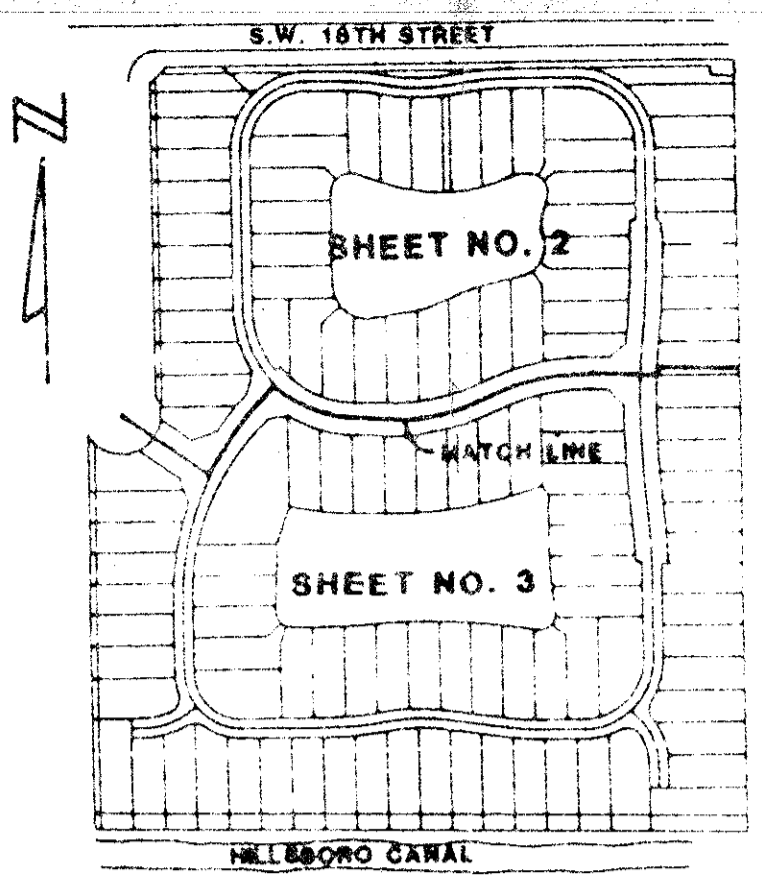


DRAWING NUMBER
53/80

DRAWING NUMBER

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KEY MAP

DESCRIPTION

Being a Replat of Tract "H" of Boca Pointe No. 2 as recorded in Plat Book 47, Pages 26 and 27 of the Public Records of Palm Beach County, Florida and being more particularly described as follows: Commencing at the West (1/4) Quarter Corner of Section 33, Township 47 South, Range 42 East; thence north 01°57'24" West along the West Line of said Section 33, a distance of 174.96 feet to the North Right-of-Way Line of Hillsboro Canal, as recorded in Official Record Book 2, Page 62 of the said Public Records; thence South 89°59'43" East along the North Line of said Hillsboro Canal, a distance of 1516.04 feet to the POINT OF BEGINNING; thence continuing along the same course, a distance of 1021.31 feet to a point on the Southwest Corner of Tract "W-7" of said Boca Pointe No. 2; thence North 01°07'20" West along the West Line of said Tract "W-7", a distance of 1210.15 feet to a point on the South Right-of-Way Line of S.W. 18th Street as recorded in Boca Pointe No. 1, Plat Book 42, Pages 141 thru 143 of the said Public Records; thence South 88°52'40" West along the South Right-of-Way Line of said S.W. 18th Street, a distance of 890.11 feet to a point on the Easterly Right-of-Way Line of Boca Pointe Drive as recorded in said Boca Pointe No. 2; thence the following three courses along said Right-of-Way Line of Boca Pointe Drive; thence South 43°52'40" West, a distance of 35.36 feet; thence South 01°07'20" East, a distance of 486.88 feet to a point on a curve, the tangent at this point bears South 29°04'30" East; thence Southerly and Westerly, along the arc of said curve, concave to the Northwest, having a radius of 60.00 feet and a central angle of 180°00'00", a distance of 188.49 feet to a point of tangency, said point also being on the East Line of Tract "I" as recorded in said Boca Pointe No. 2, the tangent at this point bears North 29°04'30" West; thence South 01°07'20" East along the East Line of said Tract "I", a distance of 621.93 feet to the POINT OF BEGINNING.

Subject to Easements of Record.

MORTGAGEE CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED hereby certify that they, as such officers of MARKBOROUGH FLORIDA, INC., a Florida Corporation licensed to do business in the State of Florida, are the holders of a mortgage upon the hereon described property and do hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agree that their mortgage which is recorded in Official Record Book 41, Page 111, Public Records of the Palm Beach County, Florida shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested to by its Secretary and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 12 day of MARCH, 1986.

MARKBOROUGH FLORIDA, INC., a Florida Corporation

By: Jeffery M. Birr, President

Attest: Galen B. Custard, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME personally appeared JEFFERY M. BIRR and GALEN B. CUSTARD to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of MARKBOROUGH FLORIDA, INC., a Florida Corporation and severally acknowledged to and before me that they executed such instrument as such officers 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 12 day of MARCH, 1986. My commission expires: Notary Public - State of Florida at large

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH Peter M. Brooke Esquire, a duly licensed Attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to COSTAIN FLORIDA, INC.; that the current taxes have been paid and that I find the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct and that there are no other encumbrances of record.

By: Peter M. Brooke Esquire, Attorney at Law Licensed in Florida, Date: 3/24/86

VALENCIA

BEING A REPLAT OF TRACT "H" OF BOCA POINTE NO. 2 AS RECORDED IN PLAT BOOK 47, PAGES 26 AND 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN PART OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN THREE SHEETS SHEET NO. 1

GEE & JENSON ENGINEERS - ARCHITECTS - PLANNERS, INC. WEST PALM BEACH, FLORIDA JULY 1985

LAND USE

Table with 2 columns: Category and Value. Includes TOTAL ACREAGE (26.68), TOTAL RESIDENTIAL LOTS (115 UNITS), DENSITY (4.31 D.U. / ACRES), OPEN SPACE (12.89 ACRES), etc.

NOTES

- denotes Permanent Reference Monument.
o denotes Permanent Control Point.

All bearings shown hereon are relative to an assumed meridian, the West Line of Section 33-47-42 is assumed to bear North 01°57'24" West.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

No buildings or any kind of construction shall be placed on Utility or Drainage Easements.

Easements are for Public Utilities, unless otherwise noted.

Where Landscape Parcels and Maintenance or Utility Easements coincide, there shall be no planting of trees or shrubs within the Maintenance or Utility Easements.

Landscaping in Utility (other than Water & Sewer) Easements are with the permission of the various Utility Companies.

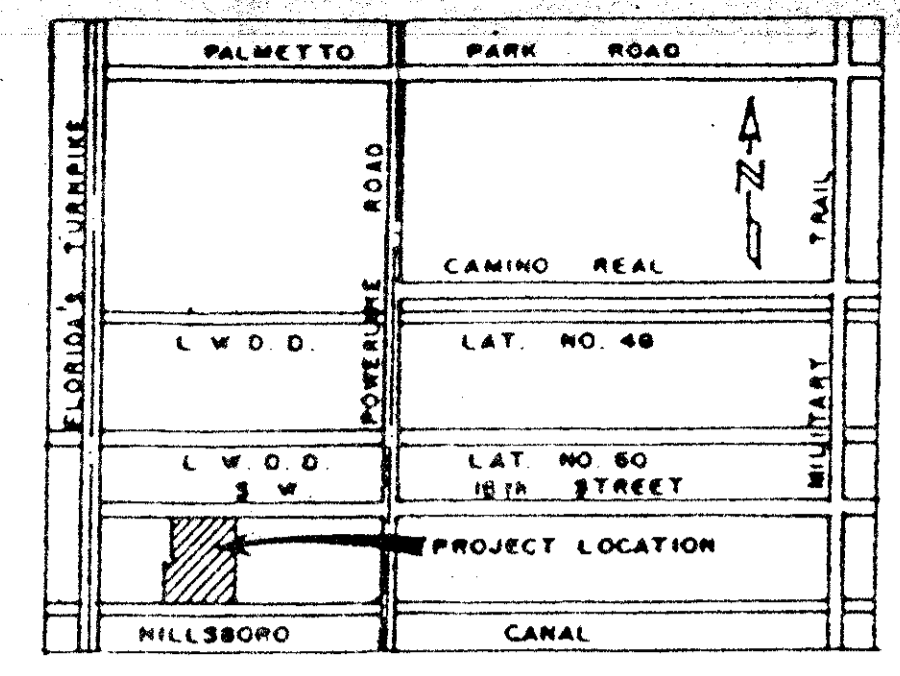
Where Utility and Drainage Easements cross, Drainage Easements take precedence.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS. This plat is hereby approved for record this 13 day of MARCH, 1986. By: Karen T. Marcus, Chair

Attest: JOHN B. DUNKLE, Clerk. By: Robert A. Miller, Deputy Clerk

COUNTY ENGINEER. This plat is hereby approved for record this 13 day of MARCH, 1986. By: H.F. Kohert, County Engineer



LOCATION MAP

DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS, that COSTAIN FLORIDA INC., a Florida Corporation, licensed to do business in the State of Florida, the owner of the land shown hereon as VALENCIA, being in part of Section 33, Township 47 South, Range 42 East, Palm Beach County, Florida and more particularly described to the left under Description; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The 50 foot Right-of-Way as shown is for private road purposes, utilities, and drainage and is hereby dedicated to VALENCIA AT BOCA POINTE HOME OWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

The 30 foot Access Tract as shown is for private road purposes, utilities, and drainage and is hereby dedicated to VALENCIA AT BOCA POINTE HOME OWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

The Access Easement as shown is for the access to Parcel "C" and is hereby dedicated to the VALENCIA AT BOCA POINTE HOME OWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

The Pedestrian Easements as shown are for the use of pedestrians and recreational purposes and are hereby dedicated to VALENCIA AT BOCA POINTE HOME OWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

The Maintenance Easements are for the Maintenance of Parcels "B" and "C", and are hereby dedicated to the VALENCIA AT BOCA POINTE HOME OWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

Parcel "A" is for Lake Maintenance Access and Drainage Easement purposes and is hereby dedicated to VALENCIA AT BOCA POINTE HOME OWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

Parcels "B" and "C" are for Water Management and Drainage Easement purposes and are hereby dedicated to VALENCIA AT BOCA POINTE HOME OWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

Parcels "D", "E", "F", "G", "H", "I", and "J" are for landscape purposes and are hereby dedicated to VALENCIA AT BOCA POINTE HOME OWNERS ASSOCIATION INC., and are the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by their respective officers and their corporate seal to be affixed here to by and with the authority of their Board of Directors, this 12 day of MARCH, 1986.

Attest: H. Watkins, Secretary. By: J.E. MacKenzie, President

COSTAIN FLORIDA, INC., a Florida Corporation

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME personally appeared J.E. MACKENZIE and H. WATKINS, President and Secretary, respectively of COSTAIN FLORIDA INC., a Florida Corporation licensed to do business in Florida, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seal affixed to said instrument is the 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 12 day of MARCH, 1986. My commission expires: Notary Public - State of Florida at large

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on MARCH 22, 1986 that they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set as required by law and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements and that the survey data complies with all the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

MICHAEL G. PURMORT AND ASSOCIATES, INC. Michael G. Purnort, Professional Land Surveyor Florida Registration No. 2720 Date: 3/22/86

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on MARCH 24, 1986, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc. Stuart H. Cunningham, Professional Land Surveyor Florida Registration No. 3896. Date: 3/24/86

STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 11:45 AM, this 12th day of MARCH, 1986, and duly recorded in Plat Book No. 53 on Pages 80 and 82. JOHN B. DUNKLE Clerk Circuit Court By: [Signature] D.C.

SUBDIVISION + Valencia BOOK 53 PAGE 80 FLOOD ZONE A-1 FLOOD MAP # 204A QUAD # 54 ZONING SE ZIP CODE 33433 PUD NAME

0211-006

53/80

VALENCIA