EASTERLY, HAVING A RADIUS OF 30.00 FEET THE RADIUS POINT OF SAID CURVE BEARS

NORTH 69°18'15" EAST: THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 26°15'56", A DISTANCE OF 13.75 FEET TO A POINT OF TANGENCY:

THENCE NORTH 05°34'10" EAST, A DISTANCE OF 250.36 FEET TO THE POINT OF

CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 848.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13"24'30", A

DISTANCE OF 198.45 FEET TO A POINT OF TANGENCY: THENCE NORTH 18"58'40" EAST. A DISTANCE OF 100.97 FEET TO THE POINT OF CURVATURE OF A CURVE. CONCAVE WESTERLY, HAVING A RADIUS OF 452.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25"54'59", A DISTANCE OF 204.45 FEET TO A POINT OF TANGENCY: THENCE NORTH 06"56"19" WEST, A DISTANCE OF 162.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°22'23". A DISTANCE OF 38.16 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37915'47", A DISTANCE OF 121.62 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 129°26'17", A DISTANCE OF 90.36 FEET TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 00°23'27" WEST, A DISTANCE OF 34.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-25 CANAL AS DESCRIBED IN THE FOLLOWING FIVE INSTRUMENTS: DEED BOOK 113, PAGE 261), DEED BOOK 148, PAGE 438. DEED BOOK 113, PAGE 213), DEED BOOK 113, PAGE 462, AND DEED BOOK 113, PAGE 214. SAID PUBLIC RECORDS; THENCE NORTH 89"36"33" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,591.51 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 50: THENCE NORTH 00°23'24" WEST, ALONG SAID EAST LINE, A DISTANCE OF 0.36 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-25 CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 6495, PAGE 761; THENCE NORTH 89°36'33" EAST, A DISTANCE OF 299.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 16522, PAGE 1317, SAID PUBLIC RECORDS; THENCE SOUTH 00°23'24" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2,636.17 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT:

THAT PORTION OF TRACTS 76, 77, 92 AND 93, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS,

PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 96: THENCE SOUTH 89°36'36" WEST, ALONG THE SOUTH LINE OF SAID TRACT 96, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°23'24" WEST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST RIGHT- OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 16522, PAGE 1317, SAID PUBLIC RECORDS, A DISTANCE OF 1,222.93 FEET; THENCE SOUTH 89°36'36" WEST, A DISTANCE OF 1,252.95 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET THE RADIUS POINT OF SAID CURVE BEARS SOUTH 61°34'40" EAST; THENCE Southerly, along the arc of said curve through a central angle of 26°15'56", / DISTANCE OF 13.75 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°09'24" WEST, A DISTANCE OF 103.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 148.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°05'09", A DISTANCE OF 31.22 FEET TO A POINT OF TANGENCY: THENCE SOUTH 09°55'45" EAST, A DISTANCE OF 110.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250,00 FEET: THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'02". A DISTANCE OF 55.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22°34'47" EAST, A DISTANCE OF 88.47 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'02", A DISTANCE OF 55.20 FEET TO A POINT OF TANGENCY: THENCE SOUTH 09°55'45" EAST, A DISTANCE OF 107.75 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30:00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9605'13", A DISTANCE OF 50.31 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86°09'28" WEST, A DISTANCE OF 139.03 FEET; THENCE SOUTH 89"28'39" WEST, A DISTANCE OF 174.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°35'36", A DISTANCE OF 42.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 09"55'45" WEST. A DISTANCE OF 49.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°01'58", A DISTANCE OF 43.78 FEET TO A POINT OF TANGENCY: THENCE NORTH 00'06'13" EAST, A DISTANCE OF 146.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1001'58", A DISTANCE OF 43.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 09"55'45" WEST, A DISTANCE OF 90.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 452.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12"05"09", A DISTANCE OF 95.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°09'24" EAST, A DISTANCE OF 103.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26"15'56". A DISTANCE OF 13.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2580.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 05°36'11' EAST: THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°53'28", A DISTANCE OF 130.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°50'36" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH A NON- TANGENT CURVE. CONCAVE NORTHERLY. HAVING A RADIUS OF 2,580.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°36'05" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°53'28", A DISTANCE OF 130.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 120.624 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:

- . TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA RESERVE 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. IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 2 110 PG. 🐲 🚉 , PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH
- 2. TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.
- 3. TRACTS "D. E. AND F". AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE 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.
- 4. ALL TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY/PARKING TRACTS, 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUTH THE PRIOR WRITTIEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 5. Tracts "L-1" through "L-6" and "L-10", the water management tracts as shown hereon, ARE HEREBY RESERVED FOR VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUGGESSORS 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 2 2 4 74 PAGE ______, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6. Tracts "Os1" Through "Os25" as shown hereon, are hereby reserved for valencia reserve 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. TRACTS "0S22" THROUGH "0S25" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 23112, PG. 242 9Pg 582 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE
- TRACT "R1" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA RESERVE 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.
- 8. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA RESERVE 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

BEING A REPLAT OF TRACTS 49 THROUGH 54, TRACTS 57 AND 58, TRACTS 63 THROUGH 67, TRACTS 72, 73,78, 79, 81, 91, 92 AND 96, ALL OF TRACTS 68 THROUGH 71, TRACTS 74 THROUGH 77 AND TRACTS 93 THROUGH 95, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

ALL LYING WITHIN SECTIONS 30 AND 31, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

1 OF 19

SEPTEMBER, 2008

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 RESERVE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLICATION, 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 LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA RESERVE 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.

. The lift station 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 WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUTH THE PRIOR WRITTTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS...

12. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

13. The mass transit easement as shown hereon is hereby dedicated in perpetuity to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BUS SHELTER, BOARDING AND ALIGHTING AREA, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY PUBLIC UTILITY EASEMENT DEDICATED TO THE PUBLIC.

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

15. 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.

. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO LYONS ROAD AND 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, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES. ELECTRIC POWER LINES. TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUTH THE PRIOR WRITTTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

17. 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS. TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUTH THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS

IN WITNESS WHEREOF. BOYNTON BEACH ASSOCIATES XIX, LLLP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XIX CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 500 DAY OF 2008.

BOYNTON BEACH ASSOCIATES XIX, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: BOYNTON BEACH XIX CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER

ALAN FANT, VICE PRESIDENT PRINT NAME RICK GLAVER

PRINT NAME: Autobary La Forcada

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF BROWARD

NOTARY SEAL

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME)OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE PRODUCED _ Foregoing instrument as vice president of Boynton Beach XIX corporation. THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XIX. LLLP. 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 5 DAY OF 500 Company 2008.

MY COMMISSION EXPIRES: MATCH 18, 200 KAKALULA IN CALVILL NOTARY PUBLIC COMMISSION NUMBER

- ishing 1 . Op 1. Is rabigely to sing restantrang rel localny in dillicity Records book 19257, pass loby and tract "O52" is subject to The restrictions sat forth in oppical recokus book 18257. Prof 1036, all of the public records of valm beach county florith in favor of lane worth or mullip district. **ACCEPTANCE OF RESERVATIONS** STATE OF FLORIDA COUNTY OF PALM BEACH

VALENCIA RESERVE HOMEOWNERS 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 22 DAY OF

VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT Lott But a water & while we are WITNESS: Colored A Tolerand PRINT NAME: CHARLES A. TEPSI

ACKNOWLEDGMENT STATE OF FLORIDA

COUNTY OF PALM BEACH THE KEETA FRANKLIK , WHO IS PERSONALLY KNOWN TO ME OR AS IDENTIFICATION, AND WHO EXECUTED THE HAS PRODUCED FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA RESERVE HOMEOWNERS 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 22 DAY OF DECEMBER, 2008.

COMMISSIO	N EXPIR	ES:	13 - 2				
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NOTARY SEAL

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH

WE. LAWYERS 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 BOYNTON BEACH ASSOCIATES XIX, LLLP, A FLORIDA LIMITED LIABILITY 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.

ROBERT B. SIESHOLTZ, VICE PRESIDENT ECORDETELLET. VICE PRESUMENT DATE:

MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF MIAMI-DADE

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 _, AT PAGE _____1 & GO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

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 _______ 2008.

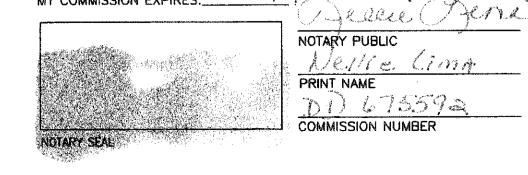
BANK OF AMERICA, N.A., AS AGENT THIS E. PRULKEUM

EVITA FRANCUZ, VICE PRESIDENT

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED EVITA FRANCUZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED.

AS IDENTIFICATION, AND WHO XECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA. N.A., 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 DAY OF DECREE 2008. MY COMMISSION EXPIRES: 30.16 9. 2011



STATE OF FLORIDA COUNTY OF PALM BEACH

This Plat was filed for record at 1.15 MM
this 1.1 day of 1.15 MM and duly recorded in Plat Book _____ on Page(s)

Sharon R. Bock, Clerk & Comptsoller



BANK OF AMERICA, N.A.

BOYNTON BEACH XIX CORPORATION :

VALENCIA RESERVE

HOMEOWNERS

ASSOCIATION, INC.

SURVEYOR-

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

THIS INSTRUMENT PREPARED BY

PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA

ARCADIS U.S., INC.

2081 VISTA PARKWAY

WEST PALM BEACH, FLORIDA 33411

LB-7062

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 GUÁRANTEES 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

. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD

83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998. THE SOUTH LINE

OF TRACT 96, BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT

THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH

2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS

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

ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND

ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

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 = 1.0000207

COUNTY ENGINEER

PLAT BEARING = GRID BEARING

SURVEYOR'S CERTIFICATE

OF PALM BEACH COUNTY, FLORIDA.

PROFESSIONAL SURVEYOR AND MAPPER

COUNTY, FLORIDA, HAVING A BEARING OF S89°36'36" W.

LICENSE NO. 4213, STATE OF FLORIDA

DATE: 5 - 1 5 - 5 1

SURVEYOR'S NOTES:

FOLLOWS:

(N.R.) = NON-RADIAL

(R.F.) = RADIAL TO FRONT LOT LINE

(R.R.) = RADIAL TO REAR LOT LINE

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 28 DAY OF 2009, 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: 4128107

COUNTY ENGINEER

SITE PLAN DATA LYONS WEST AGR PUD - PLAT ONE .PDD2005-003 ZONING PETITION NO. ...120.62 AC. TOTAL AREA.....191 DU TOTAL DWELLING UNITS.. 18 SINGLE FAMILY UNITS 173 ZERO LOT LINE UNITS ..1.58 DU/AC.

