

# WHITWORTH AGR-PUD PLAT SIX

BEING A REPLAT OF A PORTION OF TRACTS 13 AND 36, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, ALL LYING WITHIN BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:13 PM, THIS 13 DAY OF August, AND DULY RECORDED IN PLAT BOOK NO. 138 ON PAGE(S) 15-16. JOSEPH ABRUZZO, CLERK OF CIRCUIT COURT & COMPTROLLER

BY: *[Signature]* D.C.



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES 30, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS "WHITWORTH AGR-PUD PLAT SIX", BEING A REPLAT OF A PORTION OF TRACTS 13 AND 36, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, ALL LYING WITHIN BLOCK 60, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "0S22", OF WHITWORTH AGR-PUD PLAT FOUR, AS RECORDED IN PLAT BOOK 136, PAGE 100, SAID PUBLIC RECORDS, THENCE ALONG THE WEST LINE OF SAID TRACT 36 AND ITS NORTHERLY EXTENSION, NORTH 01°00'31" WEST, A DISTANCE OF 80.00 FEET; THENCE ALONG THE BOUNDARY OF SAID WHITWORTH AGR-PUD PLAT FOUR FOR THE FOLLOWING ELEVEN (11) DESCRIBED COURSES, NORTH 89°02'10" EAST, A DISTANCE OF 18.17 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 35°33'17"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 53°28'53" EAST, A DISTANCE OF 136.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 36°07'48"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 104.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°36'41" EAST, A DISTANCE OF 70.06 FEET; THENCE SOUTH 01°00'31" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 89°36'41" WEST, A DISTANCE OF 70.93 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 36°07'48"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 53.60 FEET TO A POINT OF TANGENCY; THENCE SOUTH 53°28'53" WEST, A DISTANCE OF 136.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 35°33'17"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 102.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°02'10" WEST, A DISTANCE OF 18.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.702 ACRES, MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, 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 THE VALENCIA GRAND 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 SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 34274, PAGE 1492 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

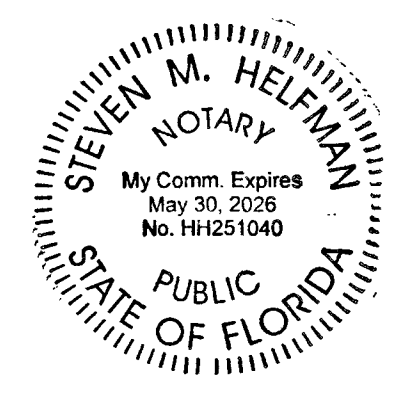
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH 30 CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF August, 2024.

BOYNTON BEACH ASSOCIATES 30, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP  
BY: BOYNTON BEACH 30 CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER  
BY: *[Signature]* ALAN FANT, VICE PRESIDENT  
WITNESS: *[Signature]* CLAYTON PETERSON  
WITNESS: *[Signature]* STEVEN HELFMAN  
PRINT NAME: Clayton Peterson PRINT NAME: Steven Helfman

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS 13 DAY OF August, 2024, BY ALAN FANT, AS VICE PRESIDENT OF BOYNTON BEACH 30 CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES 30, L.L.P., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: Steven Helfman  
MY COMMISSION EXPIRES: 5/30/2026  
COMMISSION NUMBER: HH251040



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE VALENCIA GRAND 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 12 DAY OF July, 2024.

VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION  
BY: *[Signature]* JILL SCHIMMING TADDEO, PRESIDENT  
WITNESS: *[Signature]* LAURDES SWARTE  
WITNESS: *[Signature]* CHARLES BOORMAN  
PRINT NAME: Laurdes Swarte PRINT NAME: Charles Boorman

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS 12 DAY OF August, 2024, BY JILL SCHIMMING TADDEO, AS PRESIDENT FOR THE VALENCIA GRAND HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: *[Signature]* LISA SANTANA  
PRINT NAME: Lisa Santana  
MY COMMISSION EXPIRES: 09/28/2026  
COMMISSION NUMBER: HH 317624



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
I, *[Signature]* Kimberly LeCompte, 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 BOYNTON BEACH ASSOCIATES 30, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: *[Signature]* Ulyssa Goffe DATE: 6/24/24  
PRINT NAME: Kimberly LeCompte  
ATTORNEY AT LAW  
FLORIDA BAR # 450799  
GREENBERG TRAURIG, P.A.

### SURVEYOR & MAPPER'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 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 DATE: 7/11/2024  
PERRY C. WHITE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213, STATE OF FLORIDA

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 12 DAY OF August, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1)(1) FLORIDA STATUTES.

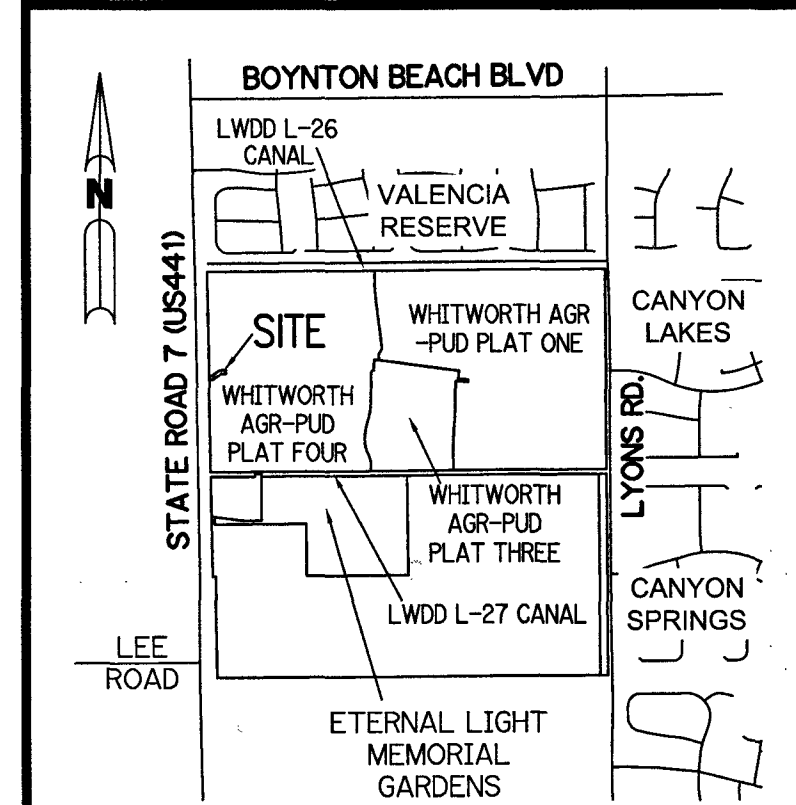
BY: *[Signature]* DAVID L. RICKS, P.E.  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "WHIT" AND "VITALITY" HAVING A BEARING OF SOUTH 01°02'54" EAST, ALL OTHER BEARINGS RELATIVE THERETO.
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS OR WATER MANAGEMENT TRACTS COINCIDE.
- 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- 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 GRID (UNLESS OTHERWISE NOTED). SCALE FACTOR = 1.00002026 PLAT BEARING = GRID BEARING GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 8. THE ROAD, DYKE AND DITCH RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AND LYING WITHIN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE: CL-94-00168-AE GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL. THE RESULTS OF THIS LAWSUIT WAS THAT THE ROAD, DYKE AND DITCH RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.

### SITE DATA

WHITWORTH AGR-PUD PLAT SIX  
CONTROL NO. 2021-0031



### LOCATION MAP

WHITWORTH AGR-PUD PLAT SIX  
N.T.S.

THIS INSTRUMENT WAS PREPARED BY  
PERRY C. WHITE, P.S.M. 4213,  
STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467 LB-7741

