0862-001

COUNTY OF PALM BEACH \ ss STATE OF FLORIDA This Plat was filed for record at 12:08 PM. This 8 day of September 2005, and duly recorded in Plat Book No. 100 on page 10 +hru 30 SHARON R. BOCK, Clerk & Comptroller

by Dubnet a Vous BC

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH

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 WE, FIRST AMERICAN 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 XI, 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 SUBDIVISION DEPICTED BY THIS PLAT.

FIRST AMERICAN TITLE INSURANCE COMPANY

By. Katherine G. Steves KATHERINE G. STEVENS, VICE PRESIDENT

DATE: 6-30-05

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 POINTES ("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.

John E. Phillips III JOHN E. PHILLIPS, III, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4826, STATE OF FLORIDA

DATE: _____6/30/05

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NO0"23"06"W ALONG THE RIGHT-OF-WAY OF HAGEN RANCH ROAD.

2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. 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

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION O 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.

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 B NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

THE ROAD, DYKE, & DITCH 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 = 1.0000277PLAT BEARING = GRID BEARING NO ROTATION

L.W.D.D. L-25 CANAL SHEET 12 SHEET 17 \ SHEET 20 SHEET 21 THREE WOOLBRIGHT ROAD

LOCATION MAP

SHEET 1 OF 21

VALENCIA POINTE - PLAT ONE

(A.K.A. HAGEN ASSEMBLAGE PLANNED UNIT DEVELOPMENT)

LYING IN SECTIONS 27, 28, AND 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 39 THROUGH 42, TRACT 55, AND TRACT 56, BLOCK 56 AND TRACTS 65 THROUGH 72, TRACTS 89 THROUGH 104 AND TRACTS 121 THROUGH 128, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 50.00 FEET IN WIDTH, LYING 25 FEET WEST OF AND ADJACENT TO THE EAST LINE OF SAID BLOCK 55 AND LYING 25 EAST OF AND ADJACENT TO THE WEST LINE OF SAID BLOCK 56, AND TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 30.00 FEET IN WIDTH, LYING 30 FEET NORTH OF AND ADJACENT TO TRACTS 97 THROUGH 104, BLOCK 55 AND TRACTS 55 AND 56, BLOCK 56, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 121, BLOCK 55, PALM BEACH FARMS COMPANY PLAT

KNOW ALL MEN BY THESE PRESENTS THAT GL. HOMES OF BOYNTON BEACH ASSOCIATES XI, LTD.

A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS:

VALENCIA POINTE - PLAT ONE

THENCE N89'37'43"E ALONG THE SOUTH LINE OF SAID TRACT 121, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HAGEN RANCH ROAD, RECORDED IN DEED BOOK 1129, PAGE 412, AND DEED BOOK 1132. PAGE 642. OF SAID PUBLIC RECORDS; THENCE NOO"23"06"W ALONG THE EAST RIGHT-OF-WAY OF SAID ROAD, BEING A LINE 25.00 FEET EAST OF AND

PARALLEL WITH THE WEST LINE OF SAID TRACTS 121, 104, 89, AND 72, BLOCK 55, A DISTANCE OF 1060.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NO0°23'06"W ALONG THE EAST RIGHT-OF-WAY, A DISTANCE OF 1552.77 FEET;

THENCE N89'34'49"E ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACTS 71 AND 72, BLOCK 55, A DISTANCE OF 634.19 FEET;

THENCE NOO'23'16"W ALONG THE EAST LINE OF SAID TRACT 71, A DISTANCE OF 12.76 FEET; THENCE N89'34'49"E ALONG A LINE 42.24 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 65 THROUGH 70, A DISTANCE OF 2003.31 FEET TO A POINT ON THE EAST LINE OF SAID

BLOCK 55 AND THE WEST LINE OF SAID BLOCK 56; THENCE NO0°25'33"W ALONG SAID BLOCK LINE, A DISTANCE OF 6.24 FEET; THENCE N89'37'22"E ALONG A LINE 36.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 40, BLOCK 56, A DISTANCE OF 351.63 FEET;

THENCE NOO'30'13"W ALONG THE EAST LINE OF SAID TRACT 40, A DISTANCE OF 0.36 FEET; THENCE N89'37'22"E ALONG A LINE 35.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 39, BLOCK 56, A DISTANCE OF 251.66 FEET:

THENCE S00'22'38"E A DISTANCE OF 54.36 FEET; THENCE S00'31'49"E A DISTANCE OF 1008.27 FEET; THENCE N89"28"11"E A DISTANCE OF 41.90 FEET; THENCE S00"31"49"E A DISTANCE OF 110.20 FEET; THENCE S89'28'11"W A DISTANCE OF 41.90 FEET;

THENCE S00'31'49"E A DISTANCE OF 374.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 350.00 FEET: THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88"24"33" FOR 540.06 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2065.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6'38'42" FOR 239.50 FEET TO A POINT OF TANGENCY:

THENCE N85°28'34"W A DISTANCE OF 216.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4935.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°01'37" FOR 88.45 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST. HAVING A RADIUS OF 150.00 FEET, WHERE A RADIAL LINE BEARS S80"51"24"E; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49"7"50" FOR 129.06 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE

OF 39'46'57" FOR 277.73 FEET TO A POINT OF TANGENCY: THENCE S00°22'17"E A DISTANCE OF 207.66 FEET: THENCE S00'42'04"E A DISTANCE OF 35.08 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WOOLBRIGHT ROAD, RECORDED IN OFFICIAL RECORD BOOK 18020, PAGES 814 THROUGH 831, AND OFFICIAL RECORD BOOK 10818, PAGE 748. OF SAID PUBLIC RECORDS:

THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY FOR THE FOLLOWING COURSES: THENCE S89"8'37"W A DISTANCE OF 334.56 FEET; THENCE S40"3'19"W A DISTANCE OF 15.88 FEET; THENCE S89"8"37"W A DISTANCE OF 59.63 FEET; THENCE S89"37"43"W A DISTANCE OF 1701.18 FEET; THENCE N85'47'56"W A DISTANCE OF 50.17 FEET; THENCE S89'37'43"W A DISTANCE OF 280.00 FEET; THENCE N45'26'10"W A DISTANCE OF 58.84 FEET TO THE EASTERLY RIGHT-OF-WAY OF HAGEN RANCH ROAD, RECORDED IN SAID OFFICIAL RECORD BOOK 18020, PAGES 814 THROUGH 831;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NO0°23'06"W A DISTANCE OF 450.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NO1"39"02"W A DISTANCE OF 430.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 173.652 ACRES, MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL: A PORTION OF TRACTS 41, 42, 55, AND 56, BLOCK 56 AND TRACTS 95 THROUGH 98, BLOCK 55,

PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF, PALM BEACH COUNTY, FLORIDA,
TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 50.00 FEET IN WIDTH,
LYING 25 FEET WEST OF AND ADJACENT TO THE EAST LINE OF SAID BLOCK 55 AND LYING 25 FEET EAST OF
AND ADJACENT TO THE WEST LINE OF SAID BLOCK 56, AND TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 30.00 FEET IN WIDTH, LYING 30 FEET NORTH OF AND ADJACENT TO TRACTS 97 AND 98, BLOCK 55 AND TRACTS 55 AND 56, BLOCK 56, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 121. BLOCK 55. PALM BEACH FARMS COMPANY

VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PLAT NO. 3; THENCE N89'37'43"E ALONG THE SOUTH LINE OF SAID TRACT 121, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HAGEN RANCH ROAD, RECORDED IN DEED BOOK 1129, PAGE 412, OF SAID

THENCE NOO"23"06"W ALONG THE EAST RIGHT-OF-WAY OF SAID ROAD, BEING A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 121, 104, 89, AND 72, BLOCK 55, A DISTANCE OF 2613.33 FEET; LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID THENCE N89'34'49"E ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACTS 71 AND ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THENCE NOO"23'16"W ALONG THE EAST LINE OF SAID TRACT 71, A DISTANCE OF 12.76 FEET THENCE N89'34'49"E ALONG A LINE 42.24 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 65 THROUGH 70, A DISTANCE OF 2003.31 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 55 AND THE WEST LINE OF SAID BLOCK 56:

THENCE NOO'25'33"W ALONG SAID BLOCK LINE, A DISTANCE OF 6.24 FEET; THENCE N89'37'22"E ALONG A LINE 36.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 40, BLOCK 56, A DISTANCE OF 351.63 FEET: THENCE NOO'30'13"W ALONG THE EAST LINE OF SAID TRACT 40, A DISTANCE OF 0.36 FEET; THENCE N89'37'22"E ALONG A LINE 35.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID

TRACT 39, BLOCK 56, A DISTANCE OF 251.66 FEET: THENCE S00°22'38"E A DISTANCE OF 54.36 FEET; THENCE S00°31'49"E A DISTANCE OF 902.03 FEET; THENCE S89'28'11"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING:

THENCE S00"31 49"E FOR A DISTANCE OF 551.15 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 260.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88'42'48" FOR 402.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A

RADIUS OF 1935.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6"20'27" FOR 214.15 FEET TO A POINT OF TANGENCY;

THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°2448" FOR 213.35 FEET TO A POINT OF CUSP WITH A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 135'41'13" FOR 94.73 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 263.00 FEET:

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43'32'46" FOR 199.89 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3'48'57" FOR 66.60 FEET TO A POINT OF TANGENCY: THENCE NO3"50'47"W FOR A DISTANCE OF 207.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1000.00 FEET: THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3"56'46" FOR 68.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 101"21'41" FOR 320.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF

THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3'56'46" FOR 68.87 FEET TO A POINT OF TANGENCY:

THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3"56'46" FOR 68.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 181.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28'47'53" FOR 90.97 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82"33"41" FOR 72.05 FEET; THENCE S58'05'12"E FOR 46.40 FEET TO THE POINT OF BEGINNING.

LYING IN SECTIONS 27, 28, AND 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 39 THROUGH 42, TRACT 55, AND TRACT 56, BLOCK 56 AND TRACTS 65 THROUGH 72, TRACTS 89 THROUGH 104 AND TRACTS 121 THROUGH 128, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 50.00 FEET IN WIDTH, LYING 25 FEET WEST OF AND ADJACENT TO THE EAST LINE OF SAID BLOCK 55 AND LYING 25 EAST OF AND ADJACENT TO THE WEST LINE OF SAID BLOCK 56, AND TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 30.00 FEET IN WIDTH, LYING 30 FEET NORTH OF AND ADJACENT

TO TRACTS 97 THROUGH 104, BLOCK 55 AND TRACTS 55 AND 56, BLOCK 56 SHEET 1 OF 21 SEPTEMBER, 2004 ACKNOWLEDGMENT

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. STREETS: PRIVATE STREET TRACT "A".

AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

RESIDENTIAL ACCESS STREET TRACTS "B" AND "C". AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

2. TRACTS "D" THROUGH "J", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE 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. 3. TRACT "K" , AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

4. ALL TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY TRACTS, 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 POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. 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.

5. WATER MANAGEMENT TRACTS "L1" THROUGH "L6", "L13" AND L14", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE 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 AS RECORDED IN OFFICIAL RECORD BOOK 18659, PAGE 1462 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE 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 G.L. SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. TRACTS "OS1" THROUGH "OS14" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE 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 "0S7" AS SHOWN HEREON IS HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 19118 , PAGE 406 , OFFICIAL RECORD BOOK 6076, PAGE 1777, AND OFFICIAL RECORD BOOK 4032, PAGE 1197, PUBLIC RECORDS OF PALM BEACH COUNTY IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. TRACTS "BT1" THROUGH "BT9" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND 10. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR VALENCIA POINTE 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.

11. 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 POINTE 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.

12. 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.

THENCE N85"28"34"W FOR A DISTANCE OF 216.99 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND 13. THE LIFT STATION EASEMENTS IDENTIFIED ON THE PLAT HEREONARE EXCLUSIVE EASEMENTS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

> 14. THE PUBLIC WATER SUPPLY WELL SITE 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, REPLACEMENT AND EXPANSION OF POTABLE WATER SUPPLY WELLS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE WELL SITE EASEMENTS WITHOUT THE APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

GL HOMES OF BOYNTON BEACH XI

CORPORATION

15. THE 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.

STATE OF FLORIDA

COUNTY ENGINEER

BY: June J. Webb, P.E.

June 2005.

RBC CENTURA BANK

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HARRIS

MY COMMISSION EXPIRES: _

TO ME OR HAS PRODUCED

AND DEED OF SAID CORPORATION.

DAVID J. BOURE

COUNTY ENGINEER

DATE: 09-06-05

MORTGAGEE'S CONSENT

STATE OF TEXAS

COUNTY OF HARRIS

COUNTY OF PALM BEACH

ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: May 8th, 2009

BEFORE ME PERSONALLY APPEARED THERESA FOWLER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO

TO ME OR HAS PRODUCED ____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA POINTE

MASTER ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME

THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND

AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE

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 6 DAY OF 80 POT 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

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

BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 274DAY

AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF __ Sune

Keenes

Dood Keeves

July Strinkland

AND ITS CORPORATE SEAL TO BE AFFIXED, HEREON

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF June

16. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY TRACTS, AND ALONG HAGEN RANCH ROAD AND WOOLBRIGHT ROAD, 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. 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. 17. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED 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. 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.

18. 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.

19. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, RANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE VALENCIA POINTE MASTER ASSOCIATION, INC. UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 13766 . AT PAGE 1240, AS THE SAME HAVE BEEN AMENDED, RESTRICTED AND MODIFIED FROM TIME TO IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP TIME, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER TO THE DEDICATION SHOWN HEREON. .. HOMES OF BOYNTON BEACH XI CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS _______ DAY OF _______, 2005. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED G.L. HOMES OF BOYNTON BEACH ASSOCIATES XI, LTD.

BY: DAMO
RICHARD M. NORWALK, AS SENIOR VICE PRESIDENT G.L. HOMES OF BOYNTON BEACH XI CORPORATION
WITNESS: <u>Anna Valera</u>
PRINT NAME: Anny Valera
WITNESS: Derive Kliner

A FLORIDA LIMITED PARTNERSHIP

<u>ACKNOWLEDGMENT</u> STATE OF FLORIDA

COUNTY OF BROWARD

PRINT NAME: Denise Lerner

BEFORE ME PERSONALLY APPEARED RICHARD M. NORWALK, WHO IS PERSONALL KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIGRVICE PRESIDENT OF GL. HOMES OF BOYNTON BEACH XI CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BEFORE ME PERSONALLY APPEARED DAVID J. BO BOYN TON BEACH ASSOCIATES XI., 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 REC CENTURA BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 DAY OF
	NOTARY PUBLIC: Pamela a Duhaney
	PRINT NAME: Pamela A. Duhanoy
D	MY COMMISSION EXPIRES: May 8th, 2009
-	A

CC#201113388 ACCEPTANCE OF RESERVATIONS

COUNTY OF PALM BEACH

VALENCIA POINTE MASTER ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY

> VALENCIA POINTE - PLAT ONE ZONING PETITION NO. PDD/2002-065A (AKA , HAGEN ASSEMBLAGE)

. 2.38 DU/AC.

VALENCIA POINTE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT THERESA FOWLER, PRESIDENT enise teines lenise Lerner

SITE PLAN DATA



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THENCE N89'37'22"E FOR A DISTANCE OF 435.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH. HAVING A RADIUS OF 1000.00 FEET;

> CONTAINING 17.053 ACRES, MORE OR LESS. NET AREA = 156.599 ACRES, MORE OR LESS.