

VALENCIA ISLES - REPLAT LOTS 351, 352 AND 353

BEING A REPLAT OF LOTS 351, 352 AND 353, VALENCIA ISLES - PLAT ONE
AS RECORDED IN PLAT BOOK 84, PAGES 3 THROUGH 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SHEET 1 OF 1 JANUARY, 2001

154

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS VALENCIA ISLES - REPLAT LOTS 351, 352 AND 353, BEING A REPLAT OF LOTS 351, 352 AND 353 OF VALENCIA ISLES - PLAT ONE, AS RECORDED IN PLAT BOOK 84, PAGES 3 THROUGH 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

CONTAINING 0.52 ACRES, MORE OR LESS.

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

1. EACH OVERHANG EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOT OWNER, HIS AND/OR HER SUCCESSORS AND ASSIGNS, WHOSE DWELLING UNIT ABUTS SAID EASEMENT FOR ROOF OVERHANG PURPOSES, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, G.L. HOMES OF BOYNTON BEACH ASSOCIATES IV, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, G.L. HOMES OF BOYNTON BEACH IV CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 23RD DAY OF MARCH, 2001.

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

BY: G.L. HOMES OF BOYNTON BEACH IV CORPORATION
ITS GENERAL PARTNER

By: *Richard A. Costello*
RICHARD A. COSTELLO, VICE PRESIDENT

WITNESS: *[Signature]*

PRINT NAME: *Steven M. Helfman*

WITNESS: *[Signature]*

PRINT NAME: *Rae E. Ecker*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

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 IV CORPORATION, GENERAL PARTNER OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES IV, LTD., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION ON BEHALF OF SAID LIMITED PARTNERSHIP, 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 AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2ND DAY OF March, 2001.

NOTARY PUBLIC: *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 10617, AT PAGE 1606 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 2ND DAY OF March, 2001.

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

By: *Richard J. Sage*
RICHARD J. SAGE, VICE PRESIDENT

WITNESS: *[Signature]*

PRINT NAME: *Pablo Cruz*

WITNESS: *[Signature]*

PRINT NAME: *Cathy Passerino*

PRINT NAME: *Cathy Passerino*

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 3RD DAY OF MARCH, 2001.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: *Pilar Chubb*

MY COMMISSION EXPIRES: *JUNE 22, 2001*

#773914

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 IN G.L. HOMES OF BOYNTON BEACH ASSOCIATES IV, 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: *Michael McCormick*
MICHAEL MCCORMICK, ASSISTANT VICE PRESIDENT

DATE: *March 14, 2001*

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") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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: *4-05-01*

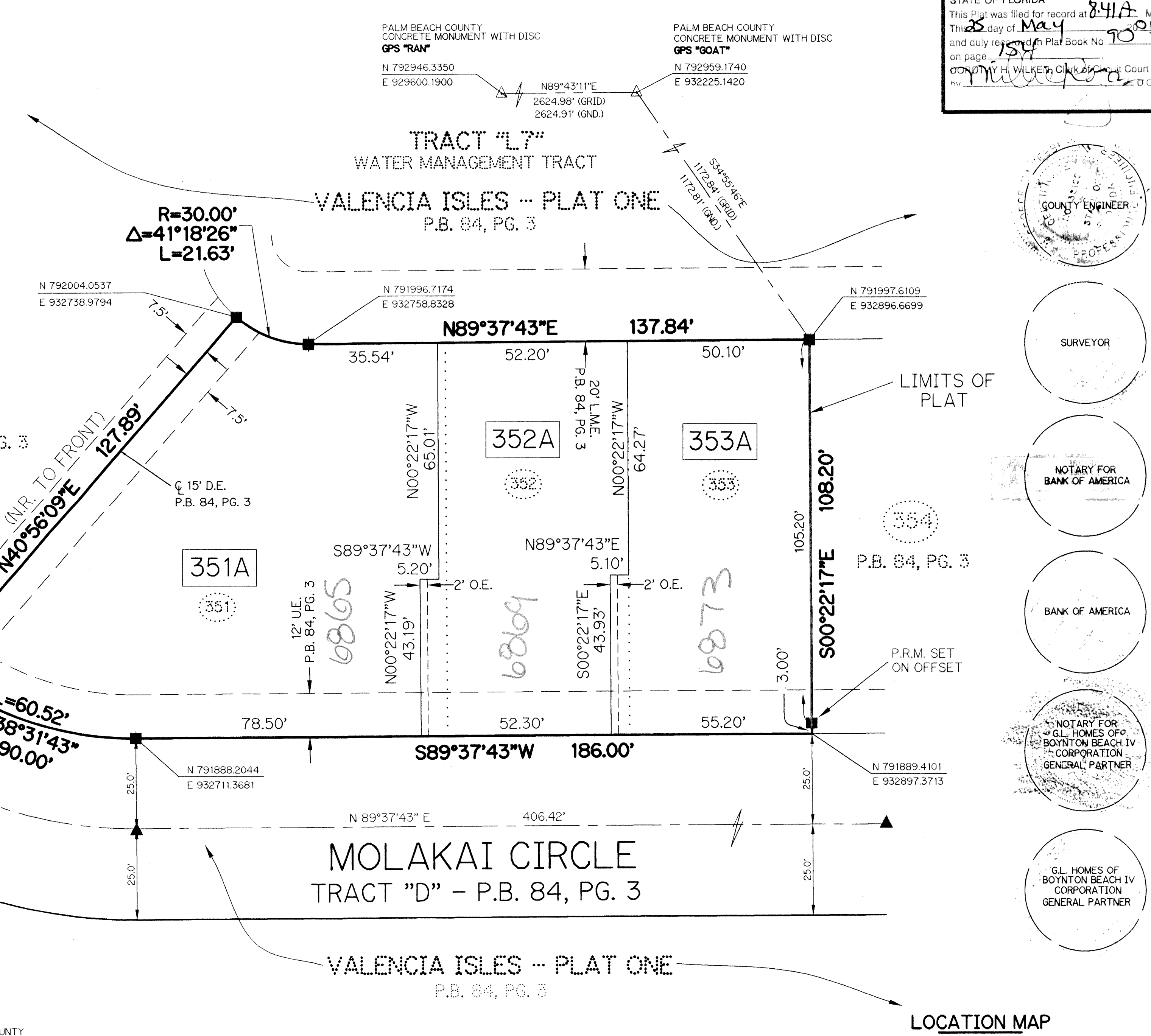
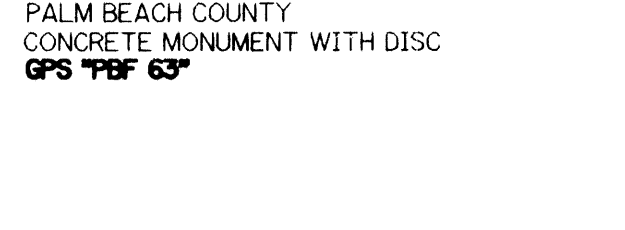
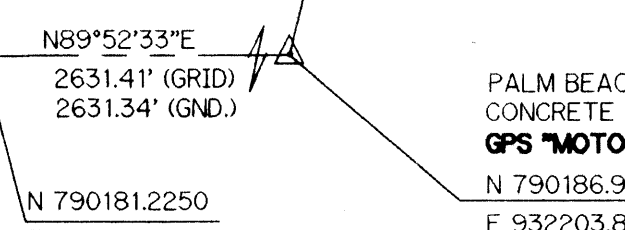
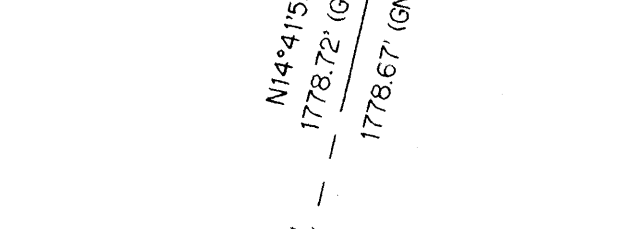
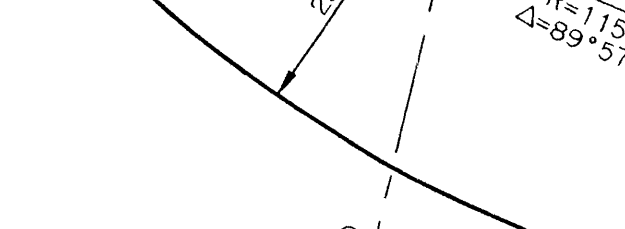
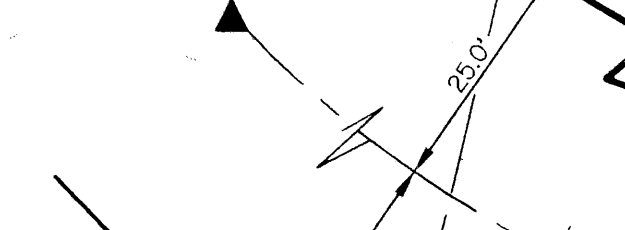
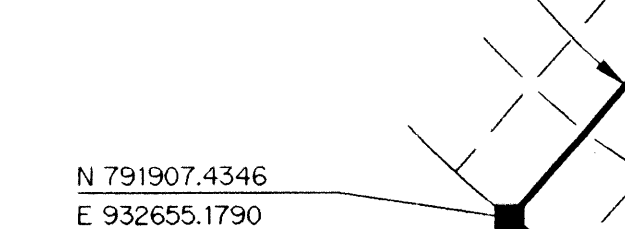
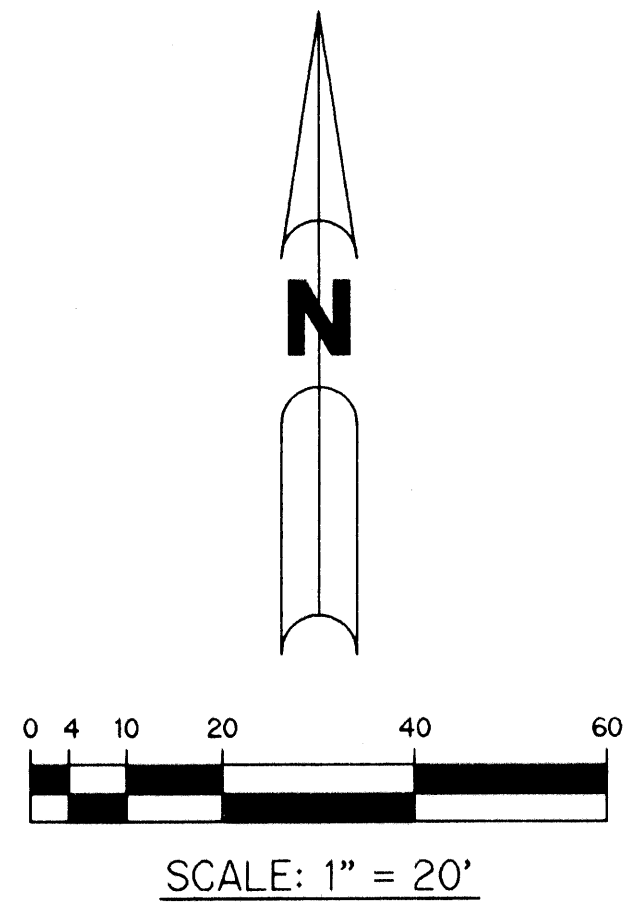
COUNTY ENGINEER

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 23RD DAY OF MARCH, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

By: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE NORTH RIGHT-OF-WAY LINE OF MOLAKAI CIRCLE ROAD BEING N 89°37'43" 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
- 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.
- 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.
- 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 = 1.0000285
N 00°30'03" W (PLAT BEARING) (PLAT = GRID)
N 00°30'03" W (GRID BEARING)



LEGEND:

- Δ - DELTA ANGLE
- - CENTERLINE
- DE - DRAINAGE EASEMENT
- L - ARC LENGTH
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. - NOT RADIAL
- O.E. - OVERHANG EASEMENT
- O.S. - OFFSET
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- RAD. - RADIAL
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- 353 - LOT NUMBER PER P.B. 84, PGS. 3-17
- GRD. - GROUND
- ▲ - FOUND PERMANENT CONTROL POINT LB6674
- - SET PERMANENT REFERENCE MONUMENT LB6674

SITE PLAN DATA

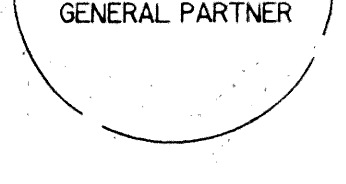
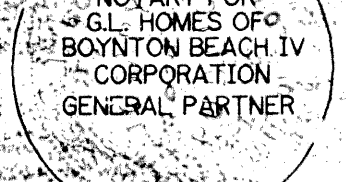
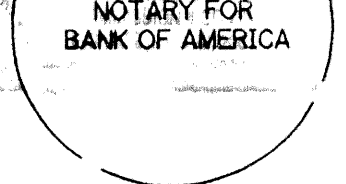
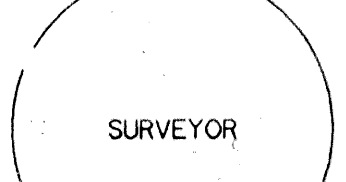
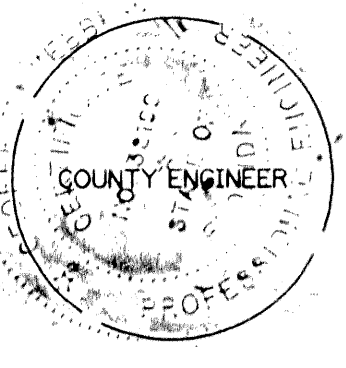
ZONING PETITION NO.97-74
TOTAL AREA.....0.52 ACRES
TOTAL DWELLING UNITS.....3 D.U.
DENSITY.....5.77 D.U./AC.

LOCATION MAP
N.T.S.

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
LB-6674



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 8:41 A.M.
on the 23rd day of May 2001
and duly registered in Plat Book No. 84
on page 154
COUNTY CLERK
BY: *[Signature]*



Valencia Isles - Replat Lots 351, 352, 353
PAGE 154
PROJECT MAP# 200A
ZONING PUD
AIR CODE 33437
90
35
452
10000000