

SUN VALLEY EAST PHASE II

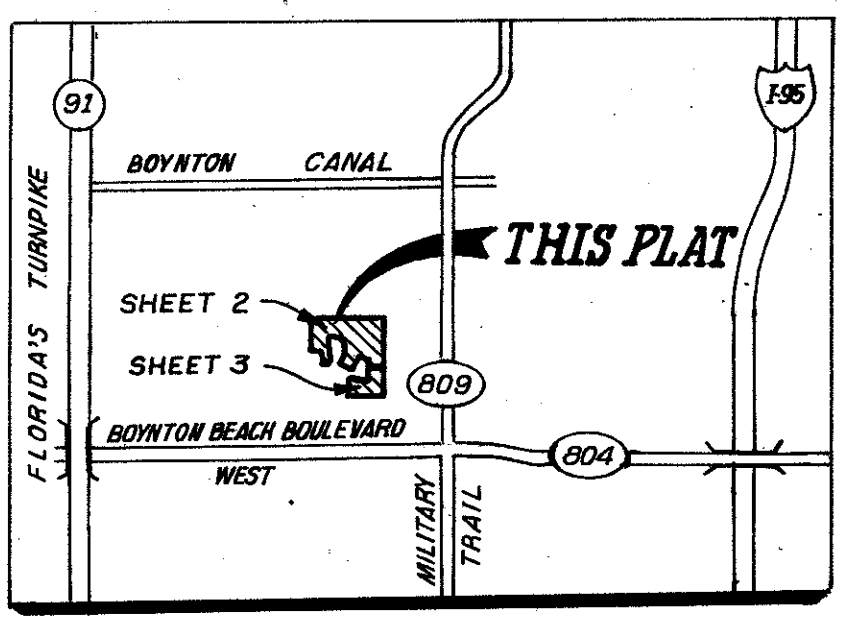
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109

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10/27/89
at 2:00 PM of March
1990, and duly recorded in File Book No.
65 on page 109 of this 111
Official Public Records



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)
PALM BEACH COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

C.C. WINNINGHAM CORPORATION
SCALE: 1" = 50'
1040 N.E. 45TH STREET
OAKLAND PARK, FLORIDA, 33334
AUGUST, 1989

SHEET 1 OF 3

THIS INSTRUMENT PREPARED BY:
CHARLIE C. WINNINGHAM II
C.C. WINNINGHAM CORPORATION
1040 N.E. 45th STREET
OAKLAND PARK, FLORIDA,
33334

ACREAGE	TABULATION
PLAT BOUNDARY	26.1057 ACRES, 1,137,165 S.F.
RIGHT OF WAY DEDICATION	1.7874 ACRES, 77,859 S.F.
WELL SITES 9, 10, 11	0.0620 ACRES, 2,700 S.F.
TRACT 1-A-6	24.2563 ACRES, 1,056,604 S.F.
PHASE 1 = 100 UNITS, 4.34 D.U./ACRE PHASE 2 = 254 UNITS, 9.5 D.U./ACRE OVERALL DENSITY = 7.1 D.U./ACRE	
ZONING PETITION NO. 85-162	

DEDICATION AND RESERVATION (CONTINUED)

4. PAVAROTTI TERRACE, SILLS DRIVE EAST, AND MUNSEL LANE, 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/OR ASSIGNS FOR ACCESS, UTILITY AND DRAINAGE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

5. THE DRAINAGE EASEMENTS ARE DEDICATED IN PERPETUITY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SUN VALLEY COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR 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.

6. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SUN VALLEY COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND CABLE T.V.

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.

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 ITS BOARD OF DIRECTORS THIS 2ND DAY OF FEBRUARY, 1990.

ATTEST: [Signature]
MICHAEL J. KLEIN, SECRETARY

BY: [Signature]
PETER J. BASCH - PRESIDENT

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT PM CONCEPTS, INC. A FLORIDA CORPORATION, OWNER OF THE LANDS IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SHOWN HEREON AS SUN VALLEY EAST PHASE II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID PARCEL INCLUDING ALL OF TRACTS 63 AND 64 AND A PORTION OF TRACT 65, 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN NORTH 89°28'33" EAST (ON AN ASSUMED BEARING) 1322.40 FEET ALONG THE SOUTH LINE OF SAID SECTION 23; THENCE RUN NORTH 0°03'52" WEST 1459.74 FEET ALONG A LINE ALSO FORMING THE EAST BOUNDARY OF TRACTS 63, 67 AND 68, ACCORDING TO SAID PLAT OF BOYNTON GARDENS, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°03'52" WEST 542.63 FEET ALONG A LINE ALSO FORMING THE EAST BOUNDARY OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 76°49'08" EAST 154.77 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT OF SUN VALLEY II, TO A POINT OF INTERSECTION; THENCE RUN NORTH 83°11'25" EAST 95.40 FEET ALONG SAID SOUTHERLY BOUNDARY, TO A POINT OF INTERSECTION; THENCE RUN NORTH 89°33'26" EAST 1042.00 FEET ALONG SAID SOUTHERLY BOUNDARY TO AN INTERSECTION WITH A LINE 40.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 23; THENCE RUN SOUTH 0°04'42" WEST 1384.41 FEET ALONG SAID PARALLEL LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 23; THENCE RUN SOUTH 89°29'22" WEST 647.02 FEET ALONG A LINE ALSO FORMING THE NORTHERLY BOUNDARY OF TRACTS 61 AND 62, ACCORDING TO SAID PLAT OF BOYNTON GARDENS; THENCE RUN NORTH 0°00'25" EAST 12.67 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 1420.00 FEET AND A CENTRAL ANGLE OF 13°16'01" RUN NORTHERLY 328.80 FEET; THENCE RUN SOUTH 76°43'34" EAST 155.90 FEET ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE; THENCE RUN NORTH 89°34'08" EAST 115.73 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 50.00 FEET AND A CENTRAL ANGLE OF 88°19'13" RUN NORTHEASTERLY 77.07 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 1°14'55" EAST 90.12 FEET ALONG THE TANGENT EXTENDED; THENCE RUN NORTH 8°45'09" WEST 139.03 FEET; THENCE RUN NORTH 0°33'29" WEST 102.86 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 50.00 FEET AND A CENTRAL ANGLE OF 89°20'14" RUN NORTHWESTERLY 74.47 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 85°53'43" WEST 34.67 FEET ALONG THE TANGENT EXTENDED; THENCE RUN NORTH 77°23'07" WEST 82.21 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING SOUTHERLY TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT (THE LAST DESCRIBED COURSE BEING RADIAL TO SAID CURVE) HAVING A RADIUS OF 885.00 FEET AND A CENTRAL ANGLE OF 8°41'07" RUN SOUTHWESTERLY 134.15 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 21°18'00" WEST 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 1420.00 FEET AND A CENTRAL ANGLE OF 2°38'10" RUN SOUTHWESTERLY 65.33 FEET; THENCE RUN NORTH 71°20'10" WEST 234.78 FEET ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE; THENCE RUN NORTH 17°31'12" EAST 300.74 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 50.00 FEET AND A CENTRAL ANGLE OF 15°10'01" RUN NORTHERLY 13.24 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 2°21'11" EAST 153.41 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 77°46'38" RUN NORTHWESTERLY 74.66 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 75°25'27" WEST 125.23 FEET ALONG THE TANGENT EXTENDED; THENCE RUN NORTH 70°33'08" WEST 38.51 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 70.00 FEET AND A CENTRAL ANGLE OF 19°26'52" RUN NORTHWESTERLY 23.76 FEET TO A POINT OF TANGENCY; THENCE RUN DUE WEST 33.66 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 45.00 FEET AND A CENTRAL ANGLE OF 106°55'17" RUN SOUTHWESTERLY AND SOUTHEASTERLY 83.98 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 16°55'17" EAST 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 50.00 FEET AND A CENTRAL ANGLE OF 16°51'25" RUN SOUTHERLY 14.71 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 0°03'52" EAST 246.01 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 55.00 FEET AND A CENTRAL ANGLE OF 5°11'07" RUN SOUTHERLY 98.00 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 57°07'15" WEST 141.90 FEET ALONG THE TANGENT EXTENDED; THENCE RUN NORTH 89°56'08" WEST 130.67 FEET; THENCE RUN NORTH 0°03'52" WEST 101.38 FEET; THENCE RUN NORTH 10°29'13" EAST 135.00 FEET; THENCE RUN NORTH 0°03'52" WEST 3.25 FEET; THENCE RUN SOUTH 89°56'08" WEST 197.72 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 68 ACCORDING TO SAID PLAT OF BOYNTON GARDENS; THENCE RUN NORTH 0°03'52" WEST 680.02 FEET ALONG THE EAST BOUNDARY OF SAID PLAT OF SUN VALLEY II; THENCE RUN NORTH 89°56'08" EAST 20.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°56'08" EAST 30.00 FEET; THENCE RUN SOUTH 0°03'52" EAST 30.00 FEET; THENCE RUN SOUTH 89°55'08" WEST 30.00 FEET; THENCE RUN NORTH 0°03'52" WEST 30.00 FEET, TO THE POINT OF BEGINNING; AND COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF TRACT 62 OF SAID PLAT OF BOYNTON GARDENS, WITH A LINE 65.00 FEET WEST OF, AND PARALLEL WITH THE NORTH-SOUTH LINE 1/4 SECTION LINE OF SAID SECTION 23, SAID LINE BEING THE PROPOSED WEST LINE OF THE L.W.D. E-3 RIGHT-OF-WAY; THENCE RUN NORTH 0°04'42" EAST ALONG SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 1268.78 FEET; THENCE RUN NORTH 89°55'18" WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°55'18" WEST 300.00 FEET; THENCE RUN NORTH 0°04'42" EAST 30.00 FEET; THENCE RUN SOUTH 89°55'18" EAST 30.00 FEET; THENCE RUN SOUTH 0°04'42" WEST 30.00 FEET TO THE POINT OF BEGINNING; AND COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF TRACT 62 OF SAID PLAT OF BOYNTON GARDENS, WITH A LINE 65.00 FEET WEST OF, AND PARALLEL WITH THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 23, SAID LINE BEING THE PROPOSED WEST LINE OF THE L.W.D. (ANAL E-3 RIGHT-OF-WAY); THENCE RUN NORTH 0°04'42" EAST ALONG SAID PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 154.69 FEET; THENCE RUN NORTH 89°55'18" WEST 60.73 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°55'18" WEST 30.00 FEET; THENCE RUN NORTH 0°04'42" EAST 30.00 FEET; THENCE RUN SOUTH 89°55'18" EAST 30.00 FEET; THENCE RUN SOUTH 0°04'42" WEST 30.00 FEET TO THE POINT OF BEGINNING; AND COMMENCING AT THE SOUTHEAST CORNER OF LOT 107/574, ACCORDING TO SAID PLAT OF SUN VALLEY II; THENCE RUN SOUTH 89°33'26" WEST 148.29 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 107/574 AND LOT 375 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°33'26" WEST 30.00 FEET, ALONG SAID SOUTH BOUNDARIES AND THE SOUTH BOUNDARY OF LOT 375; THENCE RUN SOUTH 0°26'34" EAST 30.00 FEET; THENCE RUN NORTH 89°33'26" EAST 30.00 FEET; THENCE RUN NORTH 0°26'34" WEST 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 26.024 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 II, DO HEREBY DEDICATE AS FOLLOWS:

1. EL CLAY RANCH ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF PUBLIC RIGHT-OF-WAY.

2. THE 25 FOOT RUD BUFFER EASEMENTS ALONG THE SOUTH AND EAST BOUNDARIES ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SUN VALLEY COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS A-2 THRU A-6 INCLUSIVE ARE HEREBY RESERVED FOR PM CONCEPTS, INC. A FLORIDA CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS FOR HOUSING, UTILITIES AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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 814 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRES. AND ATTESTED BY ITS VICE PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3RD DAY OF FEBRUARY, 1990.

ATTEST: [Signature]
BARNETT BANK OF PALM BEACH COUNTY
BY: [Signature]
RAYMOND WEEKS, S.V.P.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] AND [Signature] 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 2ND DAY OF FEBRUARY, 1990.

MY COMMISSION EXPIRES: 2/1/93
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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 814 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5TH DAY OF FEBRUARY, 1990.

ATTEST: [Signature]
STEVEN GLASSMAN, SECRETARY
BY: [Signature]
LARRY D. GLASSMAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED LARRY D. GLASSMAN AND STEVEN GLASSMAN TO ME WELL KNOWN, AND KNOWN TO ME 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 5TH DAY OF FEBRUARY, 1990.

MY COMMISSION EXPIRES: 6/17/92
NOTARY PUBLIC - STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF MARCH, 1990.
BY: [Signature]
H.F. KAHLERT, COUNTY ENGINEER

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, HERMAN BRETAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN P.M. CONCEPTS, INC., A FLORIDA CORPORATION; AND THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCOMBERED 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: 3-9-90
BY: [Signature]
HERMAN BRETAN

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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, 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 3RD DAY OF FEBRUARY, 1990.

MY COMMISSION EXPIRES: 6/17/92
NOTARY PUBLIC - STATE OF FLORIDA

SURVEYORS NOTES

- 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. I, AS RECORDED IN PLAT BOOK 55 AT PAGES 45 & 46 (P.R.P.B.C.)
- U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SHOWN THUS: @
P.C.P. DENOTES PERMANENT CONTROL POINT SHOWN THUS: o
- 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.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT ARE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
- (R.) INDICATES RADIAL LINE.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF MARCH, 1990.
ATTEST: [Signature]
JOHN B. DUNKLE, CLERK
BY: [Signature]
CAROL ELMQUIST, CHAIRMAN
DEPUTY CLERK

SURVEYORS 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.

C.C. WINNINGHAM CORPORATION
DATE: 11-13-89
BY: [Signature]
CHARLIE C. WINNINGHAM II - P.L.S. 0.1580 STATE OF FLORIDA

P.M. CONCEPTS SEAL	NOTARY SEAL	SURVEYOR SEAL	MORTGAGEE SEAL	NOTARY SEAL	MORTGAGEE SEAL	NOTARY SEAL	COUNTY SEAL
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SUN VALLEY EAST PHASE II

REVISION OF SUN VALLEY EAST PHASE II
 BOOK 65
 FLOOD ZONING MAP #100
 85-162
 SUN VALLEY P.U.D.