PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING.

DESCRIBED AS FOLLOWS:

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS VALENCIA

SHORES - PLAT ONE, BEING A REPLAT OF A PORTION OF TRACTS 60 THROUGH 69, 79, 88

AND 105 AND ALL OF TRACTS 70 THROUGH 78 AND TRACTS 89 THROUGH 104, BLOCK 42,

PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH

54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND

8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE

COMMENCE AT SOUTHWEST CORNER OF TRACT 101, BLOCK 43, SAID PALM BEACH FARMS COMPANY PLAT NO. 3. THENCE NORTH 88°58'42" EAST, ALONG THE SOUTH LINE OF

TRACTS 101 THROUGH 114, SAID BLOCK 43 AND THE SOUTH LINE OF TRACT 97 OF SAID

BLOCK 42, A DISTANCE OF 5,407.84 FEET TO THE POINT OF BEGINNING OF THE HEREIN

DESCRIBED PARCEL; THENCE NORTH 01°08'50" WEST ALONG A LINE THAT IS PARALLEL

WITH AND 30.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID

TRACT 97 OF SAID BLOCK 42, A DISTANCE OF 490.40 FEET; THENCE NORTH 88°51'10"

EAST, A DISTANCE OF 7.25 FEET; THENCE NORTH 01°08'50" WEST ALONG A LINE THAT IS PARALLEL WITH AND 37.25 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST

LINE OF SAID TRACT 97, A DISTANCE OF 135.00 FEET; THENCE SOUTH 88°51'10" WEST,

A DISTANCE OF 7.25 FEET; THENCE NORTH 01º08'50" WEST ALONG A LINE THAT IS

PARALLEL WITH AND 30.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST

LINE OF TRACTS 97 AND 96, OF SAID BLOCK 42, A DISTANCE OF 470.23 FEET; THENCE

NORTH 11°15'37" EAST, A DISTANCE OF 51.20 FEET; THENCE NORTH 01°08'50" WEST

ALONG A LINE THAT IS PARALLEL WITH AND 41.00 FEET EAST OF, AS MEASURED AT RIGHT

ANGLES TO THE WEST LINE OF TRACTS 96 AND 70 OF SAID BLOCK 42, A DISTANCE 262.67

FEET; THENCE NORTH 04°43'13" WEST, A DISTANCE OF 176.50 FEET; THENCE NORTH

01°08'50" WEST ALONG A LINE THAT IS PARALLEL WITH AND 30.00 FEET EAST OF. AS

MEASURED AT RIGHT ANGLES TO THE WEST LINE OF TRACTS 70 AND 69 OF SAID BLOCK 42.

A DISTANCE OF 1050.80 FEET; THENCE NORTH 88°57'43" EAST ALONG A LINE THAT IS

PARALLEL WITH AND 35.64 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH

LINE OF TRACTS 68 AND 69 OF SAID BLOCK 42, A DISTANCE OF 631.14 FEET TO A POINT

ON THE EAST LINE OF SAID TRACT 68: THENCE SOUTH 01°06'55" EAST ALONG THE EAST

LINE OF SAID TRACT 68, A DISTANCE OF 0.66 FEET; THENCE NORTH 88°57'43" EAST

ALONG A LINE THAT IS PARALLEL WITH AND 36.30 FEET SOUTH OF, AS MEASURED AT RIGHT

ANGLES TO, THE NORTH LINE OF SAID TRACT 67, A DISTANCE OF 661.14 FEET TO THE

EAST LINE OF SAID TRACT 67; THENCE NORTH 01°04'59" WEST ALONG THE EAST LINE OF

SAID TRACT 67, A DISTANCE OF 0.66 FEET; THENCE NORTH 88°57'43" EAST, ALONG A

LINE THAT IS PARALLEL WITH AND 35.64 FEET SOUTH OF, AS MEASURED AT RIGHT

ANGLES TO, THE NORTH LINE OF TRACTS 64, 65, AND 66 OF SAID BLOCK 42, A DISTANCE

OF 991.71 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 64; THENCE SOUTH

01°02'05" EAST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 0.36 FEET;

THENCE NORTH 88°57'43" EAST ALONG A LINE THAT IS PARALLEL WITH AND 36 FEET

SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 63, A

DISTANCE OF 360.57 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 62; THENCE

SOUTH 01°01'07" EAST ALONG THE WEST LINE OF SAID TRACT 62, A DISTANCE OF 10.00 FEET: THENCE NORTH 88°57'43" EAST ALONG A LINE THAT IS PARALLEL WITH AND 46 FEET

SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 62, A

DISTANCE OF 330.57 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 62; THENCE

SOUTH 01°01'09" EAST ALONG THE EAST LINE OF SAID TRACT 62, A DISTANCE OF 0.20

FEET; THENCE NORTH 88°57'43" EAST ALONG A LINE THAT IS PARALLEL WITH AND 46.20

FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINES OF TRACTS 57

THROUGH 61 OF SAID BLOCK 42, A DISTANCE OF 464.26 FEET; THENCE SOUTH 01°01'18"

EAST, A DISTANCE OF 2,455.46 FEET; THENCE SOUTH 88°58'42" WEST, AT A DISTANCE OF

24.80 FEET; THENCE SOUTH 01°01'18" EAST, AT A DISTANCE OF 50.00 FEET; THENCE

NORTH 88°58'42" EAST, AT A DISTANCE OF 9.80 FEET; THENCE SOUTH 01°01'18" EAST,

AT A DISTANCE OF 120,21 FEET: THENCE SOUTH 88°58'42" WEST, ALONG THE SOUTH LINE

OF TRACTS 97 THROUGH 105, SAID BLOCK 42, A DISTANCE OF 3,528.61 FEET TO THE

A PARCEL OF LAND LYING WITHIN A PORTION OF TRACTS 91 AND 92, BLOCK 42 OF THE

PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM

BEACH COUNTY, FLORIDA, SAID LANDS ALSO LYING WITHIN SECTION 8, TOWNSHIP 45

SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY

COMMENCE AT SOUTHWEST CORNER OF TRACT 101, BLOCK 43, SAID PALM BEACH FARMS

COMPANY PLAT NO. 3, THENCE NORTH 88°58'42" EAST, ALONG THE SOUTH LINE OF

TRACTS 101 THROUGH 114, BLOCK 43, SAID PALM BEACH FARMS CO. PLAT NO. 3 AND

TRACTS 97 THROUGH 101, SAID BLOCK 42, A DISTANCE OF 6963.15 FEET; THENCE NORTH

01°04'59" WEST, ALONG A LINE 265.86 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF TRACTS 93 AND 100, A DISTANCE OF 973.44 FEET TO

THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH

18°39'03" WEST, A DISTANCE OF 141.96 FEET TO A POINT OF INTERSECTION WITH A NON-

TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THE

RADIUS POINT OF SAID CURVE BEARS NORTH 16°41'14" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

48°23'24", A DISTANCE OF 84.46 FEET TO A POINT OF REVERSE CURVATURE WITH A

CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 164.00 FEET; THENCE EASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 126°50'49", A

DISTANCE OF 363.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE

NORTHERLY, HAVING A RADIUS OF 75.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 105°55'48", A DISTANCE OF 138.66 FEET TO

A POINT OF TANGENCY; THENCE NORTH 45°50'23" EAST, A DISTANCE OF 70.86 FEET TO

THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF

171.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 160°46'08", A DISTANCE OF 479.82 FEET TO A POINT OF REVERSE

CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

21°41'29", A DISTANCE OF 189.29 FEET TO A POINT OF INTERSECTION WITH A NON-

TANGENT LINE: THENCE SOUTH 88°58'42" WEST, A DISTANCE OF 156.29 FEET TO A POINT

OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A

RADIUS OF 325.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 60°50'26"

WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 61°51'44", A DISTANCE OF 350.90 FEET TO A POINT OF TANGENCY; THENCE

SOUTH 88°58'42" WEST, A DISTANCE OF 211.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°37'45", A

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

1. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA SHORES

IT'S SUCCESSORES AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY,

MASTER ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

GL. HOMES OF

BOYNTON BEACH VI

CORPORATION

G.L. HOMES OF

BOYNTON BEACH VI

CORPORATION

DISTANCE OF 43.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 202.57 ACRES, MORE OR LESS.

AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "J", "K", "L", "M" AND "N", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACTS "OS-1" THROUGH "OS-7" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER 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. TRACT "OS-5" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 12936. PAGE 1318. PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

5. TRACTS "BT-1" THROUGH "BT-11" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. TRACTS "L20" THROUGH "L23" AND TRACTS "L30" THROUGH "L36", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER 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 13105. PAGE 897 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. TRACT "R1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.

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 VALENCIA SHORES MASTER 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.

10. 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.

11. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER 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.

12. THE LIFT STATION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

13. OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

14. THE LIMITED ACCESS EASEMENTS AND LIMITED ACCESS LINE, 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.

IN WITNESS WHEREOF, G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI. LTD., BY: G.L. HOMES OF BOYNTON BEACH VI 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 IT'S BOARD OF DIRECTORS THIS _____ DAY OF ______ DOY DEX _____ 2001

NOTARY FOR

VALENCIA SHORES

MASTER (

ASSOCIATION, INC.

G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: G.L. HOMES OF BOYNTON BEACH VI CORPORATION, ITS GENERAL PARTNER

VALENCIA SHORES

MASTER

ASSOCIATION, INC.

PALM BEACH COUNTY, FLORIDA JUNE, 2001 SHEET 1 OF 26

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA

> ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE WEST PALM BEACH, FLORIDA 33409 LB-6674

LAWSON, NOBLE AND WEBB, INC.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY AS IDENTIFICATION. KNOWN TO ME OR HAS PRODUCED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH VI CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, LTD., 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 IS 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 2 DAY OF NOVEMBEY 2001

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF BROWARD

VALENCIA SHORES MASTER ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF __Nove.m.bex___, 2001.

VALENCIA SHORES MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

heres Fruitn THERESA FOWLER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED THERESA FOWLER, WHO IS PERSONALLY KNOWN AS IDENTIFICATION, AND WHO TO ME OR HAS PRODUCED _ EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA SHORES MASTER 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.

2.10 UNITS PER AC.

COUNTY ENGINEER

SURVEYOR

STATE OF

(60-10)

VALENCIA SHORES - PLAT ONE SITE PLAN DATA ZONING PETITION NO. PDD/TDR00-052 (AKA, VALENCIA IV P.U.D.) 202.59 AC. TOTAL AREA.... TOTAL DWELLING UNITS.

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 12320, AT PAGE 822 AS MODIFIED IN OFFICIAL RECORD BOOK 12837, PAGE 178, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN MEREON

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS LETH DAY OF

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION RICHARD J. SAGE, VICE PRESIDENT

VINCENT LUBITO

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD J. SAGE, WHO IS PERSONALLY KNOWN _ AS IDENTIFICATION. TO ME OR HAS PRODUCED _____ 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 6 th DAY OF NOVEMBER, 2001.

MY COMMISSION # DD 003573 EXPIRES: June 22, 2005

Banded Thru Notary Public Underwriten MY COMMISSION EXPIRES: JUNE CC # DD 00357.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, 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 VI., LTD., 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 SUBDIMSION DEPICTED BY THIS PLAT.

CHICAGO TITLE INSURANCE COMPANY BY: thertal the List A.V.P.

MICHAEL M NC CORMICK ASSISTANT VICE PRESIDENT DATE: Deliver 13, 2001 December 8, 2001

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 5 DAY OF Feb 2003 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

20020071462

COUNTY OF PALM BEACH)

17157th asy of February

This Plat was filed for record at 10:45 A.

and duly recorded in Plat Book No. 93

STATE OF FLORIDA

on pags 88 - 113"

GEORGE T. WEBB, P.E. COUNTY ENGINEER DATE: 2.5. 02

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

Then C. Allax' PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

DATE: 11-13-01

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE WEST LINE OF BLOCK 42, PALM BEACH FARMS COMPANY PLAT NO. 3, HAVING A BEARING OF NO1*08'50"W.

2. 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.

. 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 SUBDIMIDED 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.

5. 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.

6. THE ROAD, DITCH & DYKE RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AND LYING WITHIN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE: CL-94-001668-AE, GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL. THE RESULT OF THIS LAWSUIT WAS THAT THE ROAD, DITCH & DYKE RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.

7. 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 = 1.0000217PLAT BEARING = GRID BEARING

NO ROTATION

