

- Greater Boynton Place Plat No. 2 -

October, A.D.,
Nineteen Hundred Eighty Seven

A Part Of Sun Valley, A Planned Unit Development, Lying In Section 26, Township 45 South, Range 42 East

Sheet 1 Of 4

Being A Replat Of Portions Of Tracts 41 - 45, Inclusive, Subdivision Of Section 26, (Plat Book 6, Page 26) Public Records, Palm Beach County, Florida

Dedication:

State of Florida)
County of Palm Beach) ss

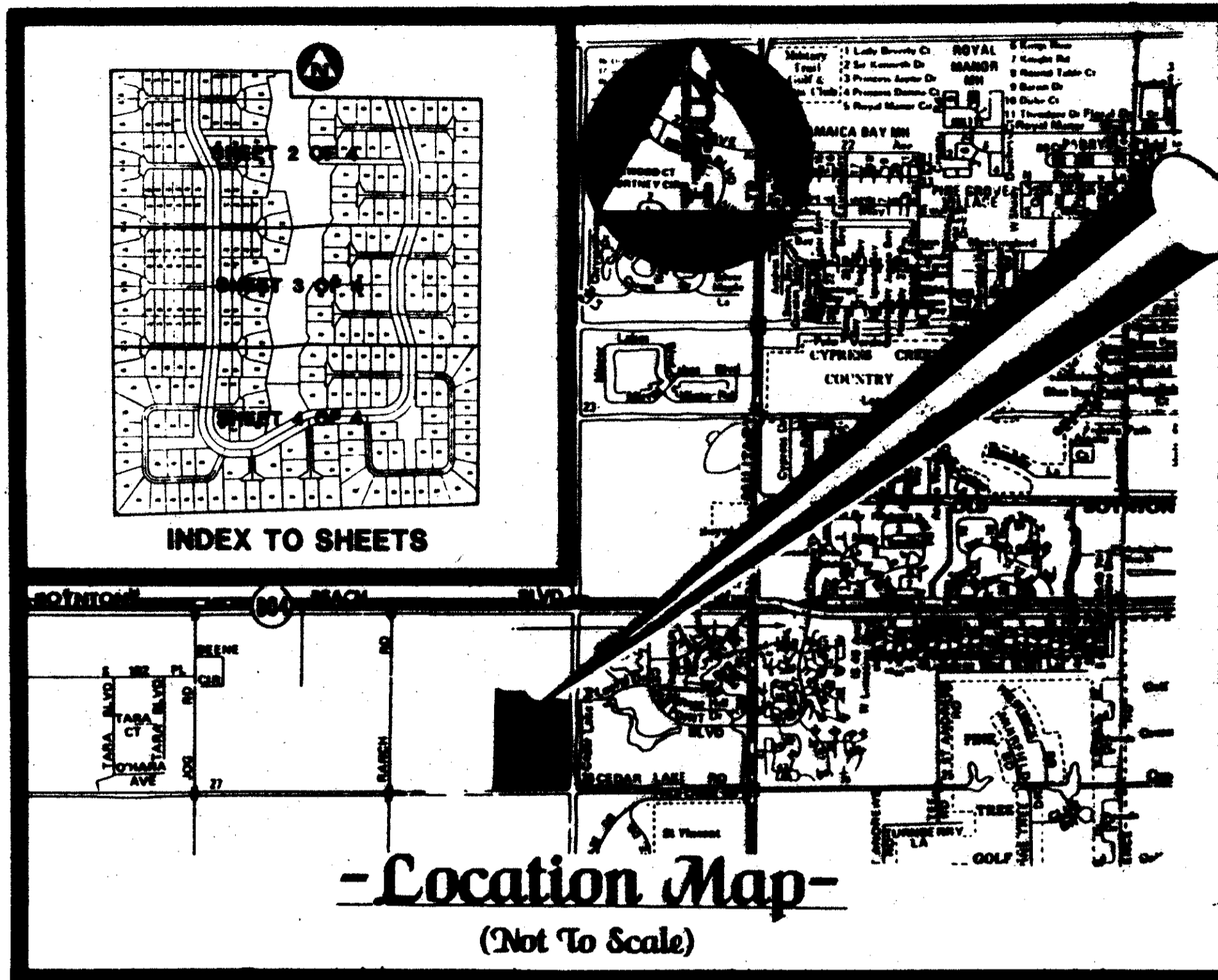
Know All Men By These Presents, that Schickedanz Bros. - Palm Beach Partnership, a Florida General Partnership, owner of the land shown hereon as "Greater Boynton Place Plat No. 2", said land lying in Section 26, Township 45 South, Range 42 East, said land being a Replat of portions of Tracts 41 through 45, inclusive, Subdivision Of Section 26, according to the Plat thereof, as recorded in Plat Book 6, Page 26, on file in the Office Of The Clerk Of The Circuit Court, in and for the Public Records of Palm Beach County, Florida, said land being more particularly described as follows.

Beginning at the Southeast Corner of the plat of Greater Boynton Place, according to the Plat thereof, as recorded in Plat Book 57, Pages 136 through 142, inclusive, Public Records, Palm Beach County, Florida; Thence, South 00°56'33" West, along the Easterly boundary of said Tracts 45 through 41, inclusive, a distance of 1339.64 feet to the Southeast corner of said Tract 41; Thence, South 88°53'19" West, along the Southerly boundary of said Tract 41, and its Westerly prolongation, a distance of 1254.04 feet to the intersection thereof with the centerline of that certain 40.00 foot platted roadway, (now abandoned), lying West of said Tracts 41 through 45, inclusive; Thence, North 00°20'04" East, along said centerline, and along a line 20.00 feet West of, as measured at right angles to the Westerly boundary of said Tracts 41 through 45, inclusive, a distance of 1474.05 feet to the Southwest corner of said plat of Greater Boynton Place; Thence, South 89°03'27" East, along the Southerly boundary of said plat of Greater Boynton Place, a distance of 618.88 feet; Thence, South 00°56'33" West, continuing along the Southerly boundary of said plat of Greater Boynton Place, a distance of 89.39 feet; Thence, South 89°03'27" East, continuing along the Southerly boundary of said plat of Greater Boynton Place, a distance of 650.00 feet to the point of beginning (P.O.B.)

Containing 40.69 acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Tract "B", as shown hereon, is hereby dedicated to the The Sun Valley Community Master Association, Inc., a Florida Corporation, not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
2. Schickedanz Bros. - Palm Beach Partnership for themselves, their successors and assigns reserves an ingress - egress easement, drainage easement, and utility easement over Tract "B"
3. Tracts "C", as shown hereon, are hereby dedicated to the The Courts At Boynton Place Sub-Association, Inc., a Florida Corporation, not-for-profit, for Access, Utility and Drainage purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida
4. Tract "L-3", The Water Management Tract And Drainage Easement, as shown hereon, is hereby dedicated to the The Sun Valley Community Master Association, Inc., a Florida Corporation, not-for-profit, for Open Space and proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida
5. The 20 foot lake maintenance easement, as shown hereon, is hereby dedicated to the The Sun Valley Community Master Association, a Florida Corporation not-for-profit for lake maintenance, secondary pedestrian circulation and drainage easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
6. TRACTS "ONE", "TWO" AND "THREE", AS SHOWN HEREON, ARE HEREBY RESERVED UNTO THE DEVELOPER FOR FUTURE HOUSING PURPOSES, AND MUST BE REPLATTED PRIOR TO DEVELOPMENT.
7. Tract "R-4", as shown hereon, is hereby dedicated to the The Courts At Boynton Place Sub-Association, Inc., a Florida Corporation not-for-profit for recreational purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
8. The 25' Buffer Easement, within the Fee Simple Lots, as shown hereon, is hereby dedicated to the The Courts At Boynton Place Sub-Association, Inc., a Florida Corporation not-for-profit for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
9. The Utility Easements, are hereby dedicated in perpetuity for the installation and maintenance of utilities, including "Cable Television Systems".
10. The Drainage Easements, as shown hereon, are hereby dedicated to The Sun Valley Master Association, Inc., a Florida Corporation, not-for-profit, are the perpetual maintenance obligation of The SUN VALLEY MASTER Association, Inc., a Florida Corporation not-for-profit, their successors and assigns, without recourse to Palm Beach County, Florida.
11. Tracts "M-1" & "M-2" as shown hereon are hereby dedicated to the Courts At Boynton Place Sub-Association, Inc., a Florida Corporation not-for-profit for open space, lake maintenance easement, and secondary pedestrian circulation, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
12. The 5 foot 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.
13. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
14. Tract "P", as shown hereon, is hereby dedicated as open space, to be held pursuant to section 500.21 (k)(4)(b), as an undivided 1/10th interest, each appurtenant to the following Ten lots; Lots 117 through 120 inclusive, 332 through 334 inclusive, 338 through 340 inclusive. Each said lot owner shall have the perpetual maintenance obligation for that portion of Tract "P" within the prolongation of the lot lines of said Ten lots through said Tract "P", without Recourse to Palm Beach County.



P.U.D. Data

Tract "P"	=	0.10 Acres
Tract "B"	=	3.43 Acres
Tracts "C"	=	1.36 Acres
Tract "L-3"	=	3.18 Acres
Tracts "M"	=	0.24 Acres
Tracts "ONE", "TWO" & "THREE"	=	18.52 Acres
Tract "R-4"	=	0.34 Acres
Lots	=	13.52 Acres
Total	=	40.69 Acres

Open Space

Tract "L-3"	=	3.19 Acres
Tract "M"	=	0.24 Acres
Tract "R-4"	=	0.34 Acres
Total	=	3.77 Acres

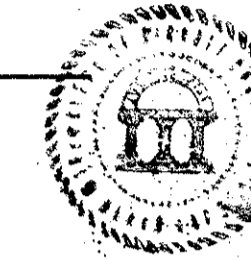
Title Certification:

State of Florida)
County of Palm Beach) ss

I, John Fenniman, Esquire, a duly licensed attorney in the State Of Florida, hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Schickedanz Bros. - Palm Beach Partnership, A Florida General Partnership, that the current taxes have been paid; and that the property is free of encumbrances.

Dated: this 1st day of MAY, A.D., 1987

By: John Fenniman
John Fenniman, Esquire



"Seal"
John B. Dunkle, Clerk of the Circuit Court of Palm Beach County

Surveyor's Certification:

State of Florida)
County of Palm Beach) ss

I Herby 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21H-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 1st day of JAN, A.D., 1987

By: Wm. R. Van Campen
Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

Surveyor's Notes:

1. Bearings shown hereon are based on the bearing of South 00°56'33" West, along the East line of Greater Boynton Place, according to the Plat thereof, as recorded in Plat Book 57, Pages 136 through 142, inclusive, Public Records, Palm Beach County, Florida
2. [Symbol] Denotes a Permanent Reference Monument (P.R.M.)
3. [Symbol] Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

General/Easement Notes & Restrictive Covenants:

- (As required by Palm Beach County)
1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
 2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
 3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
 4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
 5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
 6. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
 7. There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

County Approvals:

State of Florida)
County of Palm Beach) ss

Board of County Commissioners:

This Plat is hereby approved for record this 7th day of JUNE, A.D., 1987

By: Carol A. Roberts
Carol A. Roberts, Chair
Board of County Commissioners,
Palm Beach County, Florida

Attest:

John B. Dunkle, Clerk

By: _____
Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 7th day of JUNE, A.D., 1987

By: Herbert F. Kahler
Herbert F. Kahler, P.E.
Certificate No. 12284
County Engineer, Palm Beach County, Florida

Acknowledgement:

State of Florida)
County of Palm Beach) ss

Before Me, personally appeared Waldemar Schickedanz, and John Fenniman, to me well known, and known to me to be the individuals described in, and who executed the foregoing instrument as President and Secretary, respectively, of Schickedanz Bros, Inc. A Florida Corporation, and acknowledged to and before me that they executed said instrument as said officers of said Corporation, as corporate partner, of Schickedanz Bros. - Palm Beach Partnership, A Florida General Partnership, 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 19 day of JANUARY, A.D., 1987

My Commission Expires: 2/27/91

Notary Public GENE D. BOWLING, JR.

On Witness Whereof, Schickedanz Bros. - Palm Beach Partnership, A Florida General Partnership has caused these presents to be signed by its Managing Partner, Schickedanz Bros, Inc. A Florida Corporation, and its Corporate Seal to be affixed hereto by and with the authority of its Board Of Directors, this 19th day of JAN, A.D., 1987

Schickedanz Bros. - Palm Beach Partnership

By: Its Managing Partner
Schickedanz Bros, Inc.
A Florida Corporation

Attest: John Fenniman
John Fenniman, Secretary

By: Waldemar Schickedanz
Waldemar Schickedanz, President

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL.

0498-005

59/192

BENCH MARK
LAND SURVEYING & MAPPING, INC.

Record Plat
Greater Boynton Place
Plat No. 2

OWN: _____ DATE: 10/87 W.O. NO.: P6000
SCALE: N/A SIZE: L

26/45/42
 SUBDIVISION: Greater Boynton Place #2
 BOOK: 57 PAGE: 192
 FLOOD MAP # 190 B
 ZONING: RS
 ZIP CODE: 33437
 SUN VALLEY PLAT # 2