KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES V, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS VALENCIA FALLS - PLAT ONE, BEING A PORTION OF TRACTS 29, 30, 33, 34, 35, 36, 37, 38, 40, 57, 58, 59, 60, 61, 62, 63, 64, 67, 68, 69 AND 70, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 706, PAGE 142, OFFICIAL RECORDS BOOK AND OFFICIAL RECORDS BOOK 688, PAGE 283 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTH LINE OF TRACT 89 OF SAID PLAT; THENCE NORTH 89°15'14" EAST, ALONG THE SOUTH LINE OF TRACTS 89, 90, 91 AND 92 OF SAID PLAT. A DISTANCE OF 1,008.45 FEET; THENCE NORTH 00°44'46" WEST, A DISTANCE OF 678.96 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE. CONCAVE NORTHEASTERLY. HAVING A RADIUS OF 382.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°38'12" WEST: THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°20'00", A DISTANCE OF 588.93 FEET, TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,065.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'38", A DISTANCE OF 340.97 FEET, TO A POINT OF TANGENCY; THENCE NORTH 06°09'26" EAST, A DISTANCE OF 75.84 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4,935.00 FEET: THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'33", A DISTANCE OF 61.08 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 04°49'37" EAST, A DISTANCE OF 107.04 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,133.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°19'43" WEST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°27'56", A DISTANCE OF 562.90 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°02'52", A DISTANCE OF 59.19 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 01°46'42" WEST, A DISTANCE OF 91.70 FEET; THENCE SOUTH 41°03'12" EAST, A DISTANCE OF 69.46 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 195.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 41°03'12" EAST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°38'12", A DISTANCE OF 12.38 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 86°47'04" WEST, A DISTANCE OF 98.38 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD; THENCE NORTH 00°54'39" EAST, A DISTANCE OF 709.34 FEET; THENCE SOUTH 89°05'21" EAST, A DISTANCE OF 239.32 FEET; THENCE NORTH 86°31'23" EAST, A DISTANCE OF 418.46 FEET; THENCE NORTH 88°06'43" EAST, A DISTANCE OF 130.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5,065.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°06'43" WEST: THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'52", A DISTANCE OF 5.70 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 53°13'37" EAST, A DISTANCE OF 177.55 FEET; THENCE NORTH 89°10'34" EAST, A DISTANCE OF 349.73 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 252.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 395.84 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00°49'26" WEST, A DISTANCE OF 625.47 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 252.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°55'50". A DISTANCE OF 83.26 FEET, TO A POINT OF TANGENCY; THENCE NORTH 19°45'16" WEST, A DISTANCE OF 110.55 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°14'05", A DISTANCE OF 39.96 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE: THENCE NORTH 52°31'11" WEST, A DISTANCE OF 39.31 FEET; THENCE NORTH 01°21'46" WEST, A DISTANCE OF 25.05 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE. CONCAVE NORTHERLY, HAVING A RADIUS OF 1,000.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°21'46" WEST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°27'33", A DISTANCE OF 112.73 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,000.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°01'18". A DISTANCE OF 122.55 FEET, TO A POINT OF TANGENCY; THENCE NORTH 89°11'59" EAST, A DISTANCE OF 62.78 FEET; THENCE SOUTH 00°48'01" EAST, A DISTANCE OF 41.86 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET THE RADIUS POINT OF SAID CURVE BEARS SOUTH 33°18'55" WEST: THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°43'59", A DISTANCE OF 51.48 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 17°02'54" WEST, A DISTANCE OF 118.22 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 252.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°52'19", A DISTANCE OF 78.61 FEET, TO A POINT OF TANGENCY: THENCE SOUTH 00°49'26" EAST. A DISTANCE OF 382.36 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 252.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 395.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°10'34" EAST, A DISTANCE OF 236.40 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 252.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°28'49", A DISTANCE OF 226.42 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 140°30'46", A DISTANCE OF 73.57 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 88°12'31" EAST, A DISTANCE OF 25.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3,025.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 88°12'31" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°20'48", A DISTANCE OF 71.10 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 03°08'18" EAST, A DISTANCE OF 102.87 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4,975.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'00", A DISTANCE OF 43.41 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE SOUTH 87°21'42" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°10'34" WEST, A DISTANCE OF 434.52 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 241.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 757.12 FEET, TO A POINT OF TANGENCY; THENCE NORTH 89°10'34" EAST, A DISTANCE OF 427.98 FEET; THENCE SOUTH 88°56'02" EAST, A DISTANCE OF 25.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3,025.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°56'02" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°20'22", A DISTANCE OF 123.52 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE SOUTH 88°43'35" WEST, A DISTANCE OF 26.62 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 72°17'25" WEST: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°27'59", A DISTANCE OF 37.42 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 89°10'34" WEST, A DISTANCE OF 416.71 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°46'58", A DISTANCE OF 10.09 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 293.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 103°14'00", A DISTANCE OF 527.92 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°46'58", A DISTANCE OF 10.09 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 02°29'29" EAST, A DISTANCE OF 177.50 FEET; THENCE SOUTH 03°20'55" WEST, A DISTANCE OF 59.04 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,868.00 FEET THE RADIUS POINT OF SAID CURVE BEARS SOUTH 87°40'19" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°20'50", A DISTANCE OF 109.13 FEET, TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°45'40", A DISTANCE OF 27.10 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE SOUTH 37°13'12" EAST, A DISTANCE OF 9.94 FEET; THENCE SOUTH 02°02'49" WEST, A DISTANCE OF 109.29 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,950.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°02'49" WEST. THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°00'38", A DISTANCE OF 170.53 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 00°44'46" WEST, A DISTANCE OF 0.81 FEET; THENCE SOUTH 67°17'12" WEST, A DISTANCE OF 53.91 FEET; THENCE SOUTH 00°44'46"

EAST, A DISTANCE OF 16.22 FEET; THENCE SOUTH 89°15'14" WEST, A DISTANCE OF

VALENCIA GRAND ISLES (AKA POLO TRACE PRD) PLANNED UNIT DEVELOPMENT

VALENCIA FALLS - PLAT ONE

BEING A REPLAT OF A PORTION OF TRACTS 29, 30, 33, 34, 35, 36, 37, 38, 40, 57, 58, 59, 60, 61, 62, 63, 64, 67, 68, 69 AND 70, PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28

> OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

> > SHEET 1 OF 4

JUNE, 2000

A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED, TO FLORIDA POWER & LIGHT SOLELY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING UNDERGROUND FACILITIES, OTHER THAN TRANSFORMERS WHICH MAY BE ABOVE-GROUND WHERE NECESSARY, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E. TO PROVIDE ELECTRICAL SERVICE TO THE PLATTED PROPERTY. NO RIGHTS IN FAVOR OF THE PUBLIC AREA ARE CREATED BY THIS EASEMENT.

FURTHER EXCLUSIVE EASEMENTS MAY BE GRANTED OVER THE P.S.U.E., AS PROVIDED FOR IN THE DECLARATION OF RESTRICTIONS WHICH ENCUMBERS THE

- 10. 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.
- NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26 THROUGH 11. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA FALLS 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.
- 89°15'14" EAST, ALONG THE SOUTH LINE OF TRACTS 89, 90, 91 AND 92 OF SAID PLAT, 12. 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.

13. THE TEMPORARY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT ROADS, SAID EASEMENT WILL TERMINATE UPON COMPLETION OF CONSTRUCTION AND FINAL ACCEPTANCE BY PALM BEACH COUNTY OF HAGEN RANCH ROAD, PALM BEACH COUNTY PROJECT NUMBER 96506.

POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5,065.00 14. 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.

> IN WITNESS WHEREOF, G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. LTD., BY: G.L. HOMES OF BOYNTON BEACH V CORPORATION, ITS GENERAL PARTNER. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH, THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _________, 2000. G.L. HOMES OF BOYNTON BEACH ASSOCIATES V, LTD. A FLORIDA LIMITED PARTNERSHIP

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

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH V CORPORATION, THE GENERAL PARTNER OF GL HOMES OF BOYNTON BEACH ASSOCIATES V, LTD., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS

VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE

HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF AUGUST, 2000.

VALENCIA FALLS - PLAT ONE

..PDD89-019

...O UNITS PER AC.

VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC.,

(AKA POLO TRACE PRD, VALENCIA GRAND ISLES)

PUBLIC RIGHT-OF-WAY DEDICATION (TRACT "B"......3660 S.F.

THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: 6. TRACT "RT1", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ACCEPTANCE OF RESERVATIONS SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO

STATE OF FLORIDA

COUNTY OF BROWARD

SITE PLAN DATA

ZONING PETITION NO.

TOTAL DWELLING UNITS...

TOTAL AREA...

DENSITY..

BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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.

46.43 FEET; THENCE NORTH 60°16'15" WEST, A DISTANCE OF 10.06 FEET; THENCE

SOUTH 89°15'14" WEST, A DISTANCE OF 69.06 FEET, TO A POINT OF INTERSECTION

WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET,

THE RADIUS POINT OF SAID CURVE BEARS SOUTH 25°01'10" WEST; THENCE

WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

29°52'19", A DISTANCE OF 15.64 FEET, TO A POINT OF TANGENCY; THENCE SOUTH

85°08'51" WEST, A DISTANCE OF 28.69 FEET, TO THE POINT OF CURVATURE OF A

CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,065.00 FEET; THENCE WESTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'58", A

DISTANCE OF 59.78 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 88°21'48"

WEST, A DISTANCE OF 35.11 FEET; THENCE SOUTH 89°15'14" WEST, A DISTANCE OF

87.26 FEET; THENCE SOUTH 00°44'46" EAST, A DISTANCE OF 1.36 FEET; THENCE

A PORTION OF TRACTS 59, 60, 61, 68, 69 AND 70, PALM BEACH FARMS COMPANY PLAT

28 OF THE PUBLIC RECORDS OF, LYING WITHIN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42

EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH

ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 706, PAGE 142, OFFICIAL RECORDS BOOK

AND OFFICIAL RECORDS BOOK 688, PAGE 283 OF THE PUBLIC RECORDS OF PALM BEACH

COUNTY, FLORIDA AND THE SOUTH LINE OF TRACT 89 OF SAID PLAT; THENCE NORTH

A DISTANCE OF 1,006.34 FEET; THENCE NORTH 00°44'46" WEST, A DISTANCE OF

808.94 FEET, TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND AND A

POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY

HAVING A RADIUS OF 252.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH

01°38'12" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 88°20'00", A DISTANCE OF 388.51 FEET, TO A POINT

COMPOUND CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF

1,935.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 09°27'38", A DISTANCE OF 319.50 FEET, TO A POINT OF

TANGENCY; THENCE NORTH 06°09'26" EAST, A DISTANCE OF 75.84 FEET, TO THE

FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE

OF 02°39'10", A DISTANCE OF 234.51 FEET, TO A POINT OF INTERSECTION WITH A

NON-TANGENT LINE; THENCE NORTH 60°15'54" EAST, A DISTANCE OF 176.08 FEET

THENCE NORTH 89°10'34" EAST, A DISTANCE OF 298.43 FEET, TO THE POINT OF

CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 252.00 FEET,

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

OF 88°19'56", A DISTANCE OF 388.51 FEET, TO A POINT OF TANGENCY; THENCE

SOUTH 02°29'29" EAST, A DISTANCE OF 446.27 FEET, TO THE POINT OF CURVATURE

OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 252.00 FEET; THENCE

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

23°13'14", A DISTANCE OF 102.13 FEET, TO A POINT OF TANGENCY; THENCE SOUTH

20°43'45" WEST, A DISTANCE OF 95.56 FEET; THENCE SOUTH 31°25'40" WEST. A

DISTANCE OF 58.20 FEET; THENCE SOUTH 04°51'09" EAST, A DISTANCE OF 9.96 FEET;

THENCE SOUTH 85°08'51" WEST, A DISTANCE OF 134.65 FEET, TO THE POINT OF

CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 935.00 FEET;

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

03°12'58", A DISTANCE OF 52.48 FEET, TO A POINT OF TANGENCY; THENCE SOUTH

88°21'48" WEST, A DISTANCE OF 237.27 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO

1. TRACT "A ", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA FALLS

HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT

WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION

OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE

2. TRACT "B", 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 THE PUBLIC STREET

TRACTS "OS1" THROUGH "OS3" AS SHOWN HEREON, ARE HEREBY RESERVED FOR

VALENCIA FALLS 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

VALENCIA FALLS HOMEOWNERS 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

5. TRACTS "L6", "L7" AND "L15", THE WATER MANAGEMENT TRACTS, AS SHOWN

HEREON, ARE HEREBY RESERVED FOR VALENCIA FALLS 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 11993, PAGE1479-1498, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. TRACTS "BT1" THROUGH "BT7" AS SHOWN HEREON, ARE HEREBY RESERVED FOR

CONTAINING 39.65 ACRES, MORE OR LESS.

RECOURSE TO PALM BEACH COUNTY

RECOURSE TO PALM BEACH COUNTY.

HEREBY DEDICATE AS FOLLOWS

TO PALM BEACH COUNTY.

SOUTH 88°21'48" WEST, A DISTANCE OF 114.89 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

- 8. 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 FALLS 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 9. 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.
- A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED, TO PALM BEACH COUNTY FOR THE PURPOSES OF INSTALLING, MAINTAINING AND REPAIRING WATER AND SEWER FACILITIES, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E. NO RIGHTS IN FAVOR OF THE PUBLIC ARE CREATED BY THIS EASEMENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF VALENCIA FALLS 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.

MY COMMISSION EXPIRES

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 11884, AT PAGE 1784 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 15 DAY OF AU6US7

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD J. SAGE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT

AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF AUGUST

MY COMMISSION EXPIRES: JUNE 22, 2001

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, 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 V, 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.

LAWYERS TITLE INSURANCE CORPORATION

THLEEN M. JANNEW, ASSISTANT VICE PRESIDENT

PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE

0577-002

WEST PALM BEACH, FLORIDA 33409 LB-6674

THIS INSTRUMENT PREPARED BY

COUNTY OF PALM BEACH) ss STATE OF FLORIDA his Plat was filed for record at 2:430. s day of December and duly recorded in Plat Book No. 🗴 DOROTHÝ H. WILKEN, Clerk of Circuit Court

SURVEYOR

PILAR CARUSO

BOANK In O Fetar ANNIC POR RETAILER

COMMISSION # CC 77191-EXMINES: **AR**022**F20R**

BANK OF AMERICA, N.A.

NOTARY FOR

VALENCIA FALLS

HOMEOWNERS

ASSOCIATION, INC.

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 Z DAY OF Dec , 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

GEORGE T/ WEBB, P.E. COUNTY ENGINEER

DATE: 12.7.00

COUNTY, ENGINEER

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 BÉACH 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.

PERRY COWHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

DATE: 10-02-00

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD83 (1990 ADJUSTMENT). THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, HAVING A BEARING OF NORTH 00°54'39" EAST.

. 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 EXCEPT FOR EASEMENTS LYING WITHIN TRACT "A" AS DEDICATED BY THIS PLAT

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE

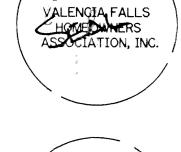
(N.R.) = NON-RADIAL(R.F.) = RADIAL TO FRONT LOT LINE(R.R.) = RADIAL TO REAR LOT LINE

NO ROTATION

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.

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEETCOORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND $SCALE\ FACTOR = 1.0000278$ PLAT BEARING = GRID BEARING



NOTARY FOR

