

VALENCIA POINTE - PLAT THREE

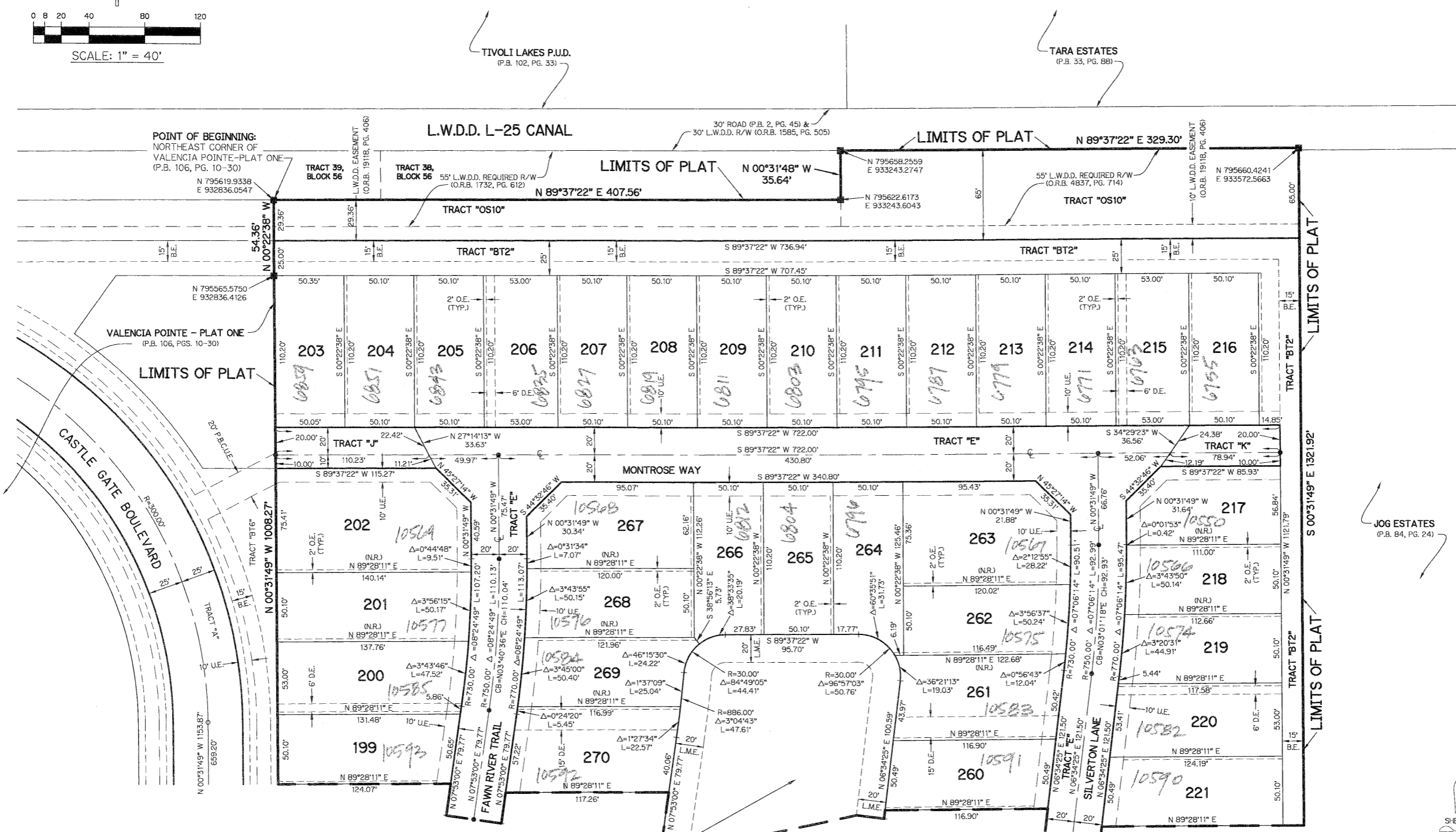
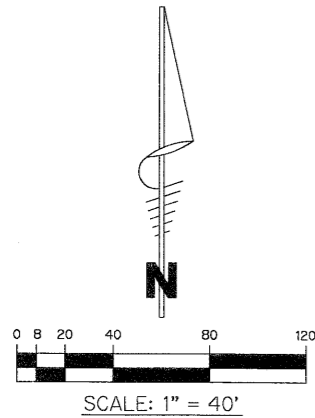
(A.K.A. HAGEN ASSEMBLAGE PLANNED UNIT DEVELOPMENT)

LYING IN SECTIONS 27, 28, 33, AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING ALL OF TRACT 37, A PORTION OF TRACTS 38, 39, AND 42, ALL OF TRACTS 43 AND 44, A PORTION OF TRACT 51, ALL OF TRACTS 52 THROUGH 54, AND A PORTION OF TRACTS 55 THROUGH 61, OF BLOCK 56; AND A PORTION OF TRACTS 97 AND 128, BLOCK 55; TOGETHER WITH A PORTION OF THE PLATTED 30' ROAD, DITCH AND DIKE RESERVATION, LYING SOUTH OF SAID TRACTS 42-44 AND NORTH OF SAID TRACTS 51-55; AND A PORTION OF THE PLATTED 50' ROAD, DITCH AND DIKE RESERVATION LYING BETWEEN SAID BLOCKS 55 AND 56, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

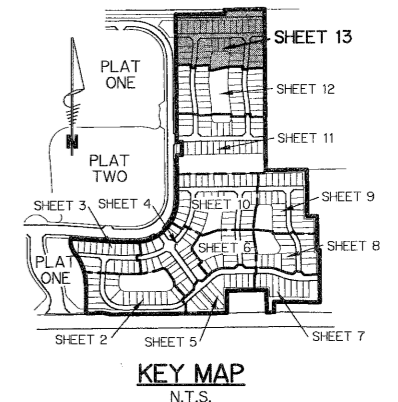
144

BROWN & PHILLIPS, INC.
 CERTIFICATE OF AUTHORIZATION # LB 6473
 901 NORTHPOINT PARKWAY, SUITE 305
 WEST PALM BEACH, FLORIDA 33407
 561-615-3988, 561-615-3986 FAX

SHEET 13 OF 13 JANUARY 2006



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6473
 - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #6473
 - - SET PERMANENT CONTROL POINT, L.B. #6473
 - - FOUND PERMANENT CONTROL POINT, L.B. #6473
 - Δ - DELTA ANGLE
 - B.E. - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - C - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 - N.R. - NOT RADIAL
 - N.T.S. - NOT TO SCALE
 - OR.B. - OFFICIAL RECORD BOOK
 - O.E. - OVERHANG EASEMENT
 - P.B. - PLAT BOOK
 - P.C.P. - PERMANENT CONTROL POINT
 - P.G.S. - PAGES
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT



VALENCIA POINTE PLAT # 3
 BOOK 144
 PLATTED MAP # 185 Δ
 ZONING PD0
 CEAD# 25
 TAX 457
 PUD NAME

TRACT "L7"
 WATER MANAGEMENT TRACT
 (SHALL BE MAINTAINED BY VALENCIA POINTE MASTER ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 19929, PG. 1807, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)
 2.136 ACRES