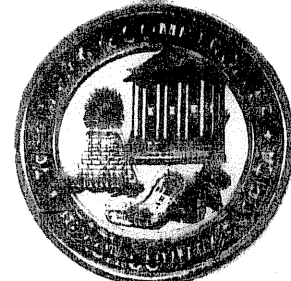


COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
this Plat was filed for record at 8:41 AM  
this day of Oct 20 2005  
and duly recorded in Plat Book No. 106  
in page 36-18  
HARON BOOK, Clerk & Comptroller  
J. Haron



**BROWN & PHILLIPS, INC.**  
THIS INSTRUMENT PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826,  
BROWN & PHILLIPS, INC., LB-6473  
901 NORTHPOINT PARKWAY, SUITE 305  
WEST PALM BEACH, FLORIDA 33407

**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, FLORIDA.  
By: John E. Phillips III  
JOHN E. PHILLIPS III, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4826, STATE OF FLORIDA  
DATE: 9/14/05

**SURVEYOR'S NOTES:**  
1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N002°3'06"W ALONG THE RIGHT-OF-WAY OF HAGEN RANCH ROAD.  
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.  
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 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.  
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, 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, 01-94-001688-AC 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 = 1.0000277  
PLAT BEARING = GRID BEARING  
NO ROTATION

# VALENCIA POINTE - PLAT TWO

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

BEING 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, LYING IN SECTIONS 27 AND 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3 MARCH, 2005

### DEDICATION

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

#### VALENCIA POINTE - PLAT TWO

BEING 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 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, DEED BOOK 1132, PAGE 642, AND DEED BOOK 1135, PAGE 92, OF SAID PUBLIC RECORDS;  
THENCE N002°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 2813.33 FEET;  
THENCE N89°34'49"E ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACTS 71 AND 72, BLOCK 55, A DISTANCE OF 654.19 FEET;  
THENCE N002°31'37"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 85 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 N002°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 N002°31'37"W ALONG THE EAST LINE OF SAID TRACT 40, A DISTANCE OF 0.36 FEET;  
THENCE N89°37'22"E ALONG A LINE 36.04 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 39, BLOCK 56, A DISTANCE OF 251.88 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 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" A DISTANCE OF 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 8°20'27" A DISTANCE OF 214.15 FEET TO A POINT OF TANGENCY;  
THENCE N85°28'37"W A DISTANCE OF 218.99 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5065.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°24'48" A DISTANCE OF 213.33 FEET TO A POINT OF CURVATURE 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" A DISTANCE OF 94.73 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 283.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°32'48" A DISTANCE OF 199.89 FEET TO A POINT OF REVERSE CURVATURE WITH 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°48'57" A DISTANCE OF 66.80 FEET TO A POINT OF TANGENCY;  
THENCE N03°50'47"W 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" A DISTANCE OF 68.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 181.00 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 101°21'41" A DISTANCE OF 320.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1000.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°56'46" A DISTANCE OF 68.87 FEET TO A POINT OF TANGENCY;  
THENCE N89°37'22"E 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;  
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°56'46" A DISTANCE OF 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" A DISTANCE OF 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" A DISTANCE OF 72.05 FEET;  
THENCE S89°05'12"E A DISTANCE OF 46.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.053 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. STREETS:  
RESIDENTIAL ACCESS STREET TRACT "A", 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. 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.
- 3. WATER MANAGEMENT TRACT "L12", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA POINTE MASTER 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 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.
- 4. THE LAKE MAINTENANCE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, 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 SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 5. TRACTS "OS1" & "OS2", 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.
- 6. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES TO MAINTAIN EXISTING NATIVE VEGETATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7. 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.
- 8. 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.

9. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY TRACTS, 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.

10. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, G.L. HOMES OF BOYNTON BEACH XI CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 12 DAY OF August 2005.

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

By: Alan J. Fant, V.P.  
ALAN J. FANT, VICE PRESIDENT OF  
G.L. HOMES OF BOYNTON BEACH XI CORPORATION

WITNESS: Denise Lerner  
PRINT NAME: Denise Lerner  
WITNESS: Denise Lerner  
PRINT NAME: Denise Lerner

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN J. FANT, 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 XI CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BOYNTON 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 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 12 DAY OF August 2005.

NOTARY PUBLIC: Pamela A. Duhoney  
PRINT NAME: Pamela A. Duhoney #DD 413388  
MY COMMISSION EXPIRES: May 8, 2009

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

VALENCIA POINTE 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 12 DAY OF August 2005.

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

By: Theresa Fowler  
THERESA FOWLER, PRESIDENT

WITNESS: Denise Lerner  
PRINT NAME: Denise Lerner  
WITNESS: Denise Lerner  
PRINT NAME: Denise Lerner

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THERESA FOWLER, WHO IS PERSONALLY KNOWN 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 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 12 DAY OF August 2005.

NOTARY PUBLIC: Pamela A. Duhoney  
PRINT NAME: Pamela A. Duhoney #DD 413388  
MY COMMISSION EXPIRES: May 8, 2009

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

By: George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER  
DATE: 10-19-05

### 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 13766, AT PAGE 1240, AS THE SAME HAVE BEEN AMENDED, RESTRICTED AND MODIFIED FROM TIME TO TIME, 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF August 2005.

BANK OF AMERICA, AS ADMINISTRATIVE AGENT

By: Steve B. King

WITNESS: Amy A. Comer  
PRINT NAME: Amy A. Comer  
WITNESS: Amy A. Comer  
PRINT NAME: Amy A. Comer

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVE B. KING, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, AS ADMINISTRATIVE AGENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 5 DAY OF August 2005.

NOTARY PUBLIC: Pamela A. Duhoney  
PRINT NAME: Pamela A. Duhoney  
MY COMMISSION EXPIRES: JUNE 22, 2009 COMMISSION #DD 398720

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

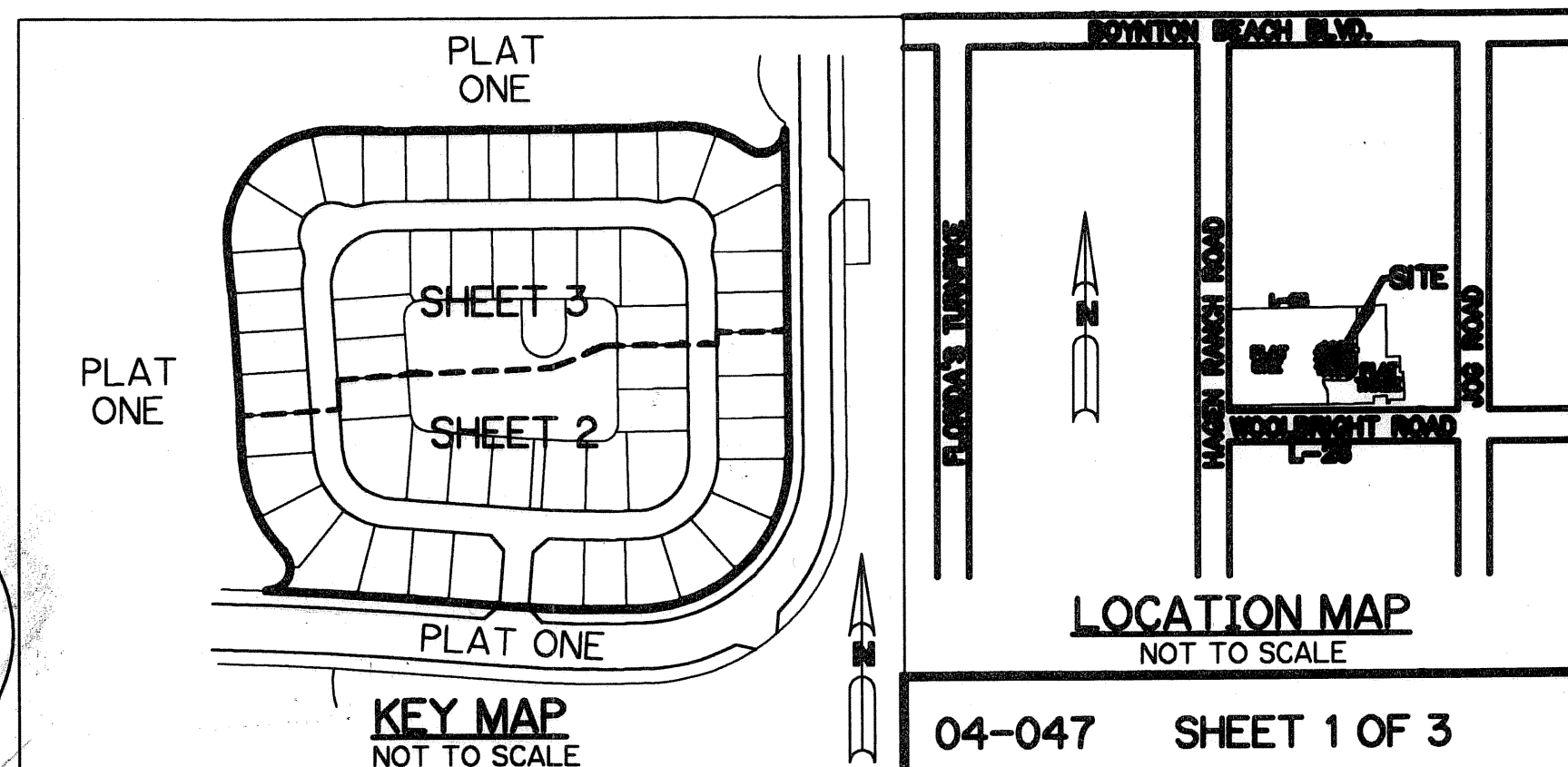
WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN G.L. HOMES OF BOYNTON BEACH ASSOCIATES XI, LTD., A FLORIDA 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 NO 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. Stevens  
KATHERINE G. STEVENS, VICE PRESIDENT  
DATE: 8-8-05

### SITE PLAN DATA VALENCIA POINTE - PLAT TWO

ZONING PETITION NO. .... PDD/2002-065A  
(AKA, HAGEN ASSEMBLAGE)  
TOTAL AREA ..... 17.05 AC.  
TOTAL DWELLING UNITS ..... 56  
DENSITY ..... 3.28 DU/AC.



SUBDIVISION VALENCIA POINTE - PLAT 2  
BOOK 106 PAGE 86  
FLOOD MAP # 1054  
QUAD # 095  
ZONING PDD  
ZIP CODE 33437  
TAZ 0957  
FDD NAME HAGEN ASSEMBLAGE

