

0717-002

VALENCIA ISLES PLANNED UNIT DEVELOPMENT

VALENCIA ISLES - PLAT TWO

BEING A REPLAT OF A PORTION OF TRACT "Q" ACCORDING TO THE PLAT OF VALENCIA ISLES - PLAT ONE, AS RECORDED IN PLAT BOOK 84, PAGES 3 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 33 AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SHEET 1 OF 8 JANUARY, 1999

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS VALENCIA ISLES - PLAT TWO, BEING A REPLAT OF A PORTION OF TRACT "Q" ACCORDING TO THE PLAT OF VALENCIA ISLES - PLAT ONE, AS RECORDED IN PLAT BOOK 84, PAGES 3 THROUGH 17, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY, NORTHEAST CORNER OF TRACT Q ACCORDING TO SAID PLAT OF VALENCIA ISLES - PLAT ONE; THENCE SOUTH 00°22'17" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°37'43" EAST, A DISTANCE OF 23.96 FEET; THENCE SOUTH 00°24'52" EAST, A DISTANCE OF 780.00 FEET; THENCE SOUTH 00°21'51" EAST, A DISTANCE OF 697.21 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 252.20 FEET, A CENTRAL ANGLE OF 55°12'35" AND WHOSE RADIUS POINT BEARS SOUTH 34°25'08" WEST FROM SAID POINT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 243.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°22'17" EAST, A DISTANCE OF 844.73 FEET THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE EAST BOUNDARY OF SAID TRACT Q; THENCE DEPARTING SAID EAST BOUNDARY SOUTH 89°37'43" WEST, A DISTANCE OF 82.76 FEET; THENCE SOUTH 00°22'17" EAST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 89°37'43" WEST, A DISTANCE OF 1,036.08 FEET THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH BOUNDARY OF SAID TRACT Q; THENCE DEPARTING SAID SOUTH BOUNDARY NORTH 00°22'17" WEST, A DISTANCE OF 122.20 FEET; THENCE NORTH 13°55'28" WEST, A DISTANCE OF 30.86 FEET; THENCE SOUTH 89°37'43" WEST, A DISTANCE OF 6.50 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 21°38'34" AND WHOSE RADIUS POINT BEARS NORTH 50°08'28" EAST FROM SAID POINT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 166.21 FEET, TO A POINT OF TANGENCY; THENCE NORTH 18°12'58" WEST, A DISTANCE OF 569.15 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,625.00 FEET AND A CENTRAL ANGLE OF 11°34'32"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 328.30 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE NORTH 01°58'00" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 02°12'00" WEST, A DISTANCE OF 106.00 FEET; THENCE NORTH 10°58'47" WEST, A DISTANCE OF 29.62 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,625.00 FEET, A CENTRAL ANGLE OF 15°10'10" AND WHOSE RADIUS POINT BEARS NORTH 89°11'29" EAST FROM SAID POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 430.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 14°21'39" EAST, A DISTANCE OF 361.19 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,125.20 FEET AND A CENTRAL ANGLE OF 144°35'68"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 289.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°22'17" WEST, A DISTANCE OF 95.27 FEET; THENCE SOUTH 89°37'43" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°22'17" WEST, A DISTANCE OF 150.20 FEET; THENCE NORTH 89°37'43" EAST ALONG THE NORTH BOUNDARY OF SAID TRACT Q, A DISTANCE OF 1,154.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 76.701 ACRES MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACTS "A", "B", "C", AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA ISLES HOMEOWNERS 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 "OS1" THROUGH "OS3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA ISLES HOMEOWNERS 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.
3. TRACTS "BT1" THROUGH "BT11", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACTS "L8", "L9" AND "L10", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA ISLES HOMEOWNERS 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 RECORD BOOK 10824 PAGE 1475, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. TRACT "R3", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA ISLES HOMEOWNERS 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.
6. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA ISLES HOMEOWNERS 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.
7. THE DRAINAGE EASEMENTS AND SWALE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES DESCRIBED HEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VALENCIA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, SWALE 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 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.
10. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
11. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, G.L. HOMES OF BOYNTON BEACH ASSOCIATES IV, LTD., BY: G.L. HOMES OF BOYNTON BEACH IV CORPORATION, MANAGING GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF JANUARY, 1999.

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

BY: G.L. HOMES OF BOYNTON BEACH IV, CORPORATION MANAGING GENERAL PARTNER

Richard A. Costello, Vice President

Witness: Rick E. Elsnor

Print Name: Rick E. Elsnor

Witness: Leslie D. Silas

Print Name: Leslie D. Silas

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH IV CORPORATION, MANAGING GENERAL PARTNER, 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 28th Day of January, 1999.

Notary Public: Kathleen M. Coffman

Print Name: Kathleen Coffman

My Commission Expires: 3-18-2001

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF BROWARD

VALENCIA ISLES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28th DAY OF JANUARY, 1999.

VALENCIA ISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

By: Gary Arkin, Vice President

Witness: Rick E. Elsnor

Print Name: Rick E. Elsnor

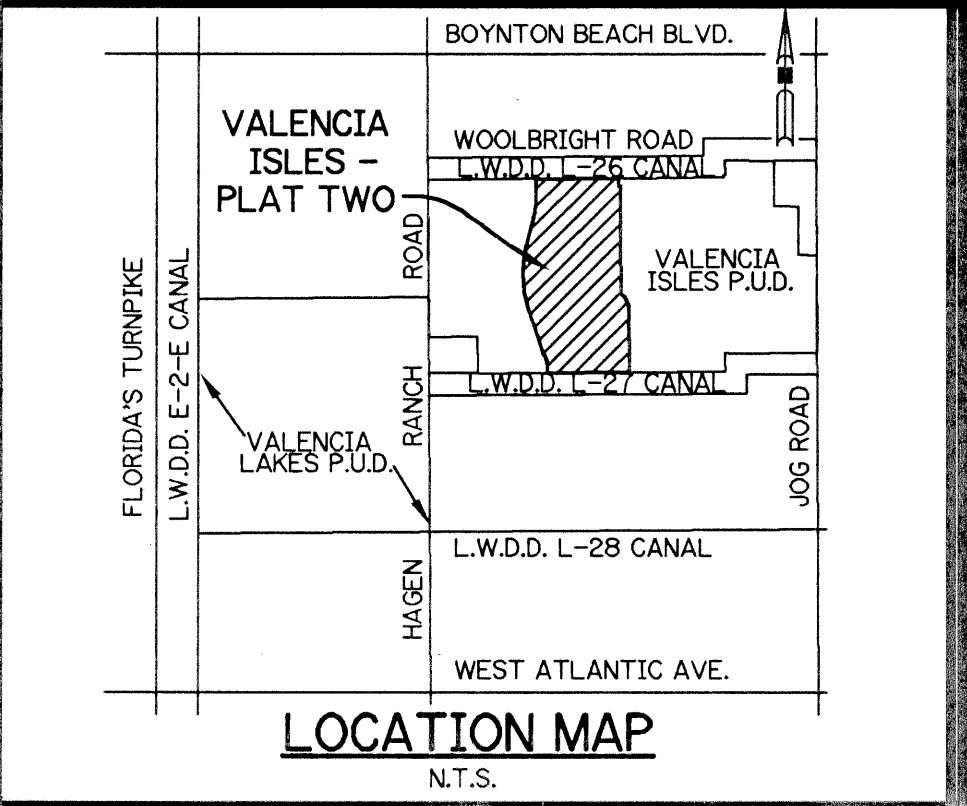
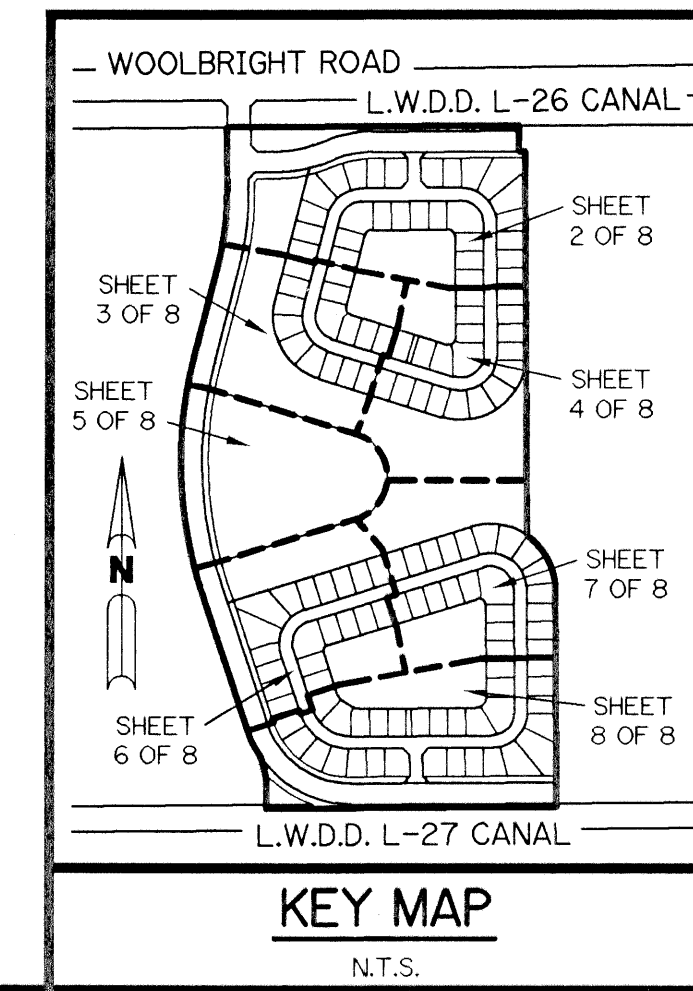
Witness: Leslie D. Silas

Print Name: Leslie D. Silas

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

SITE PLAN DATA

ZONING PETITION NO. (F.K.A. MILIN FARMS P.U.D.)97-74 TOTAL AREA.....76.70 ACRES TOTAL DWELLING UNITS.....132 D.U. DENSITY.....1.75 D.U./AC.



ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED GARY ARKIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF VALENCIA ISLES HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

Witness My Hand and Official Seal This 28th Day of January, 1999.

Notary Public: Kathleen M. Coffman

Print Name: Kathleen Coffman

My Commission Expires: 3-18-2001

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 HEREIN 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 10817, AT PAGE 1608 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF January, 1999.

NATIONS BANK, N.A., A NATIONAL BANKING ASSOCIATION

By: Richard J. Sage, Vice President

Witness: Rick E. Elsnor

Print Name: Rick E. Elsnor

Witness: Pinar Caruso

Print Name: Pinar Caruso

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD J. SAGE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NATIONS BANK, 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 29th Day of January, 1999.

Notary Public: Pinar Caruso

Print Name: Pinar Caruso

My Commission Expires: June 22, 2001

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 IV, 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.

CHICAGO TITLE INSURANCE COMPANY

Michael McCormick, Assistant Vice President

Date: 2/1/99

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: Perry C. White, Professional Surveyor and Mapper License No. 4213, State of Florida

Date: 2-9-99

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-3 AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 28th DAY OF March, 1999, 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, P.E. County Engineer

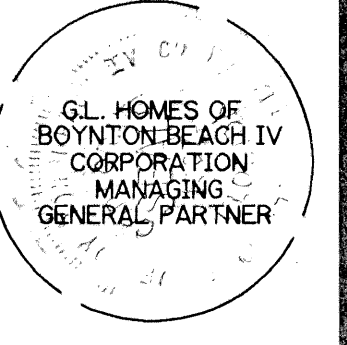
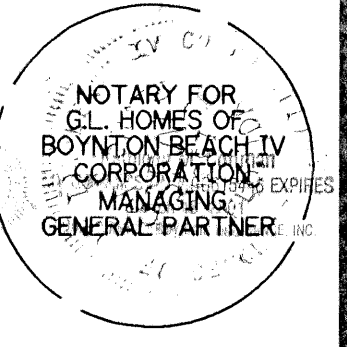
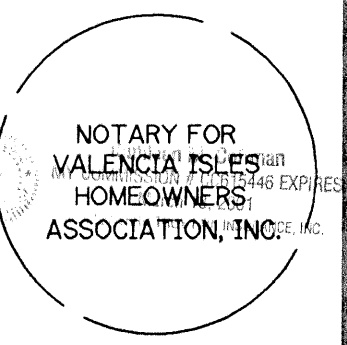
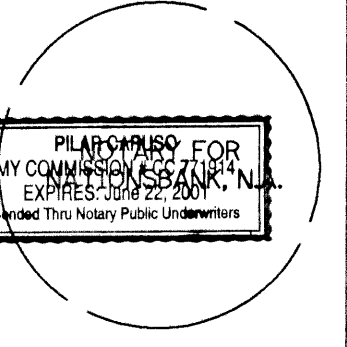
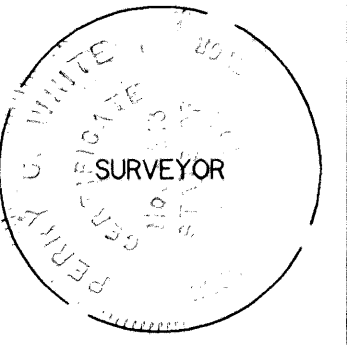
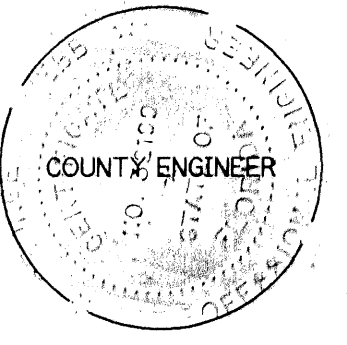
Date: March 2, 1999

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). NORTH LINE OF TRACT "Q" VALENCIA ISLES-PLAT ONE BEARING N 89°37'43" E.
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. 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 = 1.0000285 N 89°37'43" E (PLAT BEARING) (PLAT = GRID) N 89°37'43" E (GRID BEARING)

99

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 10:00 AM, this 2nd day of March, 1999, and duly recorded in Plat Book No. 84 on page 99-106 DOROTHY H. WILKIN, Clerk of Circuit Court by [Signature]



VALENCIA ISLES PLAT 200A 04 99 04 50135 97-74 ZIP CODE 33437 MID NAME Milin Farms