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WHITWORTH AGR-PUD PLAT FOUR

BEING A REPLAT OF ALL OF TRACTS "L8" AND "OS10", WHITWORTH AGR-PUD PLAT ONE, AS RECORDED IN PLAT BOOK 133, PAGE 189; TOGETHER WITH A PORTION OF TRACTS 9 THROUGH 12, 13, 16, 33, 36 AND 40, ALL OF TRACTS 14, 15, 34, 35, 37, 38, 39 AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING WITHIN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 22

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:08 P.M. THIS 1ST DAY OF September, 2023, AND DULY RECORDED IN PLAT BOOK NO. 136 ON PAGE(S) 100 - 121. JOSEPH ABRUZZO, CLERK OF CIRCUIT COURT & COMPTROLLER



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES 30, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS "WHITWORTH AGR-PUD PLAT FOUR", BEING A REPLAT OF ALL OF TRACTS "L8" AND "OS10", WHITWORTH AGR-PUD PLAT ONE, AS RECORDED IN PLAT BOOK 133, PAGE 189; TOGETHER WITH A PORTION OF TRACTS THROUGH 12, 13, 16, 33, 36 AND 40, ALL OF TRACTS 14, 15, 34, 35, 37, 38, 39 AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING WITHIN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "OS10"; THENCE NORTH 89°36'36" EAST, ALONG THE NORTH LINE OF SAID TRACTS "L8" AND "OS10", A DISTANCE OF 287.29 FEET; THENCE, ALONG THE EASTERLY BOUNDARY AND SOUTHERLY BOUNDARY AND ITS WESTERLY PROLONGATION, OF SAID TRACT "L8" FOR THE FOLLOWING THIRTEEN (13) DESCRIBED COURSES; SOUTH 00°23'24" EAST, A DISTANCE OF 30.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 26°13'03"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 91.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 32°50'54"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 114.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°01'15" EAST, A DISTANCE OF 630.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 75°00'23"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 235.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°01'58" EAST, A DISTANCE OF 613.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1673.00 FEET, A CENTRAL ANGLE OF 08°24'49"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 245.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'32" EAST, A DISTANCE OF 95.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 84°04'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 44.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°19'46" EAST, A DISTANCE OF 150.14 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 04°28'04" WEST, A RADIUS OF 1930.00 FEET AND A CENTRAL ANGLE OF 12°22'29"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 419.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 82°01'38" WEST, A DISTANCE OF 876.47 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2070.00 FEET, A CENTRAL ANGLE OF 03°59'02"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 143.93 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 03°59'19" WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 03°59'19" WEST, A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 94°22'38"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 49.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°23'19" EAST, A DISTANCE OF 379.63 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 773.00 FEET, A CENTRAL ANGLE OF 16°30'46"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 222.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°07'27" WEST, A DISTANCE OF 63.92 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 827.00 FEET, A CENTRAL ANGLE OF 20°54'42"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 301.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 26°29'15"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 92.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12°56'15"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 45.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 18°20'14" EAST, A DISTANCE OF 56.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17°52'35"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 62.40 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°27'38" EAST, A DISTANCE OF 102.11 FEET TO THE POINT OF TANGENCY; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 37 THROUGH 40, A DISTANCE OF 2162.49 FEET; THENCE NORTH 01°00'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 36 AND 37, A DISTANCE OF 1243.61 FEET; THENCE NORTH 89°02'10" EAST, A DISTANCE OF 18.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 35°33'17"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 102.39 FEET TO A POINT OF TANGENCY; THENCE NORTH 53°28'53" EAST, A DISTANCE OF 136.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 36°07'48"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 53.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°36'41" EAST, A DISTANCE OF 70.93 FEET; THENCE NORTH 00°03'11" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 89°36'41" WEST, A DISTANCE OF 70.06 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 36°07'48"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 104.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°36'41" WEST, A DISTANCE OF 136.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 35°33'17"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 52.75 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°02'10" WEST, A DISTANCE OF 18.17 FEET; THENCE NORTH 01°00'31" WEST, ALONG SAID WEST LINE OF SAID TRACTS 12 AND 13, A DISTANCE OF 1323.11 FEET; THENCE, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-26 CANAL RIGHT-OF-WAY ACCORDING TO DEED BOOK 113, PAGE 225, DEED BOOK 113, PAGE 246 AND OFFICIAL RECORDS BOOK 6495, PAGE 761, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES, NORTH 89°36'36" EAST, A DISTANCE OF 607.39 FEET; THENCE SOUTH 00°31'48" EAST, A DISTANCE OF 0.15 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 660.46 FEET; THENCE NORTH 00°31'20" WEST, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 661.39 FEET; THENCE SOUTH 00°30'52" EAST, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'36" EAST, A DISTANCE OF 275.59 FEET; THENCE SOUTH 00°22'24" EAST, ALONG THE WEST LINE OF TRACT "OS24", AS RECORDED IN PLAT BOOK ONE, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 143.912 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. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACTS "B", "C" AND "D" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT "CI", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.
4. TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR BOYNTON BEACH ASSOCIATES 30, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOYNTON BEACH ASSOCIATES 30, L.L.P., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION AND RESERVATIONS: (CONTINUED)

- 5. MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE VALENCIA GRAND 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.
6. TRACTS "OS1" THROUGH "OS24", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA GRAND 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 "OS2" AND "OS23" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 34274, PAGE 1492. TRACT "OS24" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 34274, PAGE 1503, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
7. TRACT "BT1" THROUGH "BT4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER ZONE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. TRACTS "L8" AND "L10" THROUGH "L15", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA GRAND 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 34304, PAGE 1557, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. 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 GRAND 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 THE VALENCIA GRAND 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 PROPOSED PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- 10. ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON ARE HEREBY SUBJECT TO AN OVERLYING STATE OF FLORIDA COUNTY OF PALM BEACH 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.

- 11. 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.

- 12. 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 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.

- 13. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE 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 THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

DEDICATION AND RESERVATIONS: (CONTINUED)

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH 30 CORPORATION, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO; AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1ST DAY OF September, 2023.

BOYNTON BEACH ASSOCIATES 30, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: BOYNTON BEACH 30 CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: ALAN FANT, VICE PRESIDENT

WITNESS: Clayton Patti, Jr. WITNESS: Steven Helfman

PRINT NAME: Clayton Patti, Jr. PRINT NAME: Steven Helfman

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 1ST DAY OF September, 2023, BY ALAN FANT, AS VICE PRESIDENT OF BOYNTON BEACH 30 CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES 30, L.L.P., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: STEVEN M. HELFMAN

PRINT NAME: Steven Helfman

MY COMMISSION EXPIRES: 02/13/2026

COMMISSION NUMBER: HH210140

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE VALENCIA GRAND 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 1ST DAY OF September, 2023.

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

BY: JILL SCHIMMING TADDEO, PRESIDENT

WITNESS: Heather Swanson WITNESS: Eddy Vica

PRINT NAME: Heather Swanson PRINT NAME: Eddy Vica

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 1ST DAY OF June, 2023, BY JILL SCHIMMING TADDEO, AS PRESIDENT FOR THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

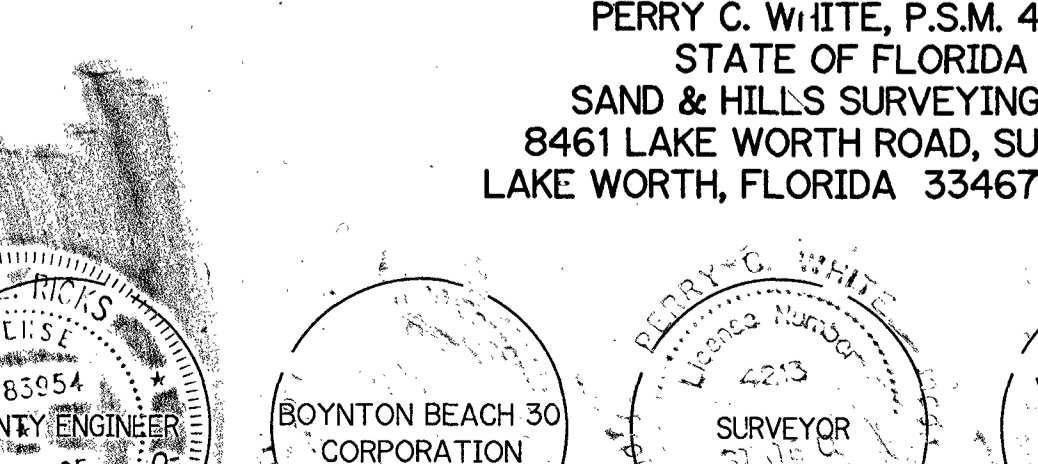
NOTARY PUBLIC: Pamela A. Duhany

PRINT NAME: Pamela A. Duhany

MY COMMISSION EXPIRES: May 25, 2025

COMMISSION NUMBER: HH 090627

THIS INSTRUMENT WAS 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



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MIAMI-DADE

I, Kimberly Belmonte, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES 30, 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.

BY: Kimberly Belmonte DATE: 5/31/23

PRINT NAME: Kimberly Belmonte

ATTORNEY AT LAW

FLORIDA BAR # 458799 GREENBERG TRAURIG, P.A.

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: PERRY C. WHITE DATE: 6/09/2023

PERRY C. WHITE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. #213, STATE OF FLORIDA

COUNTY APPROVAL

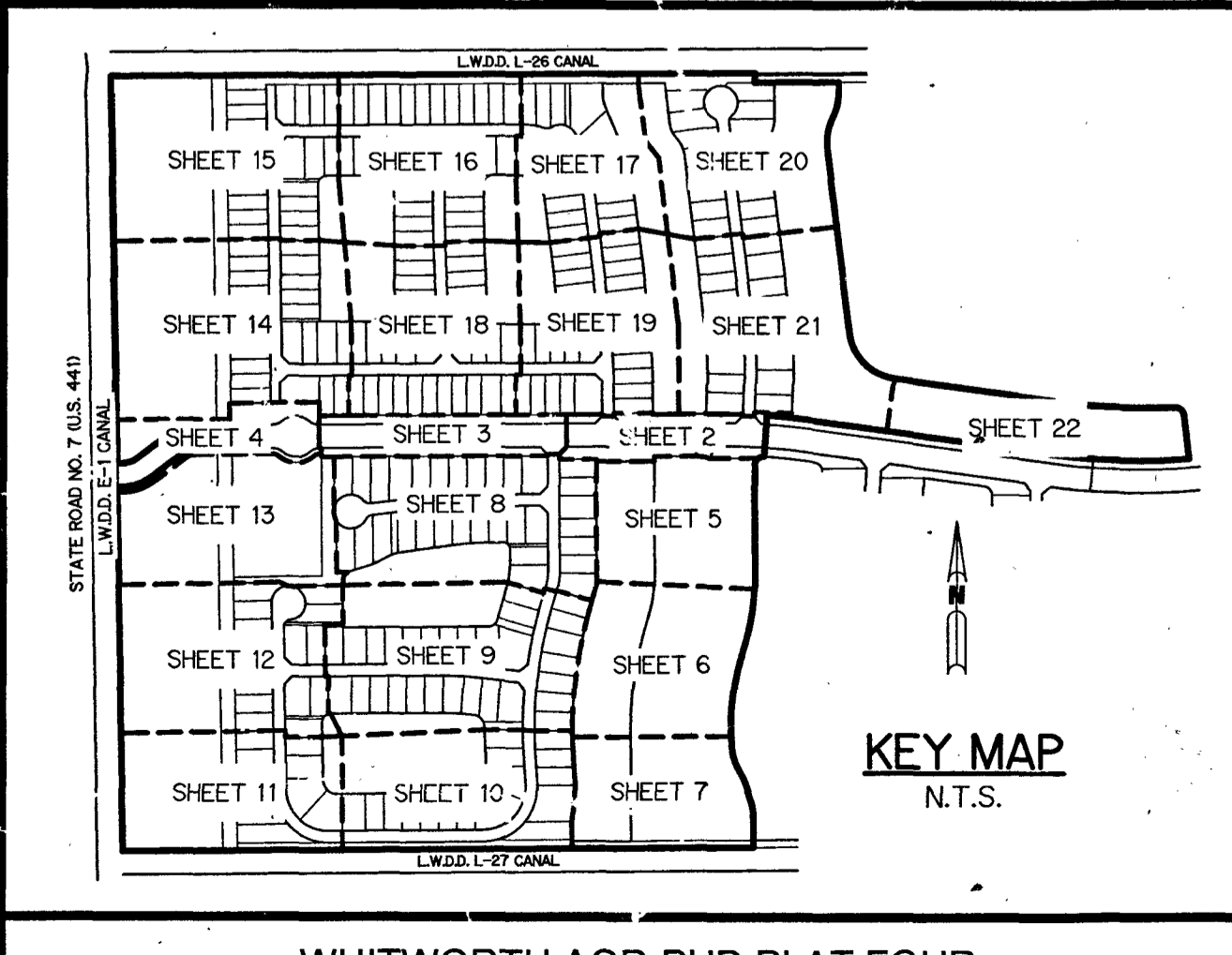
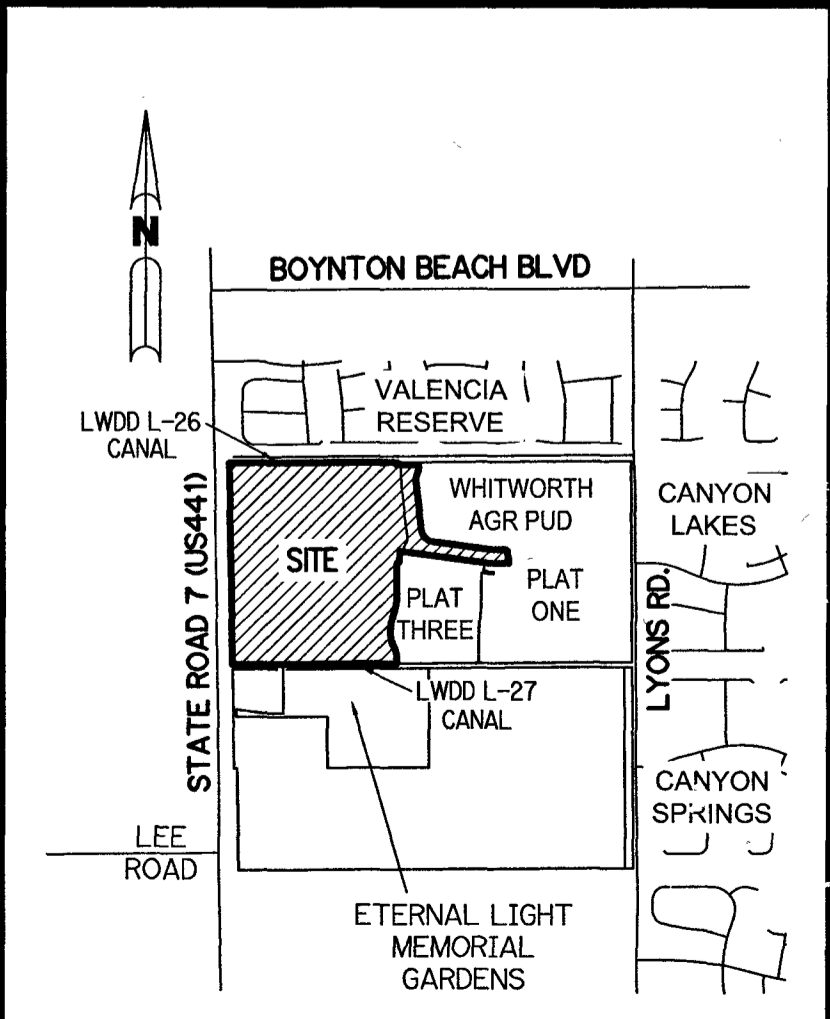
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(12), FLORIDA STATUTES, THIS 1ST DAY OF August, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(11) FLORIDA STATUTES.

BY: David L. Ricks, P.E. COUNTY ENGINEER

SITE DATA

WHITWORTH AGR-PUD PLAT FOUR

CONTROL NO. 2021-0031



LOCATION MAP N.T.S.

WHITWORTH AGR-PUD PLAT FOUR SH0338 SHEET 1 OF 22