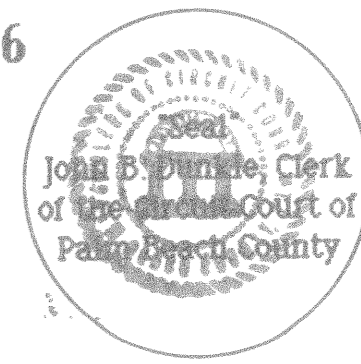


- Greater Boynton Place Plat No. 3 -

A Part Of Sun Valley, A Planned Unit Development, Lying In Section 26, Township 45 South, Range 42 East

Being A Replat Of Portions Of "Greater Boynton Place Plat No. 2", P. B. 59, Pp. 192 - 199, Inclusive, Public Records, Palm Beach County, Florida



190

State of Florida)
) ss
 County of Palm Beach)
 This Plat was filed for record at 3:24 PM this 27 day of SEP. A.D., 1988, and duly recorded in Plat Book 60 on Pages 190 through 195.
 John B. Dunkle,
 Clerk of the Circuit Court.
 By Debra D. Platt, D.C.
 Deputy Clerk

Dedication:

State of Florida)
) ss
 County of Palm Beach)

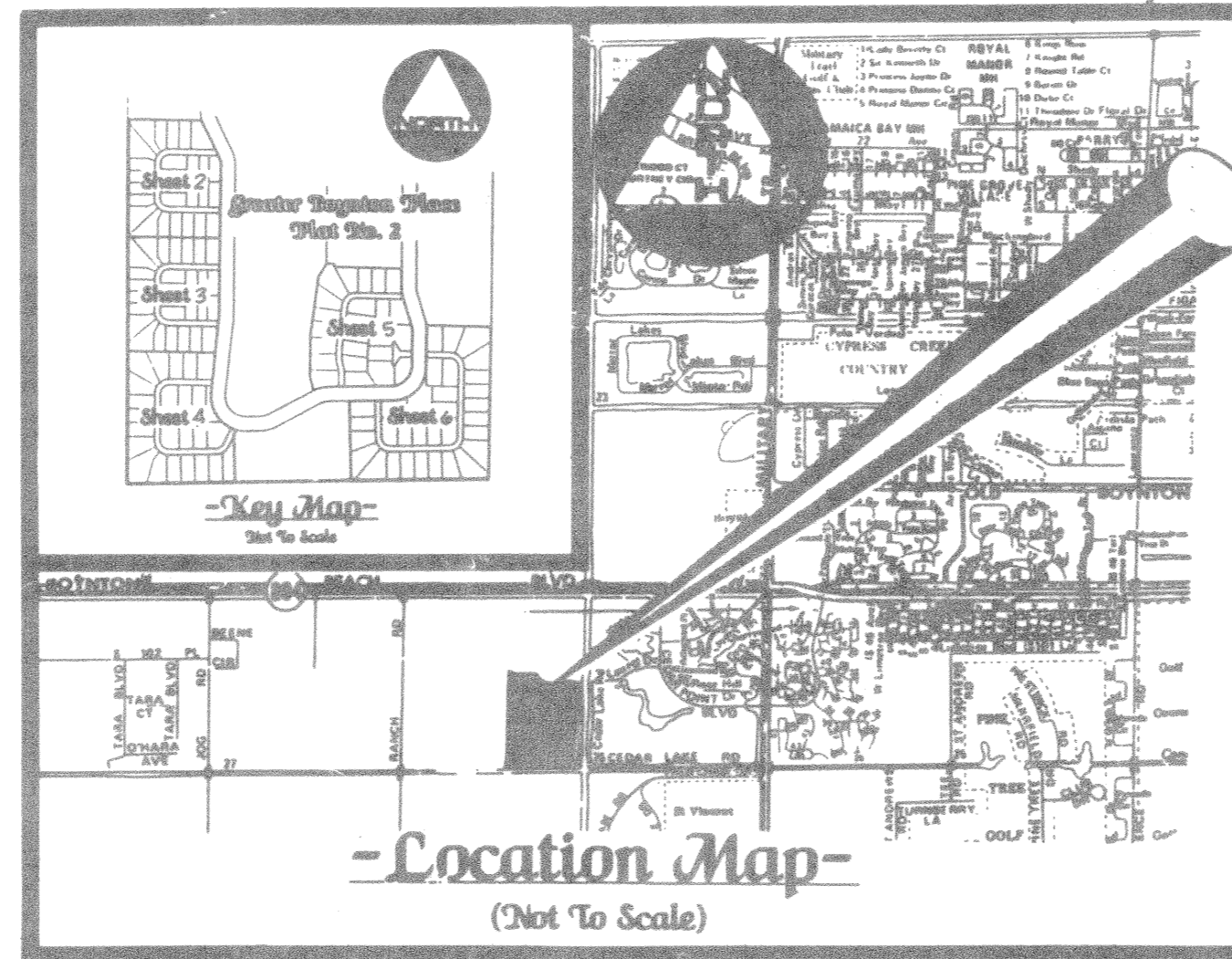
Know All Men By These Presents, that Schickedanz Bros. - Palm Beach Partnership, a Florida General Partnership, owner of the land shown hereon as "Greater Boynton Place Plat No. 3", said land lying in Section 26, Township 45 South, Range 42 East, said land being a Replat of Tracts "One", "Two" and "Three", "Greater Boynton Place Plat No. 2", according to the Plat thereof, as recorded in Plat Book 59, Pages 192 through 195, inclusive, on file in the Office Of The Clerk Of The Circuit Court, in and for the Public Records of Palm Beach County, Florida, said land being more particularly described as follows.

All of Tracts "One", "Two" and "Three", "Greater Boynton Place Plat No. 2", according to the Plat thereof, as recorded in Plat Book 59, Pages 192 through 195, inclusive, on file in the Office Of The Clerk Of The Circuit Court, in and for the Public Records of Palm Beach County, Florida.

Containing 16.43 acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Tracts "C", as shown hereon, are hereby dedicated to the The Courts At Boynton Place Sub-Association, Inc., a Florida Corporation, not-for-profit, for Access, Utility and Drainage purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida
2. The 20 foot lake maintenance easement, as shown hereon, is hereby dedicated to the The Sun Valley Community Master Association, a Florida Corporation not-for-profit for lake maintenance, secondary pedestrian circulation and drainage easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
3. Tracts "O-1", "O-2" and "O-3", as shown hereon, are hereby dedicated to the The Courts At Boynton Place Sub-Association, Inc., a Florida Corporation not-for-profit for open space, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
4. The 25' Buffer Easement, within the Fee Simple Lots, as shown hereon, is hereby dedicated to the The Courts At Boynton Place Sub-Association, Inc., a Florida Corporation not-for-profit for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
5. The Utility Easements, are hereby dedicated in perpetuity for the installation and maintenance of utilities, including "Cable Television Systems".
6. The Drainage Easements, as shown hereon, are hereby dedicated to The Sun Valley Master Association, Inc., a Florida Corporation, not-for-profit, are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
7. The 5 foot 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.
8. Tract "P", as shown hereon, is hereby dedicated as open space, to be held pursuant to Section 500.21 (k) (4) (b), as an undivided 1/36th interest, each appurtenant to the following thirty-six lots; Lots R-34 through R-41, inclusive, Lots R-62 through R-74, inclusive, Lots R-84 through R-90, inclusive, R-102 through R-109, inclusive. Each said Lot owner shall have the perpetual maintenance obligation for that portion of Tract "P" within the prolongation of the Lot lines of said thirty-six Lots through said Tract "P", without recourse to Palm Beach County.



Title Certification:

State of Florida)
) ss
 County of Palm Beach)

I, John Jenniman, Esquire, a duly licensed attorney in the State Of Florida, hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Schickedanz Bros. - Palm Beach Partnership, A Florida General Partnership; that the current taxes have been paid; that the property is encumbered by the mortgage shown; that all mortgages are shown, and are true and correct, and that there are no other encumbrances of record.

Dated: this 22 day of June A.D., 1988

By John Jenniman
 John Jenniman, Esquire

Surveyor's Certification:

State of Florida)
) ss
 County of Palm Beach)

I Herby 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 28 day of June A.D., 1988

By Wm. R. Van Campen
 Wm. R. Van Campen, R.L.S.
 Florida Registration No. 2424

Surveyor's Notes:

1. Bearings shown hereon are based on the bearing of South 00°56'33" West, along the East line of Greater Boynton Place, according to the Plat thereof, as recorded in Plat Book 57, Pages 136 through 142, inclusive, Public Records, Palm Beach County, Florida
2. ■ Denotes a Permanent Reference Monument (P.R.M.)
3. ⊙ Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are not radial to said curve unless otherwise noted.

General/Easement Notes & Restrictive Covenants:

- (As required by Palm Beach County)
1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
 2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 06-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
 3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
 4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
 5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
 6. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
 7. NOTICE: There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

County Approvals:

State of Florida)
) ss
 County of Palm Beach)

Board of County Commissioners:

This Plat is hereby approved for record this 13th day of SEPTEMBER, A.D., 1988.

By Carol A. Roberts
 Carol A. Roberts, Chair
 Board of County Commissioners,
 Palm Beach County, Florida

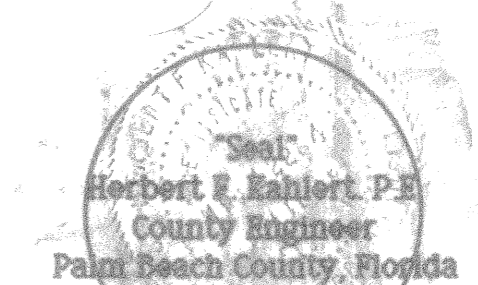
Attest:

John B. Dunkle, Clerk
 By Debra D. Platt
 Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 13th day of SEPTEMBER, A.D., 1988.

By Herbert F. Ehlert
 Herbert F. Ehlert, P.E.
 Certificate No. 12264
 County Engineer, Palm Beach County, Florida



Mortgagee's Consent:

State of Florida)
) ss
 County of 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 owners thereof, and agrees that its mortgage, which is recorded in Official Record Book 512 at Page 190 et. seq., of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

The Royal Bank Of Canada

A Canadian Chartered Bank

On Witness Whereof, The Royal Bank Of Canada, A Canadian Chartered Bank, has caused these presents to be signed by T.W. McCabe, Attorney-in-fact and Vincent Pereiro, Attorney-in-fact, respectively, of said The Royal Bank Of Canada, A Canadian Chartered Bank, by and with the authority of its Board of Directors this 29th day of June A.D., 1988.

Witness as to both: Rozal De Jantua

By T.W. McCabe
 T.W. McCabe, Attorney-in-fact

Witness as to both: Vincent Pereiro

By Vincent Pereiro
 Vincent Pereiro, Attorney-in-fact

Acknowledgement:

State of Florida)
) ss
 County of Dade)

The foregoing Mortgagee's Consent was acknowledged before me by T.W. McCabe, Attorney-in-fact and Vincent Pereiro, Attorney-in-fact, respectively, for The Royal Bank Of Canada, A Canadian Chartered Bank, pursuant to a power-of-attorney recorded in Official Records Book 512, Page 190 et. seq., Public Records, Palm Beach County, Florida.

Witness my hand and official seal this 29th day of June A.D., 1988.

My commission expires: _____
Maedli Valls
 Notary Public

In Witness Whereof, Schickedanz Bros. - Palm Beach Partnership, A Florida General Partnership has caused these presents to be signed by its Managing Partner, Schickedanz Bros, Inc. A Florida Corporation, and its Corporate Seal to be affixed hereto by and with the authority of its Board Of Directors, this 28 day of June, A.D., 1988.

Schickedanz Bros. - Palm Beach Partnership

By: Its Managing Partner
Schickedanz Bros, Inc.
 A Florida Corporation

Attest: John Jenniman
 John Jenniman, Secretary

By: Waldemar Schickedanz
 Waldemar Schickedanz, President

Acknowledgement:

State of Florida)
) ss
 County of Palm Beach)

Before Me, personally appeared Waldemar Schickedanz, and John Fenniman, to me well known, and known to me to be the individuals described in, and who executed the foregoing instrument as President and Secretary, respectively, of Schickedanz Bros, Inc. A Florida Corporation, and acknowledged to and before me that they executed said instrument as such officers of said Corporation, as corporate partner, of Schickedanz Bros. - Palm Beach Partnership, A Florida General Partnership, 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 28th day of June, A.D., 1988.

My Commission Expires: 2-27-1991

By Gene D. Bowling, Jr.
 Gene D. Bowling, Jr. Notary Public

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL

P.U.D. Data:

Tracts "C"	=	1.55 Acres
Tracts "O" (Dedicated Open Space)	=	0.51 Acres
Tract "P" (Dedicated Open Space)	=	0.34 Acres
Lots	=	14.37 Acres
Total	=	16.77 Acres

Fee Simple Lots	=	153
Density	=	8.09 Units/Acre

Open Space:

Tracts "O" (Dedicated Open Space)	=	0.51 Acres
Tract "P" (Dedicated Open Space)	=	0.34 Acres
Total	=	0.85 Acres

BENCH MARK
 LAND SURVEYING & MAPPING, INC.
 WEST PALM BEACH, FL - RIVIERA BEACH, FL

-Record Plat-
Greater Boynton Place
Plat No. 3

DESIGNED	DRAWN	CHECKED	JOB NO.	DRAWING NO.
DATE	SCALE	APPROVED	FILE NO.	SHEET OF
				P-50 1 of 6

SUBMITTED TO: Greater Boynton Place
 9000 30th AVE. PALM BEACH, FL 33410
 FLOOR: 1212 A 9181M RECORDS - 140B
 QUAD # 35
 30 00 33436
 3E
 PUB NAME: Sun Valley, LTD
 26/15/12