KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES IX, LIMITED, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS VALENCIA

PALMS - PLAT SIX, BEING A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION

10, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°49'26" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4), A DISTANCE OF 581.68 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL; THENCE NORTH 89°10'34" EAST, A

DISTANCE OF 130.20 FEET; THENCE NORTH 00°49'26" WEST, A DISTANCE OF 11.81 FEET; THENCE NORTH 89°04'24" EAST, A DISTANCE OF 202.36 FEET TO THE POINT OF CURVATURE OF

A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,136.00 FEET; THENCE EASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10"44'03", A DISTANCE OF

212.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 80°11'33" EAST, A DISTANCE OF

RADIUS OF 864.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'03", A DISTANCE OF 161.87 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°04'24" EAST, A DISTANCE OF 308.87 FEET THENCE NORTH 44°04'24"

EAST, A DISTANCE OF 0.57 FEET; THENCE NORTH 89°04'24" EAST, A DISTANCE OF 114.80

FEET; THENCE SOUTH 45"32'50" EAST, A DISTANCE OF 12.71 FEET TO A POINT OF RADIAL

INTERSECTION WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET;

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

44°37'14", A DISTANCE OF 23.36 FEET TO A POINT OF TANGENCY; THENCE NORTH

89°04'24" EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE,

CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY, ALONG THE ARC OF

SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", A DISTANCE OF 6.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 89"04'24" EAST, A DISTANCE OF

139.23 FEET; THENCE NORTH 00°55'36" WEST, A DISTANCE OF 0.60 FEET; THENCE NORTH

89°04'24" EAST, A DISTANCE OF 214.87 FEET TO THE POINT OF CURVATURE OF A CURVE,

CONCAVE NORTHERLY, HAVING A RADIUS OF 864.00 FEET; THENCE EASTERLY, ALONG THE ARC

OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'03", A DISTANCE OF 161.87 FEET TO A

POINT OF TANGENCY; THENCE NORTH 78°20'21" EAST, A DISTANCE OF 118.48 FEET TO A

POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,136.00

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

10°44'03", A DISTANCE OF 212.82 FEET TO A POINT OF TANGENCY; THENCE NORTH

89°04'24" EAST, A DISTANCE OF 375.11 FEET; THENCE SOUTH 00°52'31" EAST, ALONG A

LINE 60.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST

LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4), A DISTANCE OF 790.96 FEET; THENCE SOUTH 89°04'24" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST ONE-

QUARTER (SW 1/4) OF SAID SECTION, A DISTANCE OF 2,625.34 FEET; THENCE NORTH

00°49'26" WEST ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4), A

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

1. TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA PALMS

PROPERTY OWNER'S 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,

2. TRACTS "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA PALMS

PROPERTY OWNER'S 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,

3. TRACTS "E", "F", "G", "H", "I" AND "J", AS SHOWN HEREON, ARE HEREBY RESERVED FOR

VALENCIA PALMS PROPERTY OWNER'S 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

4. TRACTS "OS1" THROUGH "OS3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA PALMS

5. TRACT "BT1", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA PALMS PROPERTY

6. TRACTS "L7" THROUGH "L9", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY

RESERVED FOR VALENCIA PALMS PROPERTY OWNER'S 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 RECORDS BOOK 17648, PAGE

DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG,

UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH

7. OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE

8. ALL TRACTS FOR PRIVATE STREET PURPOSES, 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.

9. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE PUBLIC RIGHT-OF-WAYS AND RUNNING PARALLEL AND ADJACENT TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND

DRIVEWAY/PARKING 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,

TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED

APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE

WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES,

IMPROVEMENTS, TREE, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS

WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES

VALENCIA PALMS

PROPERTY OWNERS\*

ASSOCIATION, INC.

NOTARY FOR

VALENCIA PALMS

PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE

PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS

OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND LANDSCAPE

PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS

ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

922, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

118.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DISTANCE OF 779.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.78 ACRES, MORE OR LESS.

WITHOUT RECOURSE TO PALM BEACH COUNTY.

RECOURSE TO PALM BEACH COUNTY.

COUNTY.

G.L. HOMES OF BOYNTON BEACH

ASSOCIATES IX, LTD

DEDICATE AS FOLLOWS:

# VALENCIA PALMS (A.K.A. VALENCIA VII PUD) PLANNED UNIT DEVELOPMENT

# VALENCIA PALMS - PLAT SIX

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

> SHEET 1 OF 9 AUGUST, 2004

## 10. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR VALENCIA PALMS PROPERTY OWNER'S 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.

- 11. 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 PALMS PROPERTY OWNER'S 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.
- 12. 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.
- 13. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA PALMS PROPERTY OWNER'S 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.
- 14. 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.
- 15. THE PALM BEACH COUNTY UTILITY 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, 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, G.L. HOMES OF BOYNTON BEACH ASSOCIATES IX, LTD., BY: G.L. HOMES OF BOYNTON BEACH IX 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 \_\_\_\_\_\_\_ DECEMBER 2004.

G.L. HOMES OF BOYNTON BEACH ASSOCIATES IX, LTD., A FLORIDA LIMITED PARTNERSHIP BY:

G.L. HOMES OF BOYNTON BEACH IX CORPORATION. ITS GENERAL PARTNER

ACKNOWLEDGMENT STATE OF FLORIDA

COUNTY OF BROWARD

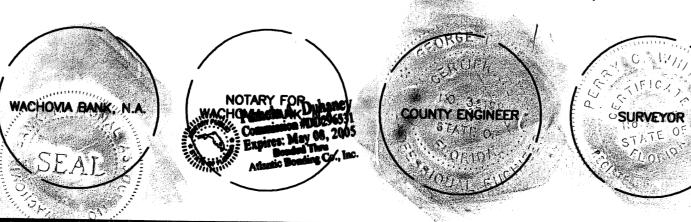
BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH IX CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES IX, LTD., AND SEVERALLY ACKNOWLEDGED 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 THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS B DAY OF DECIMENR. 2004.

MY C

296531

OMMISSION EXPIRES: May 8 3, 2005	87 2005	CCm
SITE PI AN DATA	VALENCIA DALAG	SI 45 S

SITE PLAN DATA YA	ALENCIA PALMS - PLAT SIX
(AKA , VALENCIA VII P.U.D.)	PDD200
DWELLING UNITS (POD F )	45.78 A
DWELLING UNITS (PUD. G.)	70 100
TOTAL DWELLING UNITS	CASH OUT) 27 UNI
DENSITY	4.41 DL



ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA

COUNTY OF BROWARD

THE VALENCIA PALMS PROPERTY OWNER'S 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 \_ DAY OF December , 2004. VALENCIA PALMS PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

THERESA FOWLER, PRESIDENT PRINT NAME: MIKE GUINGUGH PRINT NAME: Denise Lerner

**ACKNOWLEDGMENT** STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED THERESA FOWLER, PRESIDENT, WHO IS\_PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA PALMS PROPERTY OWNER'S 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 B DAY OF DECEMBER, 2004.

NOTARY PUBLIC: Panel a. Auhaney CC# DD 296231 MY COMMISSION EXPIRES: May 8th, 2005

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 16849 , AT PAGE 1441 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 \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2004.

WACHOVIA BANK, N.A., A NATIONAL BANKING ASSOCIATION Jim Dais JIM GAVIS, VICE PRESIDENT PRINT NAME: MIKE GUINAUGH Annutakia Lanx Valera **ACKNOWLEDGMENT** 

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JIM DAVIS, WHO IS PERSONALLY KNOWN TO ME OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA 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 8 DAY OF December , 2004.

MY COMMISSION EXPIRES: Nay

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, CHICAGO 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 IX, 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.

Mistel U. U. pris MICHAEL M. McCORMICK, ASSISTANT VICE PRESIDENT

DATE: November 30, 2004 FEBRUARY 11 2005

CHICAGO TITLE INSURANCE CORPORATION

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 33409

LB-6674

2005-0183258 PLAT SIX ~ L.W.D.D. L-30 CANAL VALENCIA / VALENCIA FALLS PALMS HUNTINGTON WALK LAKE IDA ROAD

**LOCATION MAP** 

SEC. 10, TWP. 46 S, RGE. 42 E

This Plat was filed for record at 10:59 Am., This 31 day of March 2005. and duly recorded in Plat Book No. 104 on page 120 thru 128 SHARON BY BOCK, Clerk & Comptroyer
by Dussey

COUNTY OF PALM BEACH ) STATE OF FLORIDA

### 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.

PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NÓ. 4213, STATE OF FLORIDA DATE: 3/2/05

#### SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83 (1990 ADJUSTMENT). THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST HAVING A BEARING OF NORTH 00°49'26" WEST.
- 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 ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. COORDINATES SHOWN ARE GRID COORDINATES

DATUM = NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998. ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET

COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000304

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 29 DAY OF MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

GEORGE . WEBB, P.E. COUNTY ENGINEER

PLAT BEARING = GRID BEARING(NO ROTATION)

DATE: 3.29.05

PLAT THREE SHEET 4 **HUNTINGTON WALK** 

KEY MAP

A627.06 SHEET 1 OF 9

W U W S no