

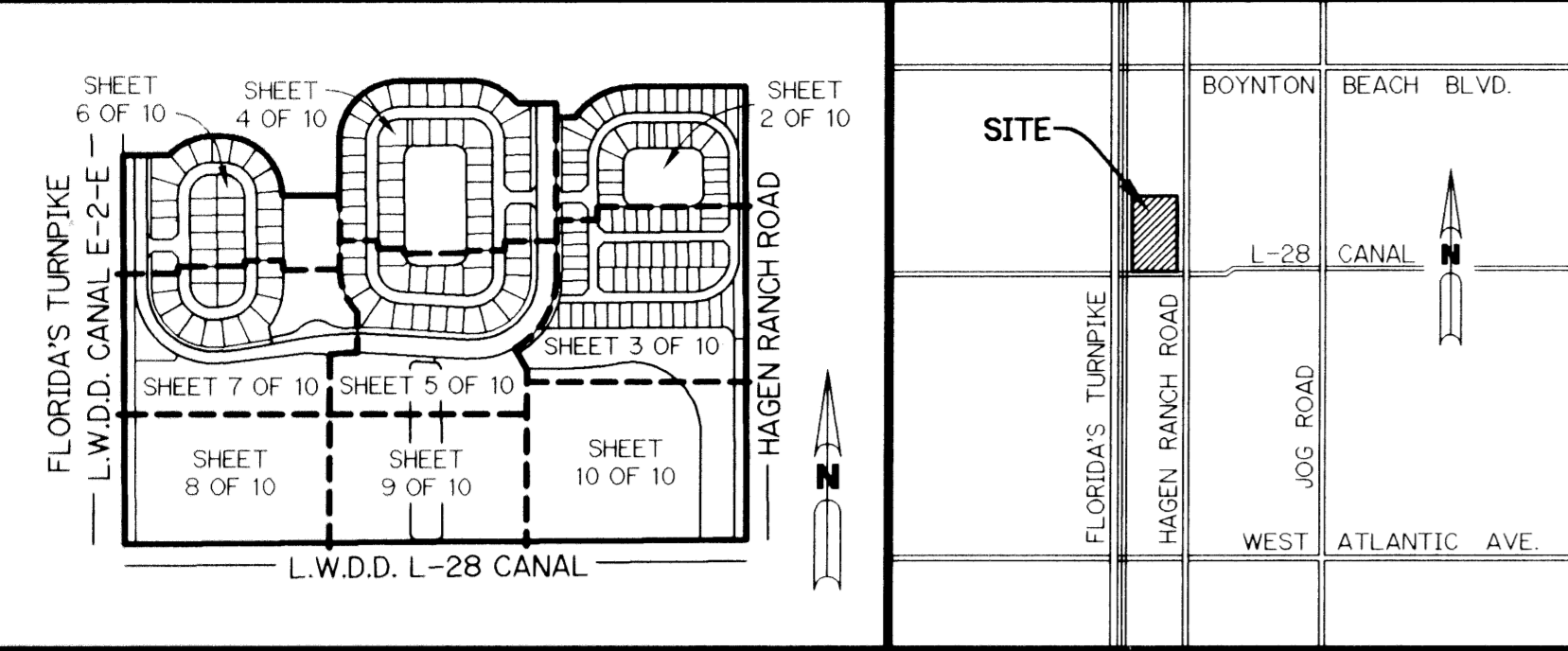
0662-003

114

A PLANNED UNIT DEVELOPMENT

VALENCIA LAKES - PLAT TWO

BEING A REPLAT OF ALL OF TRACTS 106, 107, 108, 109, 110, 111, 114, 115, 116, 117, 118, AND 119 AND A PORTION OF TRACTS 81, 82, 83, 84, 85, 86, 87, 88, 105, 112, 113, AND 120 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ALL IN BLOCK 58 ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST.



KEY MAP N.T.S.

LOCATION MAP SEC. 33 TWP. 45 S. RGE. 42 E



COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 10:00 A.M.
this 19th day of August 1997
and duly recorded in Plat Book No. 80
on page 114-123
DOROTHY H. WALKEN, Clerk of Circuit Court
by *[Signature]* D.C.

SHEET 1 OF 10 APRIL, 1997

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS VALENCIA LAKES - PLAT TWO, BEING A REPLAT OF ALL OF TRACTS 106, 107, 108, 109, 110, 111, 114, 115, 116, 117, 118, AND 119 AND A PORTION OF TRACTS 81, 82, 83, 84, 85, 86, 87, 88, 105, 112, 113, AND 120 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ALL IN BLOCK 58 ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF VALENCIA LAKES - PLAT ONE AS RECORDED IN PLAT BOOK 78, PAGES 13 THROUGH 23, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°16'31" EAST ALONG THE WEST RIGHT OF WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 654, PAGE 171 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,874.12 FEET; THENCE SOUTH 89°36'30" WEST ALONG THE NORTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 28 AS RECORDED IN OFFICIAL RECORD BOOK 1585, PAGE 505 OF SAID PUBLIC RECORDS, A DISTANCE OF 2,553.07 FEET; THENCE NORTH 00°24'35" WEST ALONG THE EAST RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL NO. E-2-E AS RECORDED IN OFFICIAL RECORD BOOK 9884, PAGE 192 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,611.46 FEET; THENCE FOLLOW THE SOUTHERLY LINE OF SAID VALENCIA LAKES - PLAT ONE FOR THE REMAINING COURSES; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 189.95 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 45°48'29" AND WHOSE RADIUS POINT BEARS SOUTH 46°11'58" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 197.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°36'30" EAST, A DISTANCE OF 40.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 247.00 FEET AND A CENTRAL ANGLE OF 89°58'56"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 387.91 FEET TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 234.24 FEET; THENCE NORTH 00°16'31" WEST, A DISTANCE OF 220.42 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 247.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 387.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°43'29" EAST, A DISTANCE OF 290.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 247.00 FEET AND A CENTRAL ANGLE OF 5°40'39"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 222.78 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 89°43'29" EAST, A DISTANCE OF 158.22 FEET; THENCE SOUTH 00°16'31" EAST, A DISTANCE OF 58.35 FEET; THENCE NORTH 89°43'29" EAST, A DISTANCE OF 79.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 288.10 FEET, A CENTRAL ANGLE OF 54°59'08" AND WHOSE RADIUS POINT BEARS SOUTH 55°15'39" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 276.48 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°43'29" EAST, A DISTANCE OF 463.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 103.53 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A", "B", "C", and "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "OS1" THROUGH "OS11", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "BT1" THROUGH "BT17", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L6", "L10", "L11", "L12" AND "L13", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 9884 PAGE 92 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACTS "I" AND "J", AS SHOWN HEREON, ARE HEREBY RESERVED FOR G.L. HOMES OF BOYNTON BEACH ASSOCIATES III, LTD. FOR FUTURE DEVELOPMENT PURPOSES. SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES III, LTD., THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VALENCIA LAKES HOMEOWNERS 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 PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN 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 AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EACH OVERHANG EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOT OWNER, HIS AND/OR HER SUCCESSORS AND ASSIGNS, WHOSE DWELLING UNIT ADJUTS SAID EASEMENT FOR ROOF OVERHANG PURPOSES, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, G.L. HOMES OF BOYNTON BEACH ASSOCIATES III, LTD., BY: G.L. HOMES OF BOYNTON BEACH III CORPORATION, MANAGING GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1 DAY OF July, 1997.

G.L. HOMES OF BOYNTON BEACH ASSOCIATES III, LTD. A FLORIDA LIMITED PARTNERSHIP

BY: G.L. HOMES OF BOYNTON BEACH III CORPORATION MANAGING GENERAL PARTNER

BY: *[Signature]* VP
RICHARD A. COSTELLO, VICE PRESIDENT

WITNESS: *[Signature]*
RICK E. EISNER

WITNESS: *[Signature]*
RICHARD M. NARWALK

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH III CORPORATION, MANAGING GENERAL PARTNER, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF July, 1997.

NOTARY PUBLIC: *[Signature]*
KATHLEEN M. COFFMAN

PRINT NAME: Kathleen M. Coffman

MY COMMISSION EXPIRES: March 18, 2001

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF BROWARD
VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 1 DAY OF July, 1997.

VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY: *[Signature]* PRES.
RICHARD A. COSTELLO, PRESIDENT

WITNESS: *[Signature]*
RICK E. EISNER

WITNESS: *[Signature]*
RICHARD M. NARWALK

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA LAKES HOMEOWNERS 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 1 DAY OF July, 1997.

NOTARY PUBLIC: *[Signature]*
KATHLEEN M. COFFMAN

PRINT NAME: Kathleen M. Coffman

MY COMMISSION EXPIRES: March 18, 2001

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 9335, AT PAGE 264 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS MODIFIED BY A MORTGAGE MODIFICATION AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1022 AT PAGE 1667 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 CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1 DAY OF July, 1997.

NATIONS BANK, NA (SOUTH), A NATIONAL BANKING ASSOCIATION
BY: *[Signature]*
BRETT W. MCMILLAN, VICE PRESIDENT

WITNESS: *[Signature]*
DORIS CORCORAN

WITNESS: *[Signature]*
BETTY LEVI

WITNESS: *[Signature]*
BETTY LEVI

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRETT W. MCMILLAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NATIONS BANK, NA (SOUTH), 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 July, 1997.

NOTARY PUBLIC: *[Signature]*
DORIS CORCORAN

PRINT NAME: Doris Corcoran

MY COMMISSION EXPIRES: 12-6-98

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 TO G.L. HOMES OF BOYNTON BEACH ASSOCIATES III, 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.

CHICAGO TITLE INSURANCE COMPANY
BY: *[Signature]*
HERB SWAN, ASSISTANT VICE PRESIDENT
DATE: July 2, 1997

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") 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.

BY: *[Signature]*
PERRY C. WHITE, PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4213, STATE OF FLORIDA
DATE: 7-22-97

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 19 DAY OF August, 1997.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MADS (1980 ADJUSTMENT). THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD BEING S. 00°16'31" E. (GRID)
- 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.
- 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
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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. NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1980 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 = 1.00002688
PLAT BEARING = GRID BEARING (NO ROTATION)

SITE PLAN DATA

ZONING PETITION NO. (WORTHINGTON TRAILS)...95-40 (A)
TOTAL AREA...103.53 ACRES
TOTAL DWELLING UNITS...183 D.U.
DENSITY...1.77 D.U./AC.

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

Notary seals for:
 G.L. HOMES OF BOYNTON BEACH III CORPORATION MANAGING GENERAL PARTNER
 NOTARY FOR VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC.
 NOTARY FOR VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC.
 NATIONS BANK, NA (SOUTH)
 NOTARY FOR NATIONS BANK, NA (SOUTH)
 SURVEYOR PERRY C. WHITE
 COUNTY ENGINEER GEORGE T. WEBB