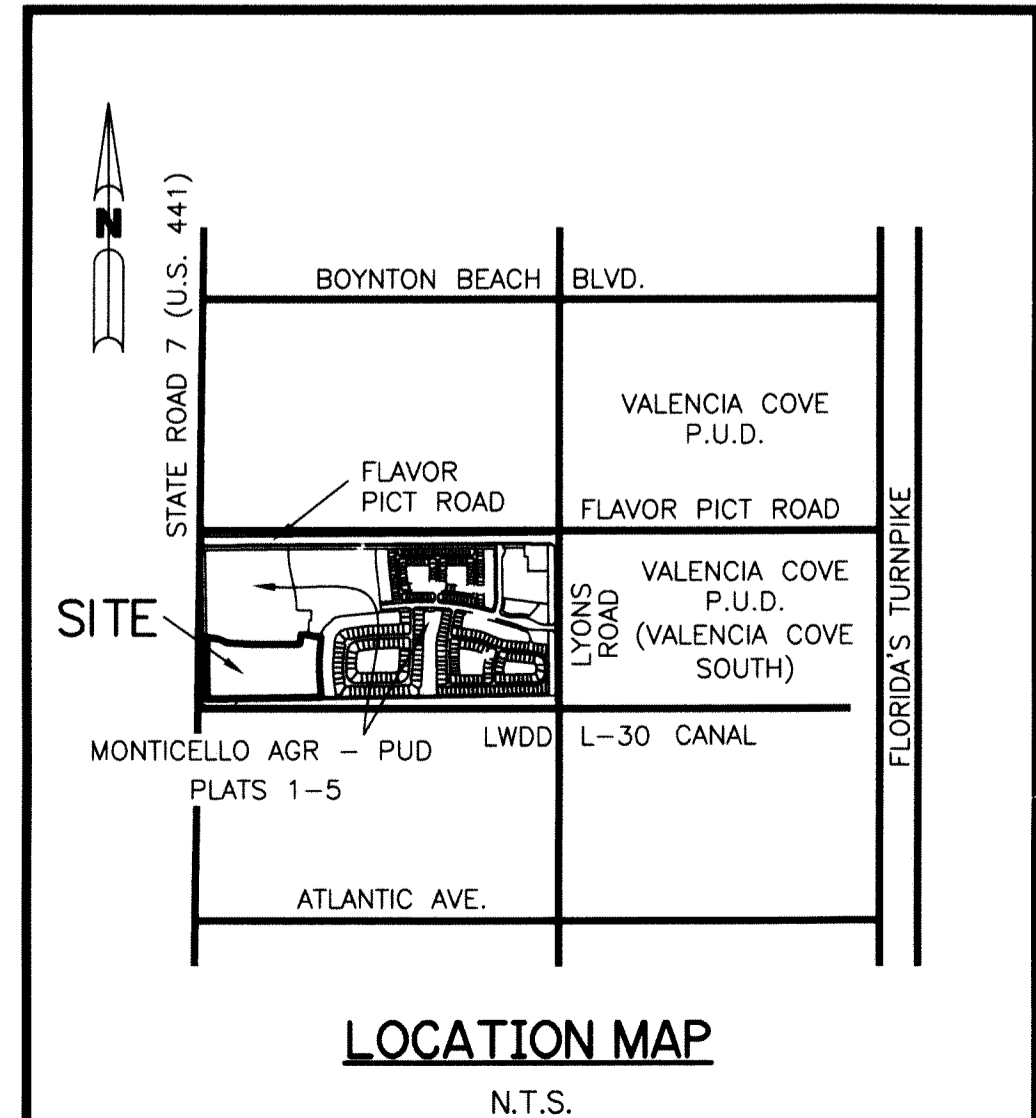
FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: *[Signature]*
GEORGE TELLEZ, VICE-PRESIDENT

DATE: February 29, 2020

SITE PLAN DATA

MONTICELLO AGR - PUD PLAT SIX
CONTROL NO. 2005-014



KEY MAP
N.T.S.

SH0291 SHEET 1 OF 7