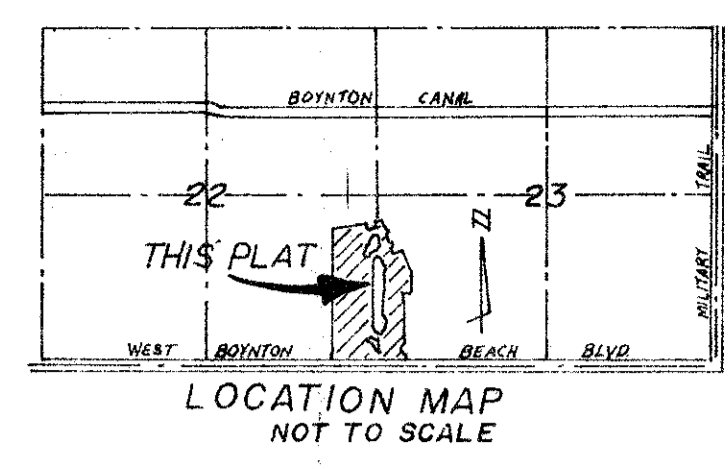


53/45

PLAT BOUNDARY	ACREAGE	TABULATION
22	2,272.97 SQ FT	52.6216 AC.
LOTS	1,156,416 SQ FT	26.5476 AC.
ROADWAY	562,340 SQ FT	12.9096 AC.
TRACTS	573,441 SQ FT	13.1644 AC.
111 SINGLE FAMILY RESIDENCES		2.11 DUAC



SUN VALLEY P. U. D. I

A REPLAT OF A PORTION OF BOYNTON GARDENS (6-32 PALM BEACH CO.) IN SECTION 23 & PORTIONS OF SECTION 22 TWP. 45S, RGE. 42E. PALM BEACH COUNTY, FLORIDA.

WINNINGHAM & LIVELY, INC. SURVEYORS - ENGINEERS FORT LAUDERDALE, FLORIDA
 SCALE: 1" = 100' MAY, 1986.

THIS INSTRUMENT PREPARED BY:
 CHARLIE C. WINNINGHAM II, WINNINGHAM & LIVELY, INC.
 1040 N. E. 45 STREET
 OAKLAND PARK, FLORIDA

SHEET 1 OF 2

45

MORTGAGEES CONSENT

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AS TO THEIR RESPECTIVE INTERESTS IN SAID MORTGAGES AND AGREE THAT THEIR MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4787 AT PAGE 1017, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF THE SAID ASSOCIATION AND THE SAID CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THEIR RESPECTIVE OFFICERS AND THEIR SEALS TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS THIS 2 DAY OF OCTOBER, 1986

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH MIAMI M.A.

ATTEST: *Dr. A. Ramirez* Assistant Vice President
 BY: *Dr. A. Ramirez* Senior Vice President

DEDICATION & DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: THAT STELAR CORP., A FLORIDA CORPORATION, OWNER OF THE LANDS DESCRIBED AS: A PARCEL OF LAND IN SECTIONS 22 AND 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID PARCEL INCLUDING PORTIONS OF TRACTS 50,51,52,53,54 AND 56 ACCORDING TO THE PLAT OF BOYNTON GARDENS, AS RECORDED IN PLAT BOOK 6 AT PAGE 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE RUN NORTH 0° 12' 26" WEST (ON AN ASSUMED BEARING) 52.01 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF WEST BOYNTON BEACH BOULEVARD AS NOW LOCATED AND CONSTRUCTED AND THE POINT OF BEGINNING; THENCE RUN NORTH 88° 54' 13" WEST 664.63 FEET ALONG SAID NORTH RIGHT OF WAY LINE, TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 22; THENCE RUN NORTH 0° 19' 39" WEST 2045.59 FEET ALONG SAID WEST LINE; THENCE RUN NORTH 79° 51' 51" EAST 242.17 FEET; THENCE RUN SOUTH 1° 08' 09" EAST 30.0 FEET; THENCE RUN NORTH 79° 51' 51" EAST 40.88 FEET; THENCE RUN NORTH 30° 04' 25" WEST 31.91 FEET; THENCE RUN NORTH 79° 51' 51" EAST 356.81 FEET; THENCE RUN SOUTH 1° 08' 09" EAST 110 FEET; THENCE RUN NORTH 79° 51' 51" EAST 70.53 FEET; THENCE RUN NORTH 29° 32' 22" EAST 38.48 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING NORTHWESTERLY TO THE RIGHT, A RADIAL AT SAID POINT BEARING NORTH 69° 12' 52" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680 FEET AND A CENTRAL ANGLE OF 6° 49' 52" RUN NORTHWESTERLY 81.07 FEET; THENCE RUN NORTH 79° 51' 51" EAST 60.15 FEET, TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING SOUTHEASTERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING NORTH 75° 40' 32" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 620 FEET AND A CENTRAL ANGLE OF 6° 48' 41" RUN SOUTHEASTERLY 73.71 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 21° 08' 09" EAST 17.07 FEET ALONG THE TANGENT EXTENDED; THENCE RUN SOUTH 60° 38' 09" EAST 31.50 FEET; THENCE RUN SOUTH 23° 45' 00" EAST 63.70 FEET; THENCE RUN SOUTH 29° 21' 51" WEST 38.58 FEET; THENCE RUN SOUTH 21° 08' 09" EAST 225.83 FEET; THENCE RUN SOUTH 67° 23' 09" EAST 30.12 FEET; THENCE RUN SOUTH 24° 35' 44" EAST 60.52 FEET; THENCE RUN SOUTH 22° 36' 51" WEST 34.58 FEET; THENCE RUN SOUTH 21° 08' 09" EAST 34.77 FEET; THENCE RUN NORTH 68° 51' 51" EAST 230 FEET; THENCE RUN SOUTH 21° 08' 09" EAST 367.76 FEET, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THAT CERTAIN ROADWAY, LYING EAST OF, AND ADJACENT TO TRACTS 51,52 AND 53, ACCORDING TO SAID PLAT OF BOYNTON GARDENS; THENCE RUN SOUTH 0° 08' 09" EAST 385.84 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE RUN NORTH 67° 08' 09" WEST 100.0 FEET; THENCE RUN NORTH 22° 51' 51" EAST 30.0 FEET; THENCE RUN NORTH 67° 08' 09" WEST 30.0 FEET; THENCE RUN SOUTH 22° 51' 51" WEST 30.0 FEET; THENCE RUN SOUTH 67° 08' 09" EAST 125.55 FEET; THENCE RUN SOUTH 22° 51' 51" WEST 123.27 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE RUNNING SOUTHERLY TO THE RIGHT, A RADIAL AT SAID POINT BEARING SOUTH 36° 00' 00" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 125 FEET AND A CENTRAL ANGLE OF 53° 51' 45" RUN SOUTHERLY 117.51 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 0° 08' 09" EAST 352.91 FEET ALONG THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 125 FEET AND A CENTRAL ANGLE OF 37° 07' 23" RUN SOUTHWESTERLY 124.62 FEET; THENCE RUN SOUTH 33° 00' 45" EAST 164.90 FEET ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE; THENCE RUN NORTH 89° 18' 11" EAST 72.64 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THAT CERTAIN ROADWAY LYING EAST OF AND ADJACENT TO SAID TRACT 56 IN BOYNTON GARDENS; THENCE RUN SOUTH 0° 08' 09" EAST 187.01 FEET ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE OF WEST BOYNTON BEACH BOULEVARD; THENCE RUN SOUTH 89° 18' 11" WEST 646.29 FEET ALONG SAID NORTH RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 0° 12' 26" EAST 10 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 22; THENCE RUN NORTH 0° 12' 26" WEST (ON AN ASSUMED BEARING) 62.01 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE RUN NORTH 0° 41' 0" WEST 142.08 FEET; TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1350 FEET AND A CENTRAL ANGLE OF 23° 33' 01" RUN NORTHEASTERLY 554.89 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 22° 51' 51" EAST 48.96 FEET ALONG THE TANGENT EXTENDED; THENCE RUN NORTH 62° 11' 32" WEST 67.40 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 62° 11' 32" WEST 88.57 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 65 FEET AND A CENTRAL ANGLE OF 61° 51' 53" RUN NORTHERLY 70.18 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 0° 19' 39" WEST 670.11 FEET ALONG THE TANGENT EXTENDED; TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 65 FEET AND A CENTRAL ANGLE OF 66° 41' 30" RUN NORTHEASTERLY 75.66 FEET, TO A POINT OF TANGENCY THENCE RUN NORTH 66° 21' 51" EAST 54.07 FEET ALONG THE TANGENT EXTENDED; THENCE RUN SOUTH 23° 38' 09" EAST 110 FEET; THENCE RUN SOUTH 17° 13' 04" WEST 74.51 FEET; THENCE RUN SOUTH 0° 19' 39" EAST 491.47 FEET; THENCE RUN SOUTH 67° 08' 09" EAST 102.95 FEET; THENCE RUN SOUTH 22° 51' 51" WEST 145.77 FEET; THENCE RUN SOUTH 70° 20' 09" WEST 36.85 FEET, TO THE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

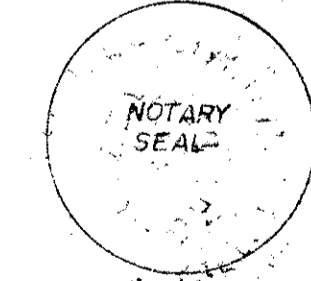
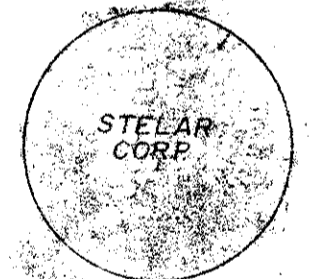
COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 22; THENCE RUN NORTH 0° 12' 26" WEST (ON AN ASSUMED BEARING) 62.01 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE RUN NORTH 0° 41' 0" WEST 142.08 FEET; TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1350 FEET AND A CENTRAL ANGLE OF 23° 33' 01" RUN NORTHEASTERLY 554.89 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 22° 51' 51" EAST 375.45 FEET ALONG THE TANGENT EXTENDED; TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 700 FEET AND A CENTRAL ANGLE OF 44° 00' 00" RUN NORTHEASTERLY AND NORTHWESTERLY 575.36 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 21° 08' 09" WEST 167.01 FEET ALONG THE TANGENT EXTENDED; THENCE RUN SOUTH 66° 21' 51" WEST 53.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66° 21' 51" WEST 172.41 FEET; THENCE RUN NORTH 23° 38' 09" WEST 120 FEET; THENCE RUN NORTH 66° 21' 51" WEST 52.26 FEET; THENCE RUN NORTH 0° 12' 26" WEST 73.32 FEET; THENCE RUN NORTH 21° 08' 09" WEST 137.67 FEET; THENCE RUN NORTH 79° 51' 51" EAST 101.63 FEET; THENCE RUN SOUTH 60° 38' 09" EAST 31.80 FEET; THENCE RUN SOUTH 21° 08' 09" EAST 22.01 FEET; THENCE RUN SOUTH 22° 36' 57" WEST 34.58 FEET, TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 22; THENCE RUN NORTH 0° 12' 26" WEST (ON AN ASSUMED BEARING) 62.01 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 22; THENCE RUN NORTH 0° 41' 0" WEST 142.08 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1350 FEET AND A CENTRAL ANGLE OF 14° 28' 11" RUN NORTHEASTERLY 340.93 FEET; THENCE RUN NORTH 76° 12' 59" WEST 40 FEET ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 22; AND THE POINT OF BEGINNING; THENCE RUN NORTH 0° 12' 26" WEST 101.13 FEET, ALONG SAID EAST LINE; THENCE RUN NORTH 62° 11' 32" WEST 68.52 FEET; THENCE RUN NORTH 27° 48' 28" EAST 120 FEET; THENCE RUN SOUTH 62° 11' 32" EAST 77.83 FEET; THENCE RUN SOUTH 20° 17' 3" EAST 33.39 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING SOUTHWESTERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING SOUTH 68° 22' 34" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1390 FEET AND A CENTRAL ANGLE OF 7° 50' 05" RUN SOUTHWESTERLY 190.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 52.6216 ACRES MORE OR LESS. HAVING CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN AND DO HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE THOROUGHFARES AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS AND ROAD RIGHT OF WAY.
2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
3. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, SUN VALLEY COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
4. TRACTS A,B AND C, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SUN VALLEY COMMUNITY MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. TRACTS D-1, D-2, D-3 & D-4 THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SUN VALLEY COMMUNITY MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. TRACT R-1, THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE SUN VALLEY COMMUNITY MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

BY: LARRY D. GLASSMAN - PRESIDENT
 ATTEST: STEVEN M. GLASSMAN - SECRETARY



ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED LARRY D. GLASSMAN COUNTY OF PALM BEACH AND STEVEN M. GLASSMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF STELAR CORP., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SAID OFFICERS 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 12 DAY OF DECEMBER, 1986.

MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA

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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.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 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.

WINNINGHAM & LIVELY, INC.

CHARLIE C. WINNINGHAM II
 REGISTERED LAND SURVEYOR NO. 1580
 STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF DEC, 1986.
 ATTEST: JOHN B. DUNKLE, CLERK

BY: *Karen T. Marcus*
 KAREN T. MARCUS - CHAIR

ATTEST: *Kathryn S. Miller*, Deputy Clerk
 John B. Dunkle, Clerk

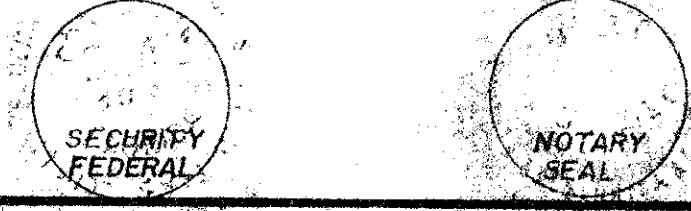
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Dec, 1986.

BY: *H. F. Kahler*
 H. F. KAHLERT, P. E., COUNTY ENGINEER

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO A ASSUMED DATUM OF N.89° 28' 33" E. ALONG THE SOUTH LINE OF SECTION 23-45-22
- P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: ○
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- L.A.E. DENOTES LIMITED ACCESS EASEMENT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: ○
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.



SUN VALLEY P.U.D. I 53/45

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

53/45