

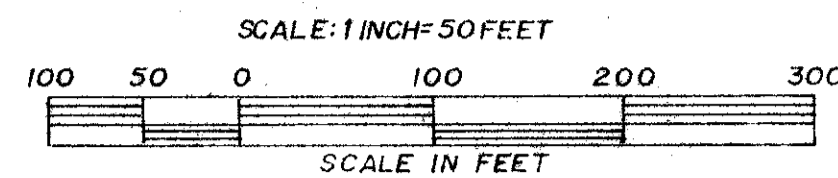
# SUN VALLEY I-A P.U.D.

SHEET 1 OF 2

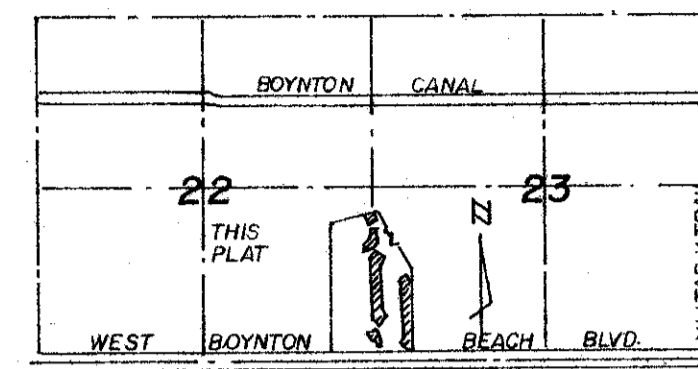
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THIS INSTRUMENT PREPARED BY: WINNINGHAM & LIVELY, INC.  
1040 N.E. 45TH STREET, FT. LAUDERDALE, FLORIDA

A REPLAT OF A PORTION OF BOYNTON GARDENS (6-32 PALM BEACH CO.)  
IN SECTIONS 22 & 23 TWP 45 S, RGE 42 E.  
PALM BEACH COUNTY, FLORIDA  
WINNINGHAM & LIVELY, INC. SURVEYORS - ENGINEERS FORT LAUDERDALE, FLORIDA



FEB. 1987



LOCATION MAP

DEDICATION & RESERVATION CONT.

## DEDICATION AND RESERVATION

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

PARCEL NO. 1  
BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 68, ACCORDING TO SUN VALLEY P.U.D. 1, AS RECORDED IN PLAT BOOK 55 AT PAGES 45 AND 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 62° 11' 32" EAST 57.83 FEET ALONG THE SOUTHEASTERLY PROJECTION OF THE NORTHERLY BOUNDARY OF SAID LOT 68; THENCE RUN SOUTH 20° 17' 13" EAST 33.39 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING SOUTHERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING SOUTH 68° 22' 54" 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 SOUTHERLY 190.07 FEET; THENCE RUN NORTH 0° 12' 26" WEST 101.13 FEET; THENCE RUN NORTH 62° 11' 32" WEST 68.52 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 68; THENCE RUN NORTH 27° 48' 28" EAST 120 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 68, TO THE POINT OF BEGINNING.

PARCEL NO. 2  
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 87, ACCORDING TO SAID PLAT; THENCE RUN SOUTH 23° 38' 09" EAST 110 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 87; 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, TO THE SOUTHEASTERLY CORNER OF LOT 99 ACCORDING TO SAID PLAT; THENCE RUN SOUTH 22° 51' 51" WEST 145.77 FEET; THENCE RUN SOUTH 70° 20' 09" WEST 36.85 FEET; THENCE RUN 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 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" WEST 54.07 FEET ALONG THE TANGENT EXTENDED, TO THE POINT OF BEGINNING.

PARCEL NO. 3  
BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 39, AS SHOWN ON SAID PLAT; THENCE RUN NORTH 79° 51' 51" EAST 101.63 FEET ALONG THE EASTERLY PROJECTION OF THE NORTHERLY BOUNDARY OF SAID LOT 39; THENCE RUN SOUTH 60° 38' 09" EAST 31.80 FEET; THENCE RUN SOUTH 21° 08' 09" EAST 252.01 FEET; THENCE RUN SOUTH 22° 36' 51" WEST 34.58 FEET; THENCE RUN SOUTH 66° 21' 51" WEST 172.41 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 82, AS SHOWN ON SAID PLAT; THENCE RUN NORTH 23° 38' 09" WEST 120 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 82; THENCE RUN NORTH 66° 21' 51" EAST 55.26 FEET; THENCE RUN NORTH 0° 12' 26" WEST 73.32 FEET; THENCE RUN NORTH 21° 08' 09" WEST 137.67 FEET ALONG A LINE ALSO FORMING THE EASTERLY BOUNDARY OF SAID LOT 39, TO THE POINT OF BEGINNING.

PARCEL NO. 4  
BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 34, AS SHOWN ON SAID PLAT; THENCE RUN NORTH 79° 51' 51" EAST 84.90 FEET ALONG THE EASTERLY PROJECTION OF THE NORTHERLY BOUNDARY OF SAID LOT 34 TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING SOUTHERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING NORTH 76° 02' 44" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 680 FEET AND A CENTRAL ANGLE OF 6° 49' 52" RUN SOUTHEASTERLY 81.07 FEET; THENCE RUN SOUTH 29° 32' 22" WEST 38.48 FEET; THENCE RUN SOUTH 79° 51' 51" WEST 70.53 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 34; THENCE RUN NORTH 10° 08' 09" WEST 110 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 34, TO THE POINT OF BEGINNING.

PARCEL NO. 5

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 138 AS SHOWN ON SAID PLAT; THENCE RUN SOUTH 67° 08' 09" EAST 117.46 FEET ALONG THE EASTERLY PROJECTION OF THE NORTHERLY BOUNDARY OF SAID LOT 138; THENCE RUN SOUTH 0° 08' 09" EAST 764.20 FEET; THENCE RUN SOUTH 89° 18' 11" WEST 72.64 FEET; THENCE RUN NORTH 33° 00' 45" WEST 164.90 FEET, TO AN INTERSECTION WITH THE ARC OF A CURVE RUNNING NORTHERLY TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, (THE NORTHWESTERLY PROJECTION OF THE LAST DESCRIBED COURSE BEING RADIAL TO SAID CURVE) HAVING A RADIUS OF 125 FEET AND A CENTRAL ANGLE OF 57° 07' 24" RUN NORTHERLY 124.62 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 0° 08' 09" WEST 352.91 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 125 FEET AND A CENTRAL ANGLE OF 53° 51' 45" RUN NORTHWESTERLY 117.51 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 138; THENCE RUN NORTH 22° 51' 51" EAST 123.27 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 138, TO THE POINT OF BEGINNING.  
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 5.9403 ACRES, MORE OR LESS.  
HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND REPLATTED AS SHOWN HEREON AND TO BE KNOWN AS SUN VALLEY I-A, AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
2. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY 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 THE PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
3. TRACT D-3A AND D-3B THE WATER MANAGEMENT TRACTS IS 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.

STELAR CORP.  
BY *Larry D. Glassman*  
LARRY D. GLASSMAN - PRESIDENT

ATTEST:  
STEVEN M. GLASSMAN - SECRETARY

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
BEFORE ME PERSONALLY APPEARED LARRY D. GLASSMAN AND STEVE M. GLASSMAN TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF STELAR CORP., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 24 DAY OF April, 1987.

MY COMMISSION EXPIRES: 4-24-91

*John A. Stamba*  
NOTARY PUBLIC-STATE OF FLORIDA

## SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO THE PLAT OF SUN VALLEY P.U.D. I AS RECORDED IN PLAT BOOK 55 AT PAGES 45 & 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: ◊  
L.A.E. DENOTES LIMITED ACCESS EASEMENT
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, OR MAINTENANCE EASEMENTS. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER OR UPON DRAINAGE, OR MAINTENANCE EASEMENTS. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITIES 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 THE USE RIGHTS GRANTED.
3. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

## SURVEYOR'S CERTIFICATE NOTE:

THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET IN CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.

22-23/45/42  
SUBDIVISION Sun Valley  
BOOK 56 PAGE 126  
FLOOD ZONE B FLOOD MAP # X  
QUAD # 35 ZONING  
SE ZIP CODE 33407  
PUD NAME I-A

22-185A  
23-190A

13  
87  
56  
Barbara A. Platt  
126-127

0498-003

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SUN VALLEY I-A 56/126