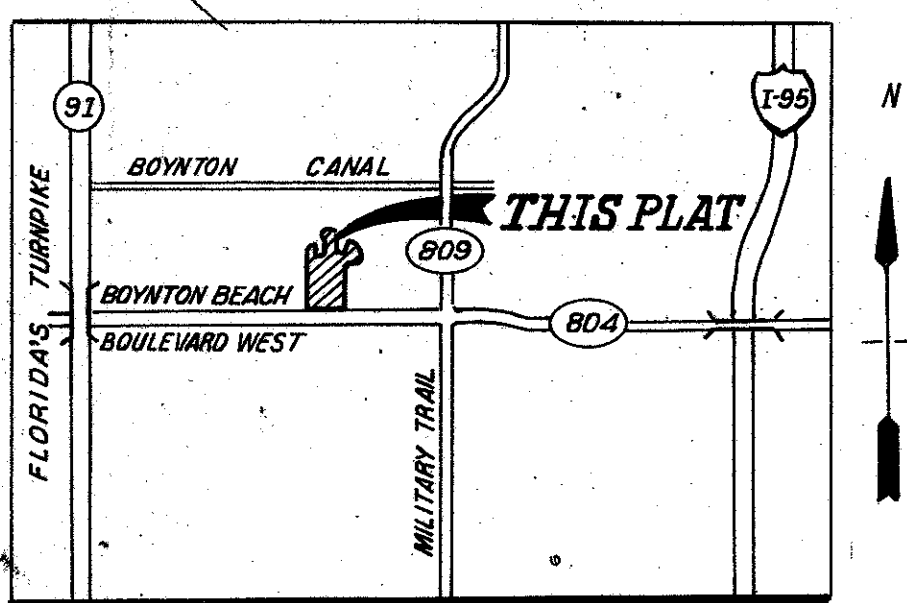


SUN VALLEY EAST PHASE I

0417 1990

169

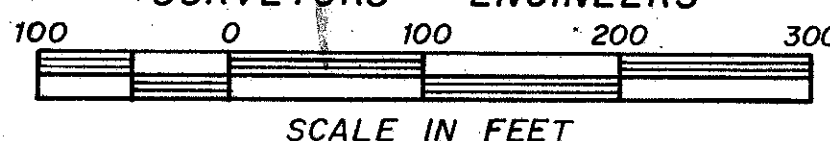
SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE

SUN VALLEY P.U.D.
A PLAT OF A PORTION OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, INCLUDING A REPLAT OF A PORTION OF BOYNTON GARDENS (6-32')

WINNINGHAM & LIVELY, INC. SURVEYORS - ENGINEERS FORT LAUDERDALE, FLORIDA



SCALE IN FEET

ACREAGE TABULATION

| | | |
|--------------------|----------------|-------------|
| PLAT BOUNDARY | 1,004,590 S.F. | 23.0622 AC. |
| TRACT A | 554,388 S.F. | 12.7270 AC. |
| ROADWAY DEDICATION | 113,897 S.F. | 2.6147 AC. |
| TRACTS D-1 & D-2 | 258,025 S.F. | 5.9234 AC. |
| TRACT A-1 | 63,186 S.F. | 1.4506 AC. |
| TRACT B | 13,474 S.F. | 0.3093 AC. |
| WELL SITES 1&7 | 1,600 S.F. | 0.0372 AC. |

PHASE 1- 100 UNITS, 4.34 DU/AC - PHASE 2- 254 UNITS, 9.5 DU/AC - OVERALL- 7.1, DU/AC

ZONING PETITION 85-162

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS THE UNDERSIGNED HEREBY CERTIFY THAT IT IS THE HOLDER OF A MORTGAGE 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 AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6244 AT PAGE 914 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO DEDICATION SHOWN HEREON. IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. V.P. AND ATTESTED BY ITS A.V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF NOVEMBER, 1989.

ATTEST: [Signature]
W. D. [Name], Asst. Vice Pres.

BY: [Signature]
BARNETT BANK OF PALM BEACH COUNTY
RAYMOND W. WEEKS, Sr. Vice Pres.

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED RAYMOND WEEKS AND W. DALY KAHIF TO ME WELL KNOWN, AND KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. V.P. AND A.V.P. OF BARNETT BANK OF PALM BEACH COUNTY, 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 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 28 DAY OF NOVEMBER, 1989.

MY COMMISSION EXPIRES: 4-20-93

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS THE UNDERSIGNED HEREBY CERTIFY THAT IT IS THE HOLDER OF A MORTGAGE 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 AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6244 AT PAGE 837 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO DEDICATION SHOWN HEREON. IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF NOVEMBER, 1989.

ATTEST: [Signature]
STEVEN GLASSMAN, SECRETARY

BY: [Signature]
LARRY D. GLASSMAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED LARRY D. GLASSMAN AND STEVEN GLASSMAN TO ME WELL KNOWN, AND KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF SUN VALLEY EQUITIES 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 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 28 DAY OF NOVEMBER, 1989.

MY COMMISSION EXPIRES: June 17, 1992

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS I, HERMAN BRETAGN, A DULY LICENSED ATTORNEY, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO P.M. CONCEPTS, INC., A FLORIDA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO APPLICABLE DEED RESERVATIONS WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: NOVEMBER 28, 1989

BY: [Signature]
HERMAN BRETAGN

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

WINNINGHAM & LIVELY, INC.

[Signature]
CHARLIE C. WINNINGHAM II - P.L.S. NO. 1580 - STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED PETER J. BASCH AND MICHAEL J. KLEIN 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 P.M. CONCEPTS, INC., A FLORIDA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 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 28 DAY OF NOVEMBER, 1989.

MY COMMISSION EXPIRES: June 17, 1992

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF JANUARY, 1990.

BY: [Signature]
CAROL ELMHOFF, CHAIRMAN, VICE
KAREN T. MARCUS
BY: [Signature]
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF JANUARY, 1990.

BY: [Signature]
H. F. KAHLERT, COUNTY ENGINEER

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO A RECORDED BEARING OF N 89°38'33"E. ALONG THE SOUTH LINE OF SECTION 23, ACCORDING TO THE PLAT OF SUN VALLEY P.U.D. 1 AS RECORDED IN PLAT BOOK 55 AT PAGES 45 & 46 (P.B.C.R.).
2. L.M.A.E. DENOTES LAKE MAINTENANCE ACCESS EASEMENT.
3. 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: @
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT.
A.E. DENOTES ACCESS EASEMENT.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND OR ORDINANCES OF PALM BEACH COUNTY. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT ARE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION AND RESERVATION (CONTINUATION)

6. TRACTS D-1 AND D-2, THE WATER MANAGEMENT TRACTS SHOWN HEREON ARE DEDICATED IN PERPETUITY FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUN VALLEY COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
 7. THE LIMITED ACCESS EASEMENT (L.A.E.) IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 8. THE UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION.
 9. TRACT A-1, THE RECREATIONAL TRACT, TRACT B AND THE BUFFER EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUN VALLEY COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATION, UTILITY AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
 10. THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) 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, FOR PURPOSES OF LAKE MAINTENANCE.
 11. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) 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, FOR PURPOSES OF LAKE MAINTENANCE.
 12. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THEIR SUCCESSORS AND ASSIGNS FOR LIFT STATION AND OTHER RELATED PURPOSES.
- IN WITNESS WHEREOF SAID P.M. CONCEPTS, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS THIS 28 DAY OF NOVEMBER, 1989.
- BY: [Signature]
MICHAEL J. KLEIN, SECRETARY

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT P.M. CONCEPTS, INC., A FLORIDA CORPORATION, OWNER OF LANDS IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SHOWN HEREON AS SUN VALLEY EAST PHASE I, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN THE SW 1/4 OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID PARCEL INCLUDING PORTIONS OF TRACTS 59 AND 60 AND ALL OF TRACTS 63 THRU 66 INCLUSIVE, ACCORDING TO THE PLAT OF BOYNTON GARDENS, AS RECORDED IN PLAT BOOK 6 AT PAGE 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN NORTH 89°28'33"E (ON AN ASSUMED BEARING) 1,322.40 FEET ALONG THE SOUTH LINE OF SAID SECTION 23; THENCE RUN NORTH 0°03'52"W 65.99 FEET ALONG A LINE ALSO FORMING THE WEST BOUNDARY OF SAID TRACT 59, TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BOYNTON BEACH BOULEVARD, AS NOW LOCATED AND CONSTRUCTED AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°03'52"W WEST 1,393.75 FEET ALONG SAID WEST BOUNDARY OF TRACTS 59, 65 AND 66, AND ITS PROJECTION; THENCE RUN NORTH 89°56'08"E EAST 197.72 FEET; THENCE RUN SOUTH 0°03'52"E EAST 3.25 FEET; THENCE RUN SOUTH 10°29'13"W WEST 135 FEET; THENCE RUN SOUTH 0°03'52"E EAST 101.39 FEET; THENCE RUN NORTH 89°56'08"E EAST 130.67 FEET; THENCE RUN NORTH 5°07'15"E EAST 141.90 FEET, 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 55.00 FEET AND A CENTRAL ANGLE OF 5°11'07" RUN NORTHERLY 4.98 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 0°03'52"W WEST 246.01 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 50.00 FEET AND A CENTRAL ANGLE OF 16°51'25" RUN NORTHERLY 14.71 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 16°55'17"W WEST 81.69 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 45.00 FEET AND A CENTRAL ANGLE OF 106°55'17" RUN NORTHWESTERLY AND NORTHEASTERLY 83.98 FEET, TO A POINT OF TANGENCY; THENCE RUN DUE EAST 33.66 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 70.00 FEET AND A CENTRAL ANGLE OF 19°26'52" RUN EASTERLY 23.76 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 70°33'08"E EAST 38.51 FEET ALONG THE TANGENT EXTENDED; THENCE RUN SOUTH 75°25'27"E EAST 125.23 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 55.00 FEET AND A CENTRAL ANGLE OF 77°46'38" RUN SOUTHEASTERLY 74.66 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 2°21'11"W WEST 153.41 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 50.00 FEET AND A CENTRAL ANGLE OF 15°10'01" RUN SOUTHWESTERLY 13.24 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 17°31'12"W WEST 300.74 FEET ALONG THE TANGENT EXTENDED; THENCE RUN SOUTH 71°20'10"E EAST 234.78 FEET, TO AN INTERSECTION WITH THE ARC OF A CURVE RUNNING NORTHERLY TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT (THE SOUTHEASTERLY PROJECTION OF THE LAST DESCRIBED COURSE, BEING RADIAL TO SAID CURVE) HAVING A RADIUS OF 1420.00 FEET AND A CENTRAL ANGLE OF 2°38'10" RUN NORTHEASTERLY 65.33 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 21°18'00"E EAST 103.25 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 885.00 FEET AND A CENTRAL ANGLE OF 8°41'07" RUN NORTHEASTERLY 134.15 FEET; THENCE RUN SOUTH 77°23'07"E EAST 82.21 FEET; THENCE RUN SOUTH 85°33'43"E EAST 34.67 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 50.00 FEET AND A CENTRAL ANGLE OF 65°20'14" RUN SOUTHEASTERLY 74.47 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 0°33'29"E EAST 102.86 FEET ALONG THE TANGENT EXTENDED; THENCE RUN SOUTH 0°45'09"E EAST 139.03 FEET; THENCE RUN SOUTH 1°14'55"W WEST 90.12 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 50.00 FEET AND A CENTRAL ANGLE OF 88°19'13" RUN SOUTHWESTERLY 77.07 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°34'08"W WEST 115.73 FEET ALONG THE TANGENT EXTENDED; THENCE RUN NORTH 76°43'34"W WEST 155.90 FEET, TO AN INTERSECTION WITH THE ARC OF A CURVE RUNNING SOUTHWESTERLY TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT (THE SOUTHWESTERLY PROJECTION OF THE LAST DESCRIBED COURSE BEING RADIAL TO SAID CURVE) HAVING A RADIUS OF 1420.00 FEET AND A CENTRAL ANGLE OF 13°16'01" RUN SOUTHERLY 328.80 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 0°00'25"W WEST 12.67 FEET ALONG THE TANGENT EXTENDED, TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF AFORESAID TRACT 66; THENCE RUN NORTH 89°29'22"E EAST 25.00 FEET, ALONG SAID SOUTH BOUNDARY, TO AN INTERSECTION WITH THE CENTERLINE OF THAT CERTAIN VACATED ROADWAY, LYING EAST AND ADJACENT TO AFORESAID TRACT 60; THENCE RUN SOUTH 00°00'25"W WEST 593.04 FEET ALONG SAID CENTERLINE, TO AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, AS NOW LOCATED AND CONSTRUCTED; THENCE RUN SOUTH 89°18'11"W WEST 661.30 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 23.0622 ACRES, MORE OR LESS, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS SUN VALLEY EAST PHASE I, AND DO HEREBY DEDICATE AS FOLLOWS: **0498-007**

1. EL CLAIR RANCH ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSE OF PUBLIC RIGHT-OF-WAY.
2. SILLS DRIVE AS SHOWN IS DEDICATED TO THE SUN VALLEY COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
3. PAVAROTTI TERRACE AND CARUSO COURT, THE ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUN VALLEY COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS, UTILITY AND DRAINAGE, AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
4. THE DRAINAGE EASEMENTS SHOWN HEREON ARE 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 THE 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.
5. TRACT A IS HEREBY RESERVED TO P.M. CONCEPTS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR HOUSING, UTILITIES AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

DIVISION - SUN VALLEY EAST PHASE I
BOOK 44 PAGE 169
FLOOD ZONE B
BLAD # 55
ZONING ZS
CE 85-162 ZIP CODE 33457
P.O. BOX NAME SUN VALLEY P.U.D.

162 444

SUN VALLEY EAST