

VALENCIA FALLS - PLAT SIX

BEING A REPLAT OF A PORTION OF TRACTS 65 THROUGH 68 AND A PORTION OF TRACTS 93 THROUGH 96, PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 AND ALL OF TRACT "BT 5", VALENCIA FALLS-PLAT ONE AS RECORDED IN PLAT BOOK 89, PAGES 28 THROUGH 31, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, AS VALENCIA FALLS-PLAT SIX, BEING A REPLAT OF A PORTION OF TRACTS 65 THROUGH 68 AND TRACTS 93 THROUGH 96, PALM BEACH FARMS COMPANY PLAT NO. 1...

BEGIN AT THE SOUTHEAST CORNER OF VALENCIA FALLS - PLAT THREE, AS RECORDED IN PLAT BOOK 89, PAGES 93 THROUGH 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°44'46" WEST, A DISTANCE OF 15.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET...

CONTAINING: 20.505 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA FALLS 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, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 8. 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 FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, G.L. HOMES OF BOYNTON BEACH V CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 21st DAY OF SEPTEMBER, 2001.

G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. LTD., A FLORIDA LIMITED PARTNERSHIP BY: G.L. HOMES OF BOYNTON BEACH V CORPORATION ITS GENERAL PARTNER

BY: Richard A. Costello, VP RICHARD A. COSTELLO, VICE PRESIDENT

WITNESS: Pamela A. Gordon

PRINT NAME: Pamela A. Gordon

WITNESS: August Lefrançois

PRINT NAME: August Lefrançois

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 V CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. 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 21st DAY OF September, 2001.

NOTARY PUBLIC: Pamela A. Gordon

PRINT NAME: Pamela A. Gordon

MY COMMISSION EXPIRES: May 8th 2005 COMM # DD 023269

STATE OF FLORIDA COUNTY OF BROWARD

VALENCIA FALLS 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 21st DAY OF SEPTEMBER, 2001.

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

WITNESS: Madelaine Grotzky

PRINT NAME: Madelaine Grotzky

WITNESS: Pamela H. Astell

PRINT NAME: PAMELA H. ASTELL

SITE PLAN DATA VALENCIA FALLS - PLAT SIX ZONING PETITION NO. PDD89-019 (AKA POLO TRACE PRD, VALENCIA GRAND ISLES) TOTAL AREA 20.50 AC. TOTAL DWELLING UNITS 102 DENSITY 4.98 UNITS PER AC.

SHEET 1 OF 6 JULY, 2001

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

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 FALLS HOMEOWNERS 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 21st DAY OF September, 2001.

NOTARY PUBLIC: Pamela A. Gordon

PRINT NAME: Pamela A. Gordon

MY COMMISSION EXPIRES: May 8th 2005 COMM # DD 023269

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 158 B 2, AT PAGE 1284, 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 21st DAY OF September, 2001.

BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION BY: Richard J. Sage RICHARD J. SAGE, VICE PRESIDENT

WITNESS: Debbie Lanni

PRINT NAME: Debbie Lanni

WITNESS: Pilar Caruso

PRINT NAME: Pilar Caruso

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 21st DAY OF September, 2001.

NOTARY PUBLIC: Pilar Caruso

PRINT NAME: Pilar Caruso

MY COMMISSION EXPIRES: JUNE 22, 2005 COMM # DD03573

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH WE, LAWYERS 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 LISTED IN G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. 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.

LAWYERS TITLE INSURANCE CORPORATION BY: Kathleen Jannen KATHLEEN M. JANNEN, ASSISTANT VICE PRESIDENT

DATE: 9/11/01

STATE OF FLORIDA COUNTY OF PALM BEACH

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 13th DAY OF 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

DATE: 11/3/01

STATE OF FLORIDA COUNTY OF PALM BEACH

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.

DATE: 10-01-01

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 158 B 2, AT PAGE 1284, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

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