DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS VALENCIA SHORES - PLAT TWO BEING A REPLAT OF A PORTION OF TRACTS 91 AND 92, BLOCK 42, PALM BEACH FARMS COMPANY

PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM

BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH

BEGIN AT THE SOUTHEAST CORNER OF LOT 137 ACCORDING TO VALENCIA SHORES - PLAT ONE, AS RECORDED IN PLAT BOOK _9.2., PAGES & THROUGH 112_ INCLUSIVE, PUBLIC

RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 18°39'03" WEST, A DISTANCE OF 141.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE

CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 16°41'14" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF

SAID CURVE THROUGH A CENTRAL ANGLE OF 48°23'24", A DISTANCE OF 84.46 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 164.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 126°50'49", A DISTANCE OF 363.08 FEET TO A POINT OF REVERSE CURVATURE

WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 75.00 FEET; THENCE

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

105°55'48", A DISTANCE OF 138.66 FEET TO A POINT OF TANGENCY; THENCE NORTH

45°50'23" EAST, A DISTANCE OF 70.86 FEET TO THE POINT OF CURVATURE OF A CURVE,

CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 171.00 FEET; THENCE SOUTHEASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 160°46'08", A

DISTANCE OF 479.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE

EASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF

A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 88°58'42" WEST

A DISTANCE OF 156.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE.

CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 325.00 FEET, THE RADIUS POINT OF SAID

CURVE BEARS SOUTH 60°50'26" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF

SAID CURVE THROUGH A CENTRAL ANGLE OF 61°51'44", A DISTANCE OF 350.90 FEET TO

A POINT OF TANGENCY; THENCE SOUTH 88*58'42" WEST, A DISTANCE OF 211.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF

140.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 17°37'45", A DISTANCE OF 43.08 FEET TO THE POINT OF BEGINNING. THE

BOUNDARY OF THE ABOVE DESCRIBED PARCEL, BEING COINCIDENT WITH THE BOUNDARY

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

MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET

RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION,

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

SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR

OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION

OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE

PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE

FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE

OBLIGATION OF VALENCIA SHORES MASTER 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

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

THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS

AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE

IN WITNESS WHEREOF, G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, LTD., BY: G.L. HOMES

OF BOYNTON BEACH VI CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE

PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE

5. OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO

4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN

PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

AND MAINTENANCE OF OTHER UTILITIES.

G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, LTD.,

BY: G.L. HOMES OF BOYNTON BEACH VI CORPORATION

A FLORIDA LIMITED PARTNERSHIP

2. TRACT "OS-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA

3. THE DRAINAGE EASEMENTS. AS SHOWN HEREON, ARE HEREBY DEDICATED IN

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

PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS

SAID CURVE THROUGH A CENTRAL ANGLE OF 21°41'29", A DISTANCE OF 189.29 FEET TO

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OF SAID VALENCIA SHORES - PLAT ONE.

CONTAINING 4.99 ACRES, MORE OR LESS.

TO PALM BEACH COUNTY.

AS FOLLOWS:

SULINTY OF PALM BEACH) ss

DOROTHY H. WILKEN, Clerk of

This Plat was filed for record at 10:50 A.

This day of March and duly recorded in Plat Book No. 94

Sun Sun Sandrice D.

STATE OF FLORIDA

VALENCIA SHORES-PLAT TWO

BEING A REPLAT OF A PORTION OF TRACTS 91 AND 92, BLOCK 42 PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

JUNE, 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 RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED . AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH VI CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, 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.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF BROWARD

VALENCIA SHORES MASTER 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 _____ 2001.

VALENCIA SHORES MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY. Theresa Frisler THERESA FOWLER, PRESIDENT

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 SHORES MASTER 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 2 DAY OF NOVEMBEY, 2001.

SITE PLAN DATA VALENCIA SHORES - PLAT TWO ZONING PETITION NO. ..

(AKA, VALENCIA IV P.U.D.) TOTAL AREA..... TOTAL DWELLING UNITS..... .. 3.41 UNITS PER AC. 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 12320. AT PAGE 822 AS MODIFIED IN OFFICIAL RECORD BOOK 12837, PAGE 178, ALL 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 6 TO DAY OF NOVEMBER , 2001.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION

PRINT NAME: VINCENT TUBITO

ACKNOWLEDGMENT STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD J. SAGE, WHO IS PERSONALLY KNOWN TO ME OR-HAS PRODUCED . AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 6 DAY OF NOVEMBER 2001

MY COMMISSION EXPIRES: CC# DD 003573

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, CHICAGO 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 G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI. 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.

CHICAGOTITLE INSURANCE COMPANY

BY: Hichael M. MC CORMICK, ASSISTANT VICE PRESIDENT

DATE: POTODE 13, 2001 DECEMBER 8, 2001

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 HODAY OF 200, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: A CONTROL T. WEBB, P.E. COUNTY ENGINEER

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.

- what PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

DATE: 11-14-01

SURVEYOR'S NOTES:

. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE CENTERLINE OF TIERRA LAGO COVE, HAVING A BEARING OF N88*58'42"E.

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

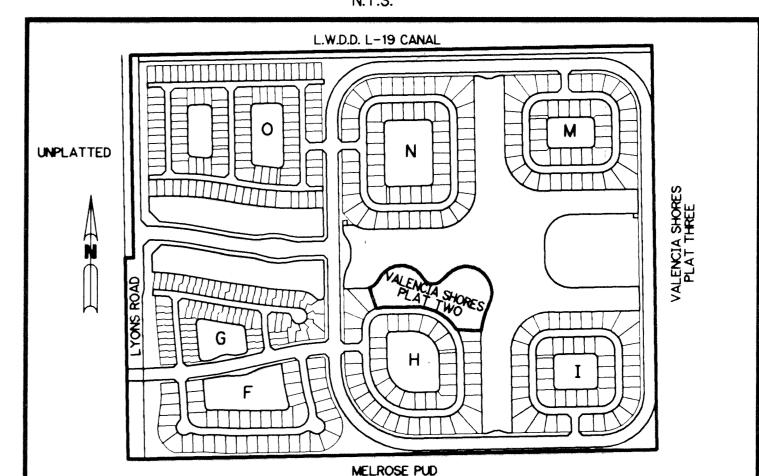
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT 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 ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000217PLAT BEARING = GRID BEARING NO ROTATION

IY COMMISSION # DO 003576

EXPIRES: June 22, 2005



VALENCIA SHORES PLAT ONE LANTANA ROAD \approx VALENCIA SHORES PLAT TWO MELROSE PUD MELROSE PUD BOYNTON BEACH BOULEVARD LOCATION MAP SEC. 8 RNG. 42 E. TWN. 45 S.

A528.02

SHEET 1 OF 2

GL. HOMES OF BOYNTON BEACH VI CORPARATION

NOTARY FOR BOYNTON BEACH VI CORDORATION.

VALENCIA SHORES MASTER ASSOCIATION INC.

NOTARY FOR VALENCIA SHORES MASTER A ASSOCIATION, INC.



