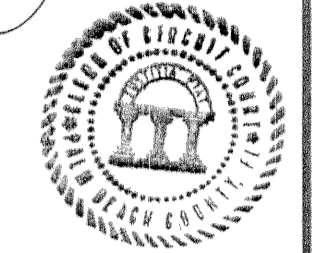


# VALENCIA SHORES-PLAT ONE

BEING A REPLAT OF A PORTION OF TRACTS 60 THROUGH 69, 79, 88 AND 105 AND ALL OF TRACTS 70 THROUGH 78 AND TRACTS 89 THROUGH 104, BLOCK 42 PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST,

PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 26  
JUNE, 2001

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 10:45 A.M.  
on the 23rd day of February 2001  
and duly recorded in Plat Book No. 93  
on page 88-113  
CORONADO WILLIAMS, Clerk of Public Court  
Allyson Williams, Clerk



**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS VALENCIA SHORES - PLAT ONE, BEING A REPLAT OF A PORTION OF TRACTS 60 THROUGH 69, 79, 88 AND 105 AND ALL OF TRACTS 70 THROUGH 78 AND TRACTS 89 THROUGH 104, BLOCK 42, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF TRACT 101, BLOCK 43, SAID PALM BEACH FARMS COMPANY PLAT NO. 3, THENCE NORTH 88°58'42" EAST, ALONG THE SOUTH LINE OF TRACTS 101 THROUGH 114, SAID BLOCK 43 AND THE SOUTH LINE OF TRACT 97 OF SAID BLOCK 42, A DISTANCE OF 5,407.84 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 01°08'50" WEST ALONG A LINE THAT IS PARALLEL WITH AND 30.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT 97 OF SAID BLOCK 42, A DISTANCE OF 490.40 FEET; THENCE NORTH 88°51'10" EAST, A DISTANCE OF 7.25 FEET; THENCE NORTH 01°08'50" WEST ALONG A LINE THAT IS PARALLEL WITH AND 37.25 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT 97, A DISTANCE OF 135.00 FEET; THENCE SOUTH 88°51'10" WEST, A DISTANCE OF 7.25 FEET; THENCE NORTH 01°08'50" WEST ALONG A LINE THAT IS PARALLEL WITH AND 30.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF TRACTS 97 AND 96 OF SAID BLOCK 42, A DISTANCE OF 470.23 FEET; THENCE NORTH 11°53'57" EAST, A DISTANCE OF 51.20 FEET; THENCE NORTH 01°08'50" WEST ALONG A LINE THAT IS PARALLEL WITH AND 41.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF TRACTS 96 AND 70 OF SAID BLOCK 42, A DISTANCE 262.67 FEET; THENCE NORTH 04°43'13" WEST, A DISTANCE OF 176.50 FEET; THENCE NORTH 01°08'50" WEST ALONG A LINE THAT IS PARALLEL WITH AND 30.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF TRACTS 70 AND 69 OF SAID BLOCK 42, A DISTANCE OF 1050.80 FEET; THENCE NORTH 88°57'43" EAST ALONG A LINE THAT IS PARALLEL WITH AND 30.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF TRACTS 68 AND 69 OF SAID BLOCK 42, A DISTANCE OF 631.14 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 68; THENCE SOUTH 01°06'55" EAST ALONG THE EAST LINE OF SAID TRACT 68, A DISTANCE OF 0.66 FEET; THENCE NORTH 88°57'43" EAST ALONG A LINE THAT IS PARALLEL WITH AND 36.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 67, A DISTANCE OF 661.14 FEET TO THE EAST LINE OF SAID TRACT 67; THENCE NORTH 01°04'59" WEST ALONG THE EAST LINE OF SAID TRACT 67, A DISTANCE OF 0.66 FEET; THENCE NORTH 88°57'43" EAST, ALONG A LINE THAT IS PARALLEL WITH AND 35.64 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF TRACTS 64, 65, AND 66 OF SAID BLOCK 42, A DISTANCE OF 991.71 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 64; THENCE SOUTH 01°02'05" EAST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 0.36 FEET; THENCE NORTH 88°57'43" EAST ALONG A LINE THAT IS PARALLEL WITH AND 36 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 63, A DISTANCE OF 360.57 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 62; THENCE SOUTH 01°01'07" EAST ALONG THE WEST LINE OF SAID TRACT 62, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°57'43" EAST ALONG A LINE THAT IS PARALLEL WITH AND 46 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 62, A DISTANCE OF 330.57 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 62; THENCE SOUTH 01°01'09" EAST ALONG THE EAST LINE OF SAID TRACT 62, A DISTANCE OF 0.20 FEET; THENCE NORTH 88°57'43" EAST ALONG A LINE THAT IS PARALLEL WITH AND 46.20 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINES OF TRACTS 57 THROUGH 61 OF SAID BLOCK 42, A DISTANCE OF 464.23 FEET; THENCE SOUTH 01°01'18" EAST, A DISTANCE OF 2,945.46 FEET; THENCE SOUTH 88°58'42" WEST, AT A DISTANCE OF 24.80 FEET; THENCE SOUTH 01°01'18" EAST, AT A DISTANCE OF 50.00 FEET; THENCE NORTH 88°58'42" EAST, AT A DISTANCE OF 9.80 FEET; THENCE SOUTH 01°01'18" EAST, AT A DISTANCE OF 120.21 FEET; THENCE SOUTH 88°58'42" WEST, ALONG THE SOUTH LINE OF TRACTS 97 THROUGH 105, SAID BLOCK 42, A DISTANCE OF 3,528.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:  
A PARCEL OF LAND LYING WITHIN A PORTION OF TRACTS 91 AND 92, BLOCK 42 OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 49, THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS ALSO LYING WITHIN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF TRACT 101, BLOCK 43, SAID PALM BEACH FARMS COMPANY PLAT NO. 3, THENCE NORTH 88°58'42" EAST, ALONG THE SOUTH LINE OF TRACTS 101 THROUGH 114, BLOCK 43, SAID PALM BEACH FARMS CO. PLAT NO. 3 AND TRACTS 97 THROUGH 101, SAID BLOCK 42, A DISTANCE OF 6963.15 FEET; THENCE NORTH 01°08'59" WEST, ALONG A LINE THAT IS PARALLEL WITH AND 30.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 18°39'03" WEST, A DISTANCE OF 141.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 16°4'11" WEST; THENCE NORTH NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°23'24", A DISTANCE OF 84.46 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 164.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 126°50'49", A DISTANCE OF 363.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 75.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 105°55'48", A DISTANCE OF 138.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°50'23" EAST, A DISTANCE OF 70.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 171.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 160°46'08", A DISTANCE OF 79.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°41'29", A DISTANCE OF 189.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 88°58'42" WEST, A DISTANCE OF 156.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 325.00 FEET; THENCE SOUTH 62°50'23" WEST, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°51'44", A DISTANCE OF 350.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°58'42" WEST, A DISTANCE OF 211.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°37'45", A DISTANCE OF 43.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 202.57 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. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA SHORES MASTER 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 TO PALM BEACH COUNTY.

2. TRACTS "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS 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.

3. TRACTS "J", "K", "L", "M" AND "N", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACTS "OS-1" THROUGH "OS-7" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES 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 "OS-5" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 12936, PAGE 1518, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

5. TRACTS "BT-1" THROUGH "BT-11" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES 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.

6. TRACTS "L20" THROUGH "L23" AND TRACTS "L30" THROUGH "L36", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 13102, PAGE 887, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. TRACT "R1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR VALENCIA SHORES 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 PERPETUAL MAINTENANCE OBLIGATION OF VALENCIA SHORES 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.

10. 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.

11. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES 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.

12. THE LIFT STATION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

13. THE 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.

14. THE LIMITED ACCESS EASEMENTS AND LIMITED ACCESS LANE, 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, G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, LTD., BY: G.L. HOMES OF BOYNTON BEACH VI 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 2 DAY OF November, 2001.

G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, LTD.,  
A FLORIDA LIMITED PARTNERSHIP  
BY: Richard A. Costello, Jr.  
RICHARD A. COSTELLO, VICE PRESIDENT

WITNESS: [Signature]  
PRINT NAME: DAVID GUINAGUAT

WITNESS: [Signature]  
PRINT NAME: RICK E. ELWEN

### 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 G.L. HOMES OF BOYNTON BEACH VI CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, 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 2 DAY OF November, 2001.

NOTARY PUBLIC: Kathleen M. Coffman  
KATHLEEN M. COFFMAN  
PRINT NAME: Kathleen M. Coffman  
MY COMMISSION EXPIRES: 3/18/05

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF BROWARD

VALENCIA SHORES 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 2 DAY OF November, 2001.

VALENCIA SHORES MASTER ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT  
BY: Theresa Fowler  
THERESA FOWLER, PRESIDENT

WITNESS: Pamela H. Astell  
PAMELA H. ASTELL  
PRINT NAME: Pamela H. Astell

WITNESS: [Signature]  
PRINT NAME: MICHAEL GUINAGUAT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

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 SHORES MASTER 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 2 DAY OF November, 2001.

NOTARY PUBLIC: Kathleen M. Coffman  
KATHLEEN M. COFFMAN  
PRINT NAME: Kathleen M. Coffman  
MY COMMISSION EXPIRES: 3/18/05

### 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 12322, AT PAGE 222 AS MODIFIED IN OFFICIAL RECORD BOOK 12837, PAGE 178, ALL 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 2 DAY OF November, 2001.

BANK OF AMERICA, N.A.,  
A NATIONAL BANKING ASSOCIATION  
BY: [Signature]  
RICHARD J. SAGE, VICE PRESIDENT

WITNESS: [Signature]  
PRINT NAME: MICHAEL GUINAGUAT

WITNESS: [Signature]  
PRINT NAME: VINCENT TORO

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD J. SAGE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, 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 6th DAY OF November, 2001.

NOTARY PUBLIC: [Signature]  
PRINT NAME: PATRICIA GARCIA  
MY COMMISSION EXPIRES: JUNE 23, 2005  
CC # DD 003573

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

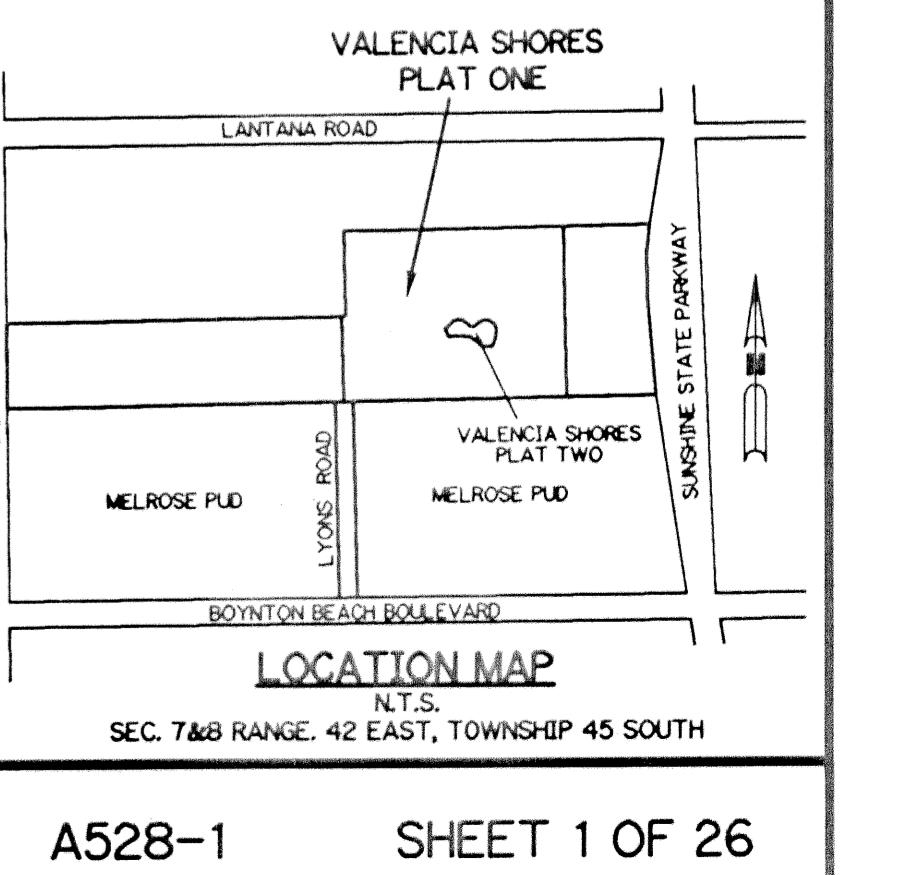
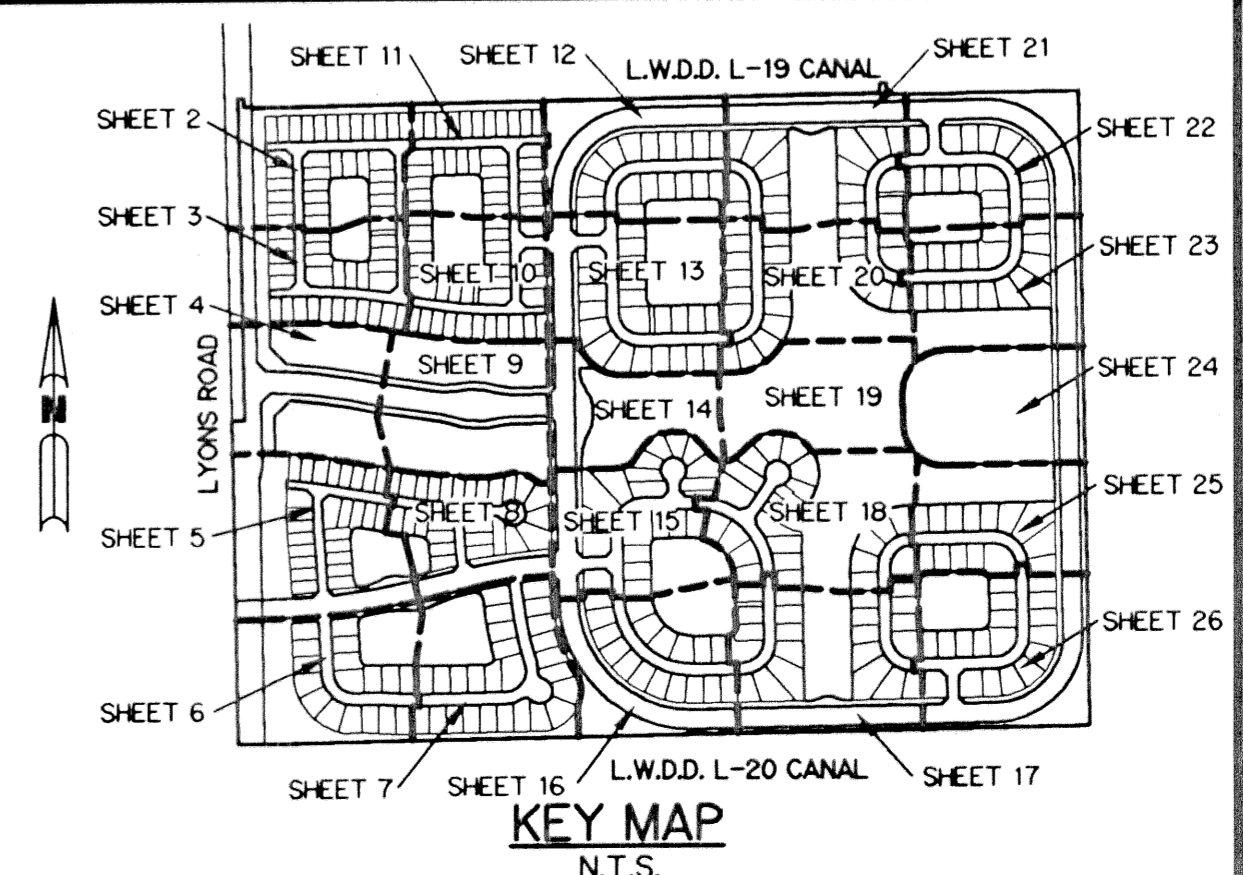
WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF VALENCIA SHORES MASTER ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT 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 2 DAY OF November, 2001.

NOTARY PUBLIC: [Signature]  
MICHAEL M. MC CORMICK, ASSISTANT VICE PRESIDENT  
DATE: October 13, 2001 / December 6, 2001

### SITE PLAN DATA VALENCIA SHORES - PLAT ONE

ZONING PETITION NO. \_\_\_\_\_ PDD/TDR00-052  
(AKA, VALENCIA IV P.U.D.)  
TOTAL AREA 202.59 AC.  
TOTAL DWELLING UNITS 426  
DENSITY 2.10 UNITS PER AC.



STREET: VALENCIA Shores - Pl. I  
BOOK 49 PAGE 88 FLOOD MAP # 1054  
FLOOD ZONE 1B ZONING U1D  
QUAD # 49  
SR  
TAX 744  
PUD NAME VALENCIA IV (VALENCIA SHORES)

