

WHITWORTH AGR-PUD PLAT THREE

BEING A REPLAT OF ALL OF TRACTS "OS8", "OS9", "OS11" AND "D", WHITWORTH AGR-PUD PLAT ONE, AS RECORDED IN PLAT BOOK 133, PAGE 189; TOGETHER WITH A PORTION OF TRACTS 16, 31 THROUGH 33, TRACTS 40 AND 42 AND ALL OF TRACT 41, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING WITHIN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SHEET 1 OF 7

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:13 PM, THIS 2nd DAY OF August, 2023, AND DULY RECORDED IN PLAT BOOK NO. 136 ON PAGE(S) 48-54
JOSEPH ABRUZZO, CLERK OF CIRCUIT COURT & COMPTROLLER
BY _____ D.C.



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES 30, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS "WHITWORTH AGR-PUD PLAT THREE", BEING A REPLAT OF ALL OF TRACTS "OS8", "OS9", "OS11" AND "D", WHITWORTH AGR-PUD PLAT ONE, AS RECORDED IN PLAT BOOK 133, PAGE 189; TOGETHER WITH A PORTION OF TRACTS 16, 31 THROUGH 33, TRACTS 40 AND 42 AND ALL OF TRACT 41, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING WITHIN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "OS11"; THENCE SOUTH 89°32'21" WEST, ALONG THE SOUTH LINE OF SAID TRACT "OS11" AND SAID TRACTS 40 THROUGH 42, A DISTANCE OF 1083.18 FEET; THENCE NORTH 00°27'39" WEST, A DISTANCE OF 102.17 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 175°23'35"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 62.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 18°20'14" WEST, A DISTANCE OF 56.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12°56'19"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 45.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 28°29'19"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 92.46 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 827.00 FEET, A CENTRAL ANGLE OF 20°54'42"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 301.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 18°07'27" EAST, A DISTANCE OF 63.92 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 773.00 FEET, A CENTRAL ANGLE OF 16°30'46"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 222.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°23'58" EAST, A DISTANCE OF 972.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°22'38"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 49.42 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE NORTH 03°59'19" EAST, A DISTANCE OF 140.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 03°59'19" WEST, A RADIUS OF 2070.00 FEET AND A CENTRAL ANGLE OF 03°59'02"; THENCE EASTERLY ALONG THE NORTH LINE OF TRACT "OS9" AND ITS WESTERLY PROLONGATION FOR THE FOLLOWING THREE (3) COURSES AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 143.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°05'58" EAST, A DISTANCE OF 972.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1930.00 FEET, A CENTRAL ANGLE OF 02°59'13"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 109.61 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 04°53'39" WEST, ALONG THE EAST LINE OF SAID TRACTS "OS9" AND "D", A DISTANCE OF 110.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 04°59'09" EAST, A RADIUS OF 2040.00 FEET AND A CENTRAL ANGLE OF 03°35'32"; THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT "OS8" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 127.90 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 00°23'25" EAST, A DISTANCE OF 300.1 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 01°22'03" EAST, A RADIUS OF 2070.00 FEET AND A CENTRAL ANGLE OF 04°28'06"; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT "OS8" AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 161.43 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE ALONG THE EAST LINE OF SAID TRACT "OS11" FOR THE FOLLOWING FIVE (5) COURSES, SOUTH 00°23'25" EAST, A DISTANCE OF 280.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2146.00 FEET, A CENTRAL ANGLE OF 04°31'37"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 169.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°02'12" WEST, A DISTANCE OF 282.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1854.00 FEET, A CENTRAL ANGLE OF 04°35'51"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 148.77 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°27'39" EAST, A DISTANCE OF 300.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.204 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 GRAND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT, AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "OS1" THROUGH "OS5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA GRAND 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.
- TRACT "BT1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "L9", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 34304, PAGE 1510, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS: (CONTINUED)

7. 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 THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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 STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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 TRACTS FOR PRIVATE ROAD PURPOSES, 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, TELECOMMUNICATION 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.

10. 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 EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH 30 CORPORATION, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF August, 2023.

BOYNTON BEACH ASSOCIATES 30, L.L.P.,
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: BOYNTON BEACH 30 CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: Alan Fant V.P.
ALAN FANT, VICE PRESIDENT
WITNESS: Kimberly LeCompte WITNESS: Steven Helfman
PRINT NAME: Clayton Rediff PRINT NAME: Steven Helfman

11. TRACT "L9", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 34304, PAGE 1510, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 2nd DAY OF August, 2023, BY ALAN FANT, AS VICE PRESIDENT OF BOYNTON BEACH 30 CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES 30, L.L.P., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: Steven Helfman
PRINT NAME: Steven Helfman
MY COMMISSION EXPIRES: 05/30/2026
COMMISSION NUMBER: HH25104D



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2nd DAY OF August, 2023.

VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: Jill Schimming Taddeo
JILL SCHIMMING TADDEO, PRESIDENT
WITNESS: Heather Swanson WITNESS: Edly Vica
PRINT NAME: Heather Swanson PRINT NAME: Edly Vica

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 2nd DAY OF August, 2023, BY JILL SCHIMMING TADDEO, AS PRESIDENT OF THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: Pamela A. Duhaney
PRINT NAME: Pamela A. Duhaney
MY COMMISSION EXPIRES: May 25, 2025
COMMISSION NUMBER: HH070627



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
I, Kimberly LeCompte, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES 30, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Kimberly LeCompte DATE: 5/31/23
PRINT NAME: Kimberly LeCompte
ATTORNEY AT LAW
FLORIDA BAR # 456799
GREENBERG TRAURIG, P.A.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: Perry C. White DATE: 5/31/23
PERRY C. WHITE,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

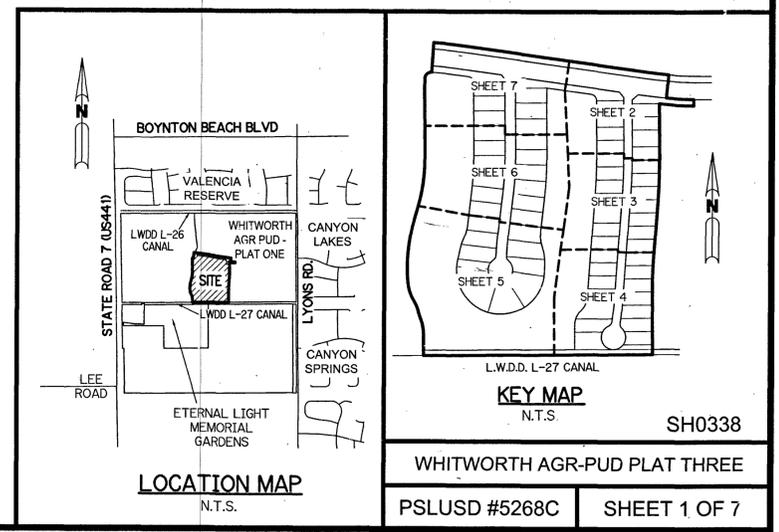
COUNTY APPROVAL

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 2nd DAY OF August, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) FLORIDA STATUTES.

BY: David L. Ricks, P.E.
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SITE DATA

WHITWORTH AGR-PUD PLAT THREE
CONTROL NO. 2021-0031



CFN 20230264529 PL BK 136 PG 48