

0571-004



93

VALENCIA GRAND ISLES (AKA POLO TRACE PRD) PLANNED UNIT DEVELOPMENT

VALENCIA FALLS - PLAT THREE

BEING A REPLAT OF A PORTION OF TRACTS 57, 58, 59, 68, 69, 70, 71, 72, 89, 90, 91, 92 AND 93, PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SHEET 1 OF 5 JUNE, 2000

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, 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 IN G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED ARE RECORDED OR OTHERWISE TERMINATED BY LAW AND SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

LAWYERS TITLE INSURANCE CORPORATION

By: Kathleen M. Coffman KATHLEEN M. JANNEN, ASSISTANT VICE PRESIDENT

DATE: 8/11/00 10/31/00 Kathleen M. Coffman

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 PLAT 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") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH 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: Edwin A. Jackle EDWIN A. JACKLE, DEPUTY COUNTY ENGINEER

DATE: 8/12/01

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") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH 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.

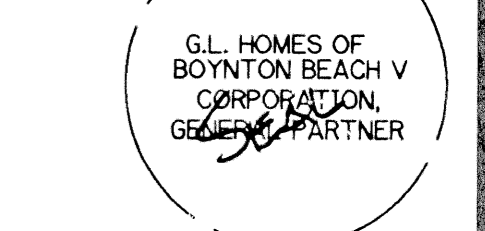
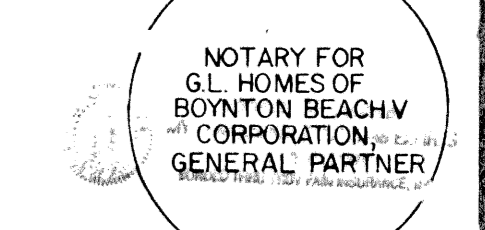
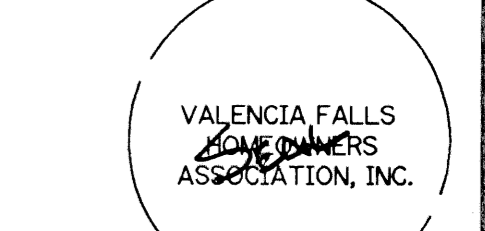
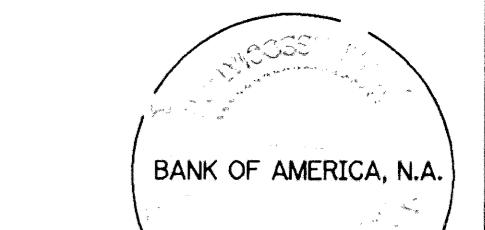
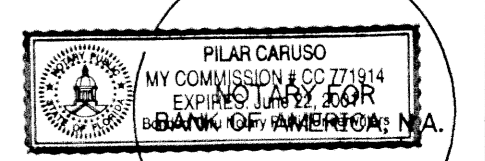
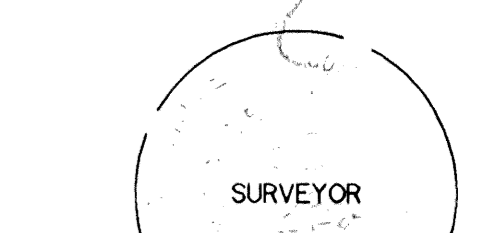
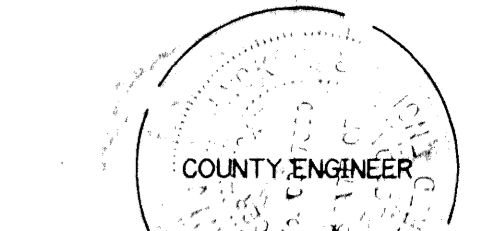
By: Perry C. White PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

DATE: 10-02-00

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, HAVING A BEARING OF NORTH 00°54'39" EAST.
2. 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 EXCEPT FOR THOSE EASEMENTS LYING WITHIN TRACTS 'A', 'B', 'C', 'D' AND 'E' AS DEDICATED BY THIS PLAT.
3. 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
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
6. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 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 = 1.0000278 PLAT BEARING = GRID BEARING NO ROTATION

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 1:01p on this day of January 2001 and duly recorded in Plat Book No. 93 on page 13-97 DOROTHY H. WILKEN, Clerk of Circuit Court by Kathleen M. Coffman



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS VALENCIA FALLS - PLAT THREE, BEING A PORTION OF TRACTS 57, 58, 59, 68, 69, 70, 71, 72, 89, 90, 91, 92 AND 93, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 706, PAGE 142, OFFICIAL RECORDS BOOK AND OFFICIAL RECORDS BOOK 688, PAGE 283 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SAID LINE OF SAID TRACT 89, THENCE NORTH 00°48'28" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,377.67 FEET; THENCE NORTH 00°54'39" EAST, A DISTANCE OF 51.32 FEET TO A POINT ON A LINE COINCIDENT WITH THE PLAT OF VALENCIA FALLS - PLAT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PLAT THROUGH THE NEXT 16 DESCRIBED COURSES, NORTH 86°47'04" EAST, A DISTANCE OF 98.38 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 195.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°41'24" EAST, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°38'12", A DISTANCE OF 12.39 FEET, TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 41°03'12" WEST, A DISTANCE OF 69.46 FEET; THENCE NORTH 01°46'42" EAST, A DISTANCE OF 91.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°05'21" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'52", A DISTANCE OF 59.19 FEET, TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,133.00 FEET, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°27'56", A DISTANCE OF 562.90 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE SOUTH 04°49'37" WEST, A DISTANCE OF 107.04 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 493.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 84°33'06" WEST, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'33", A DISTANCE OF 61.08 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 06°09'26" WEST, A DISTANCE OF 75.84 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,065.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'58", A DISTANCE OF 340.97 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 06°09'26" WEST, A DISTANCE OF 588.93 FEET, TO A POINT OF TANGENCY; THENCE NORTH 88°21'48" EAST, A DISTANCE OF 114.89 FEET; THENCE NORTH 00°44'46" WEST, A DISTANCE OF 1.36 FEET; THENCE NORTH 89°15'14" EAST, A DISTANCE OF 87.26 FEET, THENCE NORTH 88°14'48" EAST, A DISTANCE OF 35.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,065.00 FEET, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'58", A DISTANCE OF 59.78 FEET, TO A POINT OF TANGENCY; THENCE NORTH 89°08'51" EAST, A DISTANCE OF 28.69 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, A PORTION OF SAID CURVE BEING COINCIDENT WITH THE BOUNDARY OF SAID VALENCIA FALLS - PLAT ONE, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°06'23", A DISTANCE OF 49.27 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 00°44'46" EAST, A DISTANCE OF 113.18 FEET; THENCE SOUTH 06°51'09" EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 00°44'46" EAST, A DISTANCE OF 452.46 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE, THENCE SOUTH 00°44'46" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 89, 90, 91, 92 AND 93; THENCE SOUTH 89°15'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,341.16 FEET TO THE POINT OF BEGINNING. CONTAINING 35.24 ACRES, MORE OR LESS.

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

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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.
2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS 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.
3. TRACTS "C", "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE 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.
4. TRACT "OS1" AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. TRACT "BT1" AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. TRACTS "L8" AND "L9", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA FALLS 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 AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 11993, PAGE 1507-1519, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR VALENCIA FALLS 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 EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
8. 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 VALENCIA FALLS 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.
9. 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.

A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED, TO PALM BEACH COUNTY FOR THE PURPOSES OF INSTALLING, MAINTAINING AND REPAIRING WATER AND SEWER FACILITIES, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E. NO RIGHTS IN FAVOR OF THE PUBLIC ARE CREATED BY THIS EASEMENT.

A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED, TO FLORIDA POWER & LIGHT SOLELY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING UNDERGROUND FACILITIES, OTHER THAN TRANSFORMERS WHICH MAY BE ABOVE-GROUND WHERE NECESSARY, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E. TO PROVIDE ELECTRICAL SERVICE TO THE PLATTED PROPERTY. NO RIGHTS IN FAVOR OF THE PUBLIC AREA ARE CREATED BY THIS EASEMENT.

- 10. 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.
11. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA FALLS 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 MAINTENANCE ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE PERFORMANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
12. OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
13. THE TEMPORARY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT ROADS, SAID EASEMENT WILL TERMINATE UPON COMPLETION OF CONSTRUCTION AND FINAL ACCEPTANCE BY PALM BEACH COUNTY OF HAGEN RANCH ROAD, PALM BEACH COUNTY PROJECT NUMBER 96506.

IN WITNESS WHEREOF, G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. LTD., BY: G.L. HOMES OF BOYNTON BEACH V CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF August 2000.

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

By: G.L. HOMES OF BOYNTON BEACH V CORPORATION ITS GENERAL PARTNER

By: Richard A. Costello, Vice President

Witness: Kathleen M. Coffman

Witness: Kathleen M. Coffman

Witness: Richard J. Sage, Vice President

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES V. LTD., 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 16 DAY OF August 2000.

Notary Public: Kathleen M. Coffman

My Commission Expires:

VALENCIA FALLS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16 DAY OF August 2000.

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

By: Richard A. Costello, Vice President

Witness: Kathleen M. Coffman

Witness: Kathleen M. Coffman

Table with 2 columns: SITE PLAN DATA, VALENCIA FALLS - PLAT THREE. Rows include ZONING PETITION NO., TOTAL AREA, TOTAL DWELLING UNITS, and DENSITY.

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 11884, AT PAGE 1784 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF August 2000.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION

By: Richard J. Sage, Vice President

Witness: Pilar Caruso

Witness: Elizabeth C. Yuskaitis

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

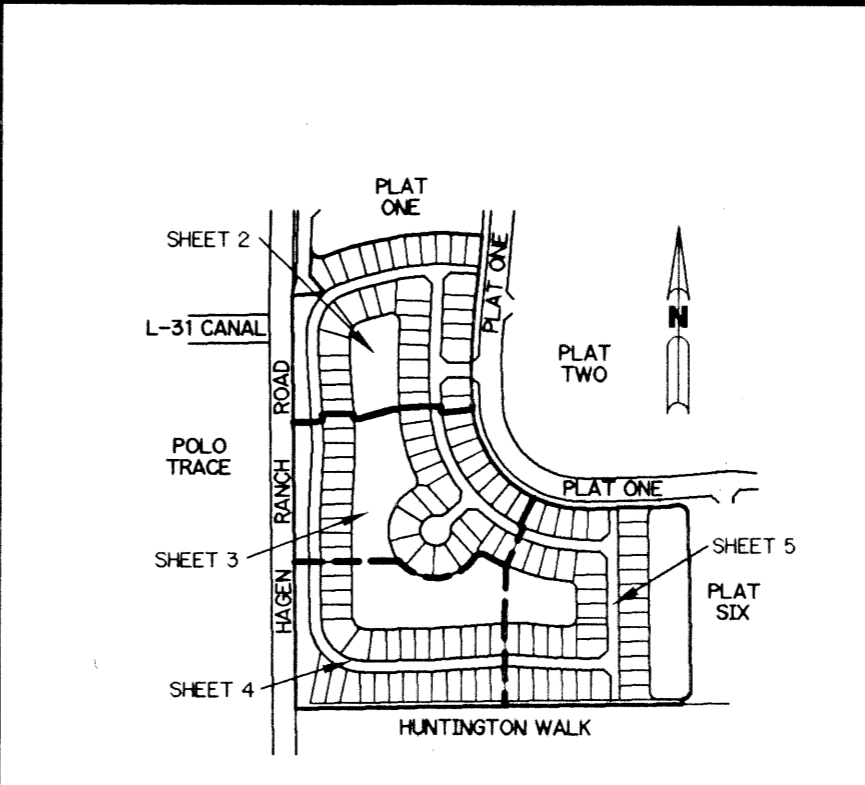
BEFORE ME PERSONALLY APPEARED RICHARD J. SAGE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 15 DAY OF August 2000.

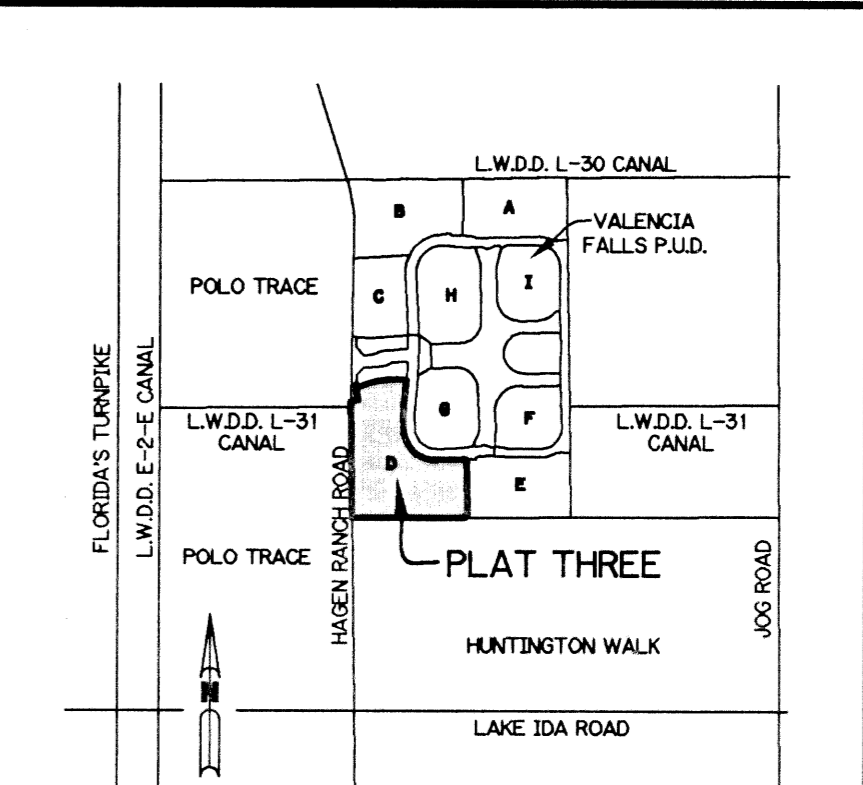
Notary Public: Pilar Caruso

My Commission Expires: JUNE 22, 2001

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE WEST PALM BEACH, FLORIDA 33409 LB-6674



KEY MAP N.T.S.



LOCATION MAP N.T.S.