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 HEREON AS: VALENCIA POINTE - PLAT THREE

LYING IN SECTIONS 27, 28, 33, AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING ALL OF TRACT 37, A PORTION OF TRACTS 38, 39, AND 42, ALL OF TRACTS 43 AND 44, A PORTION OF TRACT 57, ALL OF TRACTS 52 THROUGH 54, AND A PORTION OF TRACTS 55 THROUGH 54, AND A PORTION OF TRACTS 97 AND 128, BLOCK 55;
AND A PORTION OF TRACTS 97 AND 128, BLOCK 55;
COETHER WITH A PORTION OF THE PLATTED 30' ROAD, DITCH AND DIKE RESERVATION, LYING SOUTH OF SAID TRACTS 42-44 AND NORTH OF SAID TRACTS 51-55;
AND A PORTION OF THE PLATTED 50' ROAD, DITCH AND DIKE RESERVATION LYING BETWEEN SAID BLOCKS 55 AND 56, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF VALENCIA POINTE-PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 10-30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE SOUTH LINE OF THE NORTH 35.64 FEET OF SAID TRACTS 36 AND 39, BLOCK 56, N89'37'22"E FOR 407.56 FEET TO THE EAST LINE OF SAID TRACT 38, BLOCK 56; THENCE ALONG SAID EAST LINE, N00'31'48"W FOR 35.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT 37, BLOCK 56; THENCE ALONG THE NORTH LINE OF SAID TRACT 37, N89'37'22"E FOR 329.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 37; THENCE ALONG THE EAST LINE OF SAID TRACTS 37 AND 44, BLOCK 56, S00'31'49"E FOR 1,321.92 FEET TO THE SOUTHEAST CORNER SAID TRACT 44;

1,321-92 FEET TO THE SOUTHEAST CORNER SAID TRACT 44;
THENCE SOO'44'07"E FOR 14-96 FEET TO THE NORTH LINE OF THE SOUTH 15.00 FEET OF THE 30' ROAD LYING NORTH OF SAID TRACTS 51 AND 52, BLOCK 56;
THENCE ALONG SAID NORTH LINE, N89'30'17"E FOR 340.86 FEET TO A LINE LYING 10.00 FEET FAST OF, AND PARALLEL WITH, THE EAST LINE OF SAID TRACT 52, BLOCK 56;
THENCE ALONG SAID PARALLEL LINE, SOO'30'30"E FOR 390.00 FEET;
THENCE N89'30'17"E FOR 82-00 FEET;
THENCE N89'30'30"E FOR 284.58 FEET;
THENCE N89'30'30"E FOR 284.58 FEET;
THENCE SOO'30'30"E FOR 17.85 FEET;
THENCE SOO'30'30"E FOR 431.88 FEET TO A LINE 25.00 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST;
THENCE ALONG SAID PARALLEL LINE, N80'25'12"W FOR 378 74 FEET.

45 SOUTH, RANGE 42 EAST;
THENCE ALONG SAID PARALLEL LINE, N89°25'12"W FOR 378.74 FEET;
THENCE SOOTIO'07"E FOR 88.30 FEET;
THENCE SOSTIB'25"W FOR 80.73 FEET TO THE EAST LINE OF SAID TRACT 60, BLOCK 56;
THENCE ALONG SAID EAST LINE, N0073'55"W FOR 185.10 FEET TO THE SOUTH LINE OF
THE NORTH ONE—HALF OF SAID TRACT 60;
THENCE ALONG SAID SOUTH LINE, S89°28'04"W FOR 330.01 FEET TO THE WEST LINE OF
SAID TRACT 60;
THENCE ALONG SAID SOUTH LINE, S89°28'04"W FOR 330.01 FEET TO THE WEST LINE OF

SAID TRACT BU;
THENCE ALONG SAID WEST LINE, SOO'31'48"E FOR 186.39 FEET TO THE NORTH
RIGHT-OF-WAY OF WOOLBRIGHT ROAD, RECORDED IN OFFICIAL RECORD BOOK 18020,
PAGE 814, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID NORTH RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE S8916'37"W FOR 969.50 FEET;
THENCE N7711'38"W FOR 51.42 FEET;
THENCE S8918'37"W FOR 148.26 FEET TO THE SOUTHEAST CORNER OF SAID VALENCIA
POINTE-PLAT ONE;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT FOR THE FOLLOWING COURSES:

THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT FOR THE FOLLOWING COURSES:
THENCE NO0'42'04"W FOR 35.08 FEET;
THENCE NO0'42'17"W FOR 207.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 400.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 39'46'57" FOR 277.73 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49'17'50" FOR 129.06 FEET TO NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4935.00 FEET, WHERE A RADIAL LINE BEARS S03'29'46'W;
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10'11'37" FOR 88.45 FEET TO A POINT OF TANGENCY;
THENCE S85'28'34" FOR 216.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2085.00 FEET;
THENCE S85'28'34" FOR 239.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2085.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6'38'42" FOR 239.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 350.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 68'24'33" FOR 540.06 FEET;
THENCE NOO'31'49" FOR 374.47 FEET
THENCE NOO'31'49" FOR 976 736.47 FEET
THENCE NOO'31'49" FOR 10.00.27 FEET;
THENCE NOO'31'49" FOR 54.36 FEET TO THE POINT OF BEGINNING.
ONTAINING 62.70 ACRES, MORE OR LESS.

CONTAINING 62.70 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:
PRIVATE STREET TRACTS "A" AND "B".
AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCOMSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT REQUIRSE TO PALM BEACH COUNTY.
RESIDENTIAL ACCESS STREET TRACTS "C", "D", "AND "E".
AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSOCIATION, ITS SUCCESSORS AND ASSOCIATION, ITS COUNTY.

2. TRACTS "5" THROUGH "K", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVENAY TRACTS SERVING ABUTING 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.

AS ALL TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEMAY TRACTS, AS SHOWN HERCON, ARE HERRY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE JUSTIC LATER OF THE PUBLIC FOR THE JUSTIC LATER OF PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, GRAS LINES, AND RELATED APPURIENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, ITEES, WALLS OF FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

4. WATER MANAGEMENT TRACES "L7" THROUGH "L11, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINGE PURPOSES AND ARE THE PERFETUAL MARIENANCE GRIGATION OF SAID ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AS RECORDED IN OFFICIAL RECORD BOOK 19929, PAGE 1807 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. THE LAKE MAINTENANCE FASEMENTS 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 ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY

6. TRACTS "OS1" THROUGH "OS12" 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 "OS10" AS SHOWN HEREON IS HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 1937, PAGE "114 AND OFFICIAL RECORD BOOK 1911B, PAGE" AOD, PUBLIC RECORDS OF PALM BEACH COUNTY IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

VALENCIA POINTE - PLAT THREE

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

LYING IN SECTIONS 27, 28, 33, AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING ALL OF TRACT 37, A PORTION OF TRACTS 38, 39, AND 42, ALL OF TRACTS 43 AND 44, A PORTION OF TRACT 51, ALL OF TRACTS 52 THROUGH 54, AND A PORTION OF TRACTS 55 THROUGH 61, OF BLOCK 56; AND A PORTION OF TRACTS 97 AND 128, BLOCK 55; TOGETHER WITH A PORTION OF THE PLATTED 30' ROAD, DITCH AND DIKE RESERVATION, LYING SOUTH OF SAID TRACTS 42-44 AND NORTH OF SAID TRACTS 51-55; AND A PORTION OF THE PLATTED 50' ROAD, DITCH AND DIKE RESERVATION LYING BETWEEN SAID BLOCKS 55 AND 56, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 13 JANUARY 2006

ers they recorded in Plat Book Rec. 107 Henry Carry

ACKNOWLEDGMENT STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN ID ME OR HAS PRODUCED
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS NICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH XI CORPORATION, THE GENERAL PARTIMER OF G.L. HOMES OF BOYNTON BEACH XI CORPORATION, AND SEVERALLY ACKNOWLEDED 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 THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS NIE CORPORATE SEAL OF SAID CORPORATION AND THAT THAT 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 23 DAY OF MARCH NOTARY PUBLIC Pamela A. Dehaney PRINT NAME: Pamela A. Dehaney MY COMMISSION EXPIRES: MS4 8, 2009 COMMISSION NO. 3 P 4 133 88

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

VALENCIA POINTE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: JULIAN JULIAN
THERESA FOWLER, PRESIDENT WITNESS: This St. PRINT NAME: MIKE GUINAVERY WINESS: Muther Word PRINT NAME: MATTHEW WOODS

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED THERESA FOWLER, WHO IS PERSONALLY KNOWN
ID ME OR HAS PRODUCED

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 RECULTAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE
ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF MARCH NOTARY PUBLIC: Panle & Derhaner PRINT NAME: PAMELE A. Decharcey
MY COMMISSION NO. 2D 4133 88

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 "J DAY OF PALM BEACH REVEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: A LEY I . WEBB, P.E. COUNTY ENGINEER DATE: 4-19-06

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE THE ORDERSHAPE PARTER CENTRIFIES 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 15726 AT PAGE 12.40 AS THE SAME HAVE BEEN AMENDED, RESTRICTED AND MODIFIED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF PAUM 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 DAY OF THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF THE AUTHORITY OF

BANK OF AMERICA, AS ADMINISTRATIVE AGENT

BY: Juny Soulis
Jenay Gottlieb VICE PRESIDENT
WITNESS: JAULLY JONEY
PRINT NAME: COURT WEY LORENT
WITNESS: Am a Com
PRINT NAME: GREGORY A. COMER

ACKNOWLEDGMENT

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FOR YEAR OF THE PERSONALLY KNOWN

I.D. ME. OR HAS PRODUCED

AS IDENTIFICATION.

AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK
OF AMERICA, AS ADMINISTRATIVE AGENT, AND SEVERALLY ACKNOMEDGED 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 23 DAY OF MARCH 2006.

NOTARY PUBLIC: Catherine C. Passeuro

PRINT NAME: Catherine C. Passerino MY COMMISSION EXPIRES: Juke 22, 2009 COMMISSION NO.: DD424044

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 GLI. HOMES OF BOWNION BEACH ASSOCIATES XI, LTD., A FLORIDA LIMITED PARTINERSHIP; 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: MA LA MICHAEL KIRK, ASSISTANT VICE PRESIDENT DATE: 3/24/2006

BROWN & PHILLIPS, INC. THIS INSTRUMENT PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826. BROWN & PHILLIPS, INC., LB-6473 901 NORTHPOINTE 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 REFRENCE MONUMENTS (*P.C.P.'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 REQUIREDMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY:

JOHN E. PHILLIPS, III, PROFESSIONAL SURVEYOR AND MAPPER LIGENSE NO. 4826, STATE OF FLORIDA

DATE: 3 27 /06

SURVEYOR'S NOTES:
BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N89'37'22"E
ALONG THE NORTH BOUNDARY OF VALENCIA POINTE PLAT ONE.

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

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND MILL 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 USENDENINATE TO THESE WITH THEIR PRIORITES BEING DETERMINED BY USE RICHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

O'ILLITY 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: 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 AD COMMENT LAND CONNET TO THE ADJOINING LAND OWNER

TO THE ABJORNING LAND UNIVER.

COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD B3 (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

SHEET 13 SHEET 12 VALENCIA POINTE - PLAT THREE SHEET 11 PLAT TWO ... 62.70 ACRES SHEET 3, SHEET 4 SHEET 9 4.15 DU/AC. SHEET 8 SURVEYOR SHEET 2 SHEET 5

KEY MAP

LOCATION MAP

04-047 SHEET 1 OF 13

28 y 9

PRINT NAME: MATTER WOODS

7. TRACTS "BTI" AND "BT2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA POINTE 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. TRACT "BTI" AS SHOWN HEREON IS HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 15081, PAGE 596, PUBLIC RECORDS OF PALM BEACH COUNTY IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

8. 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.

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 PERPETUIAL MAINTENANCE OBLICATION 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, INCLIDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

10. 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 EXPRASSION OF POTABLE WATER SUPPLY WELLS AND RELATED APPURIEMANCES. HESE 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, 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.

11. 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 TUTLITIES.

12. THE TEN FOOT WRIV AND MAIN LENANCE OF OTHER UTILITIES.

12. THE TEN FOOT WRIVATE STREET PURPOSES AND DRIVEWAY TRACTS, AND ALONG WOOLDRIGHT 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 BULDINGS, 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.

PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

13. 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 PIPELLINES, RAW WATER PIPELLINES, WASTEWATER PIPELLINES, RAW WATER PIPELLINES, WASTEWATER PIPELLINES, RAW WATER PIPELLINES, WASTEWATER PIPELLINES, AND REALED APPRIVANCES, THE MAINTENANCE OF THE LAND UNDERLYING THESE ASSEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FROCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PINES WASTEWAY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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

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.

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 23 DAY OF 2188CH 2006.

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

BY:

ALAN J. FANT, VICE PRESIDENT OF
G.L. HOMES OF BOYNTON BEACH XI CORPORATION
WITNESS:

BY: A Z V.P.

PRINT NAME: MIKE GUINAUGH

WITNESS: Matter Wards

VALENCIA POINTE MASTER ASSOCIATION, INC.





And COUNTY ENGINEER

TOTAL DWELLING UNITS

SITE PLAN DATA