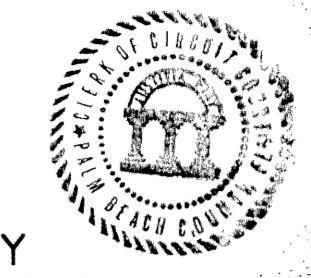


VALENCIA GRAND ISLES (AKA POLO TRACE PRD) PLANNED UNIT DEVELOPMENT VALENCIA FALLS - PLAT TWO

BEING A REPLAT OF A PORTION OF TRACTS 59, 60, 61, 69 AND 70,
PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN
SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SHEET 1 OF 3 JULY, 2000

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB-6674



90

COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 11:25 P.M.
This 2 day of January 2001
and duly recorded in Plat Book No. 89
on page 10-92
DOROTHY H. WILKINSON, Clerk of Circuit Court
D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. L.T.D., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS VALENCIA FALLS - PLAT TWO, BEING A PORTION OF TRACTS 59, 60, 61, 68, 69 AND 70, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26 THROUGH 28 OF THE PUBLIC RECORDS OF LYING WITHIN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 706, PAGE 142, OFFICIAL RECORDS BOOK AND OFFICIAL RECORDS BOOK 688, PAGE 283 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTH LINE OF TRACT 89 OF SAID PLAT; THENCE NORTH 89°15'14" EAST, ALONG THE SOUTH LINE OF TRACTS 89, 90, 91 AND 92 OF SAID PLAT, A DISTANCE OF 1,006.34 FEET; THENCE NORTH 00°44'46" WEST, A DISTANCE OF 808.94 FEET, TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 252.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°38'12" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°20'00", A DISTANCE OF 388.51 FEET, TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,935.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'38", A DISTANCE OF 319.50 FEET, TO A POINT OF TANGENCY; THENCE NORTH 06°09'26" EAST, A DISTANCE OF 75.84 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5,065.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°39'10", A DISTANCE OF 234.51 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 60°15'54" EAST, A DISTANCE OF 176.08 FEET; THENCE NORTH 89°10'34" EAST, A DISTANCE OF 298.43 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 252.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°19'56", A DISTANCE OF 388.51 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 02°29'29" EAST, A DISTANCE OF 446.27 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 252.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°13'14", A DISTANCE OF 102.13 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 20°43'45" WEST, A DISTANCE OF 95.56 FEET; THENCE SOUTH 31°25'40" WEST, A DISTANCE OF 58.20 FEET; THENCE SOUTH 04°51'09" EAST, A DISTANCE OF 9.96 FEET; THENCE SOUTH 85°08'51" WEST, A DISTANCE OF 134.65 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 935.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'58", A DISTANCE OF 52.48 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 88°21'48" WEST, A DISTANCE OF 237.27 FEET TO THE POINT OF BEGINNING. THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL BEING COINCIDENT WITH THE BOUNDARY OF VALENCIA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 89, PAGE 28 THROUGH 31 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 662,456 SQUARE FEET, 15,208 ACRES, MORE OR LESS.

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 FALLS 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 "OS1", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA FALLS 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.
- TRACT "L12", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 11993, PAGE 1499-1506, 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 VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO 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 ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED, TO PALM BEACH COUNTY FOR THE PURPOSES OF INSTALLING, MAINTAINING AND REPAIRING WATER AND SEWER FACILITIES, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E. NO RIGHTS IN FAVOR OF THE PUBLIC ARE CREATED BY THIS EASEMENT.
A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED, TO FLORIDA POWER & LIGHT SOLELY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING UNDERGROUND FACILITIES, OTHER THAN TRANSFORMERS WHICH MAY BE ABOVE-GROUND WHERE NECESSARY, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E. TO PROVIDE ELECTRICAL SERVICE TO THE PLATTED PROPERTY. NO RIGHTS IN FAVOR OF THE PUBLIC AREA ARE CREATED BY THIS EASEMENT.
FURTHER EXCLUSIVE EASEMENTS MAY BE GRANTED OVER THE P.S.U.E., AS PROVIDED FOR IN THE DECLARATION OF RESTRICTIONS WHICH ENCUMBERS THE PROPERTY.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA FALLS 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.

IN WITNESS WHEREOF, G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. L.T.D., BY: G.L. HOMES OF BOYNTON BEACH V CORPORATION, ITS GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF August, 2000.
G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. L.T.D., A FLORIDA LIMITED PARTNERSHIP

BY: Richard A. Costello, VP
RICHARD A. COSTELLO, VICE PRESIDENT

WITNESS: [Signature]
PRINT NAME: Anthony Loferlo

WITNESS: Kathleen M. Coffman
PRINT NAME: Kathleen M. Coffman

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, 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 V CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. L.T.D., AND SEVERALLY ACKNOWLEDGED 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 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 16 DAY OF August, 2000.
NOTARY PUBLIC: Kathleen M. Coffman
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF BROWARD

VALENCIA FALLS 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 16 DAY OF August, 2000.

BY: Richard A. Costello, VP
RICHARD A. COSTELLO, VICE PRESIDENT

WITNESS: [Signature]
PRINT NAME: Anthony Loferlo

WITNESS: Kathleen M. Coffman
PRINT NAME: Kathleen M. Coffman

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED 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 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 16 DAY OF August, 2000.
NOTARY PUBLIC: Kathleen M. Coffman
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

SITE PLAN DATA VALENCIA FALLS - PLAT TWO

ZONING PETITION NO. _____ PDD89-019
(AKA POLO TRACE PRD, VALENCIA GRAND ISLES)
TOTAL AREA.....15.21 AC.
TOTAL DWELLING UNITS.....53
DENSITY.....3.48 UNITS PER AC.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 11884, AT PAGE 1784 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF August, 2000.

BANK OF AMERICA, N.A.
A NATIONAL BANKING ASSOCIATION

BY: Richard J. Sage
RICHARD J. SAGE, VICE PRESIDENT

WITNESS: Elizabeth C. Yuskaitis
PRINT NAME: Elizabeth C. Yuskaitis

WITNESS: [Signature]
PRINT NAME: Pilar Caruso

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD J. SAGE, 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 ACKNOWLEDGED 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 DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

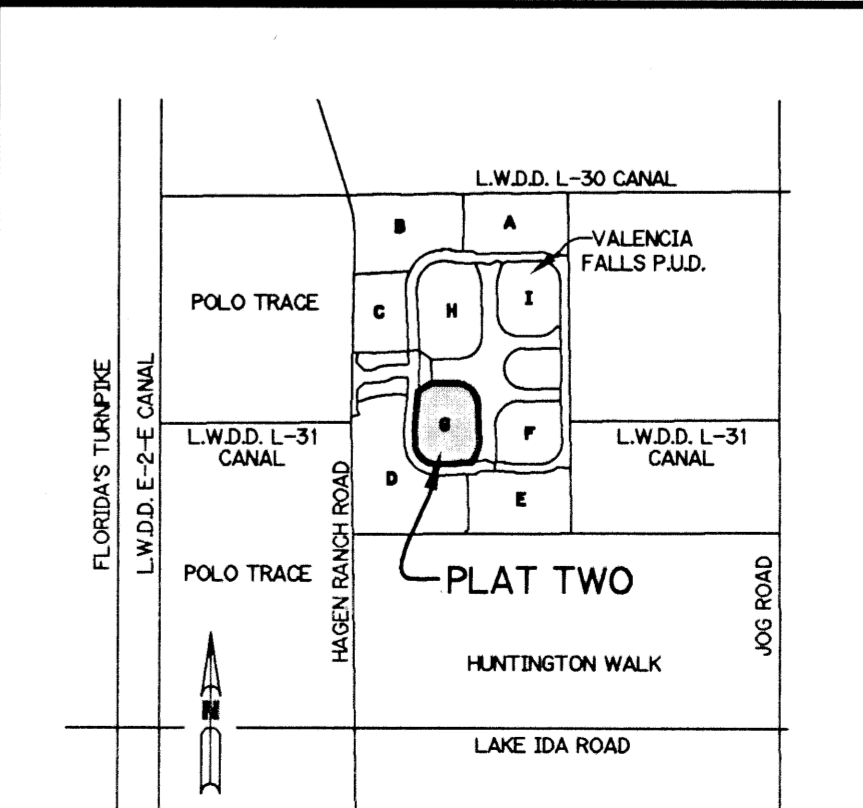
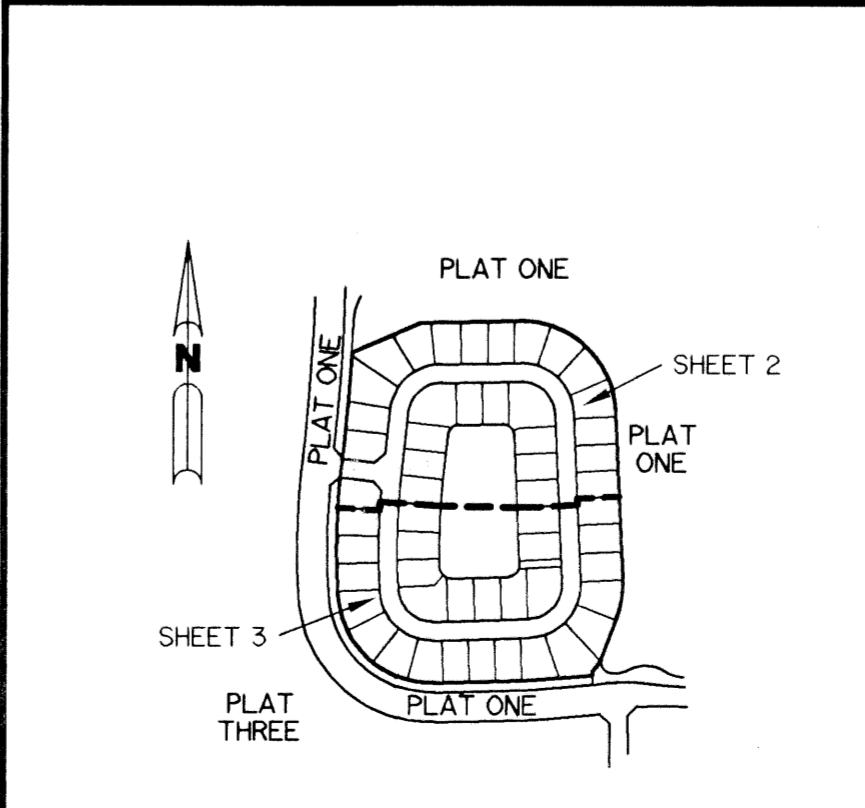
WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF August, 2000.
NOTARY PUBLIC: Pilar Caruso
PRINT NAME: Pilar Caruso
MY COMMISSION EXPIRES: JUNE 22, 2001

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY AS DULY 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 VESTED IN G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. L.T.D., 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.

LAWYERS TITLE INSURANCE CORPORATION
BY: Kathleen M. Jannen
KATHLEEN M. JANNEN, ASSISTANT VICE PRESIDENT
DATE: 8/11/00 / 10/31/00 Kathleen Jannen



COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 20 DAY OF January, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: [Signature]
EDWIN A. JANNEN, DEPUTY COUNTY ENGINEER
DATE: 01/02/01

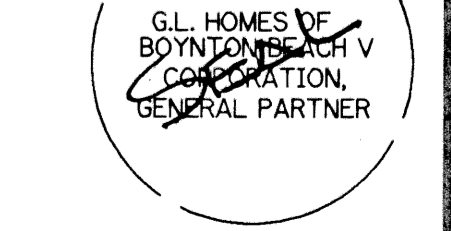
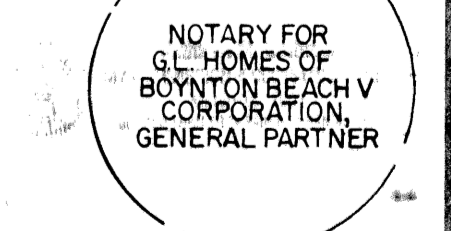
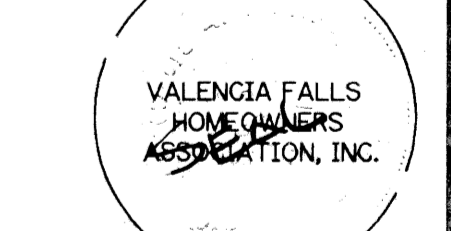
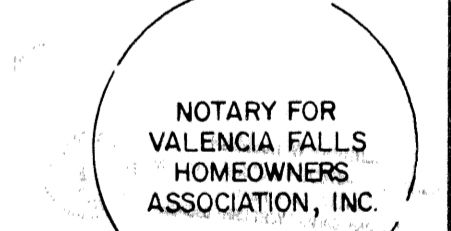
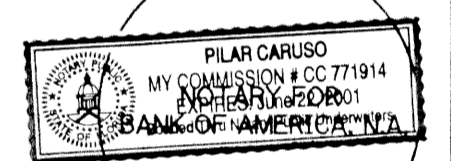
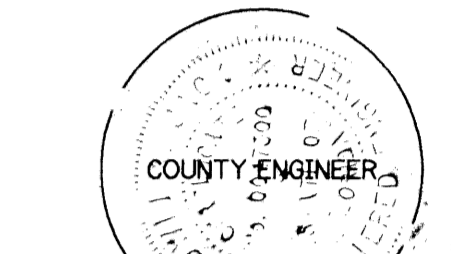
SURVEYOR'S CERTIFICATE

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 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 COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: [Signature]
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA
DATE: 10-02-00

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, HAVING A BEARING OF NORTH 00°54'39" 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 EXCEPT FOR THOSE EASEMENTS LYING WITHIN TRACT "A" AS DEDICATED BY THIS PLAT.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- 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 CROSS OR OTHERWISE COINCIDE, 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 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
SCALE FACTOR = 1.0000278
PLAT BEARING = GRID BEARING
NO ROTATION



SUBDIVISION NOTIFICATION
PAGE 90
ROOT # 89
E-BOOK MAP # 2014
ZONING: PUD-2
CUBIC # 51
CUBIC # 3446
2007 459
TUD NAME: Polo Trace PRD