

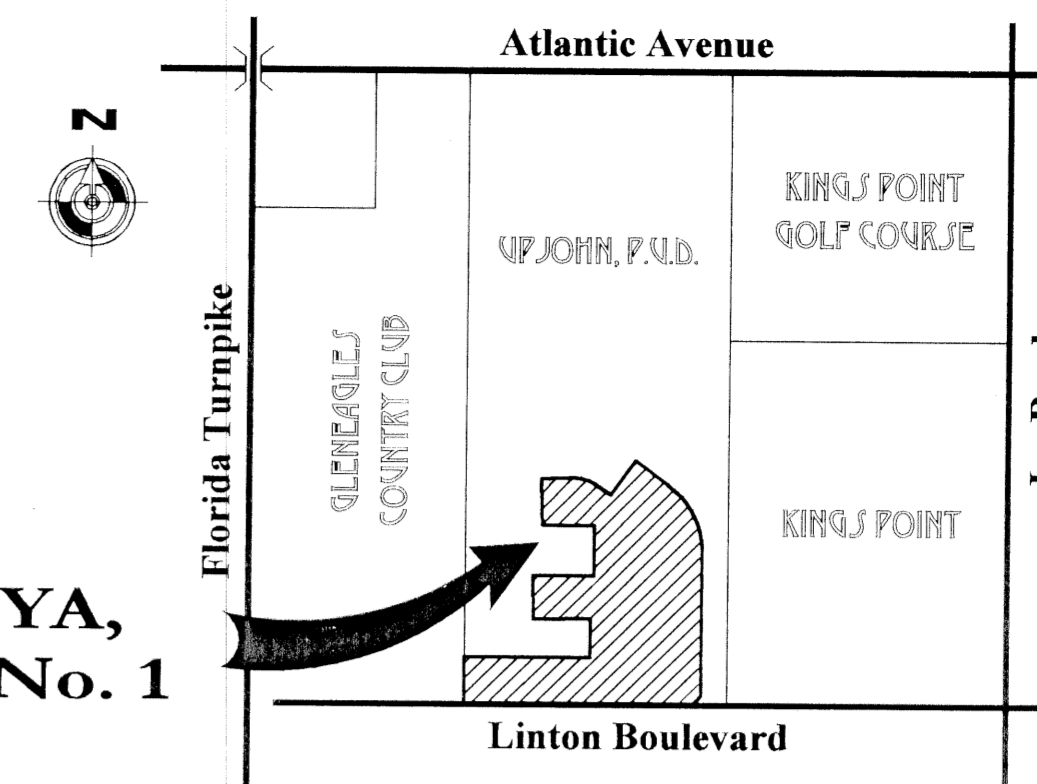
This Instrument Prepared by  
Thomas R. Palbickie of  
**HAGER WEINBERG AND ASSOCIATES, INC.**  
Professional Land Surveyors  
Certificate of Authorization No. 6772  
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431  
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwajh@bellsouth.net

UPJOHN - P.U.D.

0672-002

# VIZCAYA, PLAT No. 1

A Replat of a Portion of Tract "C" of the Plat of UPJOHN P.U.D. PLAT ONE as recorded in Plat Book 86 at Pages 1 thru 3 of the Public Records of Palm Beach County, Florida, lying in Section 21, Township 46 South, Range 42 East Palm Beach County, Florida



88

State of Florida ss  
County of Palm Beach  
This Plat was Filed for Record at 8:14am this 29 day of October 1999, and Duly Recorded in Plat Book 86 on Pages 88 and 89  
Dorothy H. Wilken, Clerk  
By: Seig B. Shaddy, P.C.

Sheet 1 of 2 Sheets

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that UPJOHN - DELRAY LIMITED PARTNERSHIP, a Florida Limited Partnership, owners of the land shown hereon, being a Replat of a Portion of Tract "C" of the Plat of UPJOHN P.U.D. PLAT ONE as Recorded in Plat Book 86 at Pages 1 thru 3 of the Public Records of Palm Beach County lying in Section 21, Township 46 South, Range 42 East, Palm Beach County, Florida shown hereon as VIZCAYA, PLAT No. 1, being more particularly described as follows:

COMMENCE at the Southeast Corner of said Section 21; thence N.02°16'40"W., along the East Line of said Section 21, a distance of 80.03 feet; thence N.83°44'47"W., along the North Right-of-Way Line of Linton Boulevard, a distance of 172.46 feet to the POINT of BEGINNING of the hereinafter described Parcel; thence N.46°59'16"E. for 53.51 feet; thence N.02°16'40"W. for 640.99 feet; thence N.47°16'40"W. for 14.14 feet; thence N.02°16'40"W. for 80.00 feet; thence N.42°43'20"E. for 14.15 feet; thence N.02°16'40"W. for 403.70 feet to a point of curvature, thence with an initial Northerly direction, along the arc of a curve to the left, concave Southwesterly, having a radius of 300.00 feet, a central angle of 70°44'39" and a chord bearing of N.37°39'00"W., for 370.42 feet to a point of tangency; thence N.73°01'19"W. for 215.42 feet; thence S.16°58'41"W. for 105.20 feet; thence S.09°42'34"W. for 75.57 feet; thence S.16°53'12"W. for 78.56 feet; thence N.73°30'18"W. for 105.20 feet; thence N.65°16'41"W. for 68.29 feet to a point on the arc of circular curve; thence with an initial Northwesterly direction, along the arc of a curve to the left, concave Southerly, bearing S.17°02'50"W. to the radius point, having a radius of 524.80 feet, a central angle of 19°08'28" and a chord bearing of N.82°31'24"W., for 175.32 feet; thence S.87°49'28"W. for 145.94 feet; thence S.02°05'38"E. for 302.00 feet; thence N.87°54'22"E. for 317.14 feet; thence N.22°40'16"W. for 31.99 feet; thence S.73°06'49"E. for 107.57 feet to a point on the arc of circular curve; thence with an initial Southwesterly direction, along the arc of a curve to the left, concave Easterly, bearing S.77°01'10"E. to the radius point, having a radius of 1020.00 feet, a central angle of 13°57'21" and a chord bearing of S.06°00'10"W., for 248.45 feet; thence S.87°52'31"W. for 372.71 feet; thence S.02°05'38"E. for 317.22 feet; thence N.84°36'22"E. for 201.33 feet; thence S.88°22'09"E. for 171.88 feet; thence S.02°05'38"E. for 145.19 feet; thence S.88°28'11"E. for 6.05 feet; thence S.01°31'49"W. for 105.20 feet; thence N.88°28'11"W. for 172.40 feet; thence S.84°35'19"W. for 451.03 feet; thence S.02°05'38"E., for 200.34 feet (the next 3 courses being along the North Right-of-Way Line of Linton Boulevard); thence N.84°35'19"E. for 450.49 feet; thence S.88°28'11"E. for 449.85 feet; thence S.83°44'47"E. for 277.54 feet to the POINT of BEGINNING.

Said lands contain 26.533 acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- TRACT "A" (Private Street), as shown hereon, is hereby reserved for the VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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.
- TRACTS "L-1", "L-2", "L-3", and "L-4" (Water Management Tracts), as shown hereon, are reserved for the VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County. Subject to Existing Littoral Zone Restrictive Covenant Agreement as recorded in Official Record Book 9812, Page 159, Public Records of Palm Beach County, Florida.
- LAKE MAINTENANCE ACCESS EASEMENTS: The Lake Maintenance Access Easements, as shown hereon, are hereby reserved for the VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K" and "L" (Open Space), as shown hereon, are hereby reserved for the VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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.
- DRAINAGE EASEMENTS: 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 the VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit its Successors and Assigns, without recourse to Palm Beach County.
- LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements, as shown hereon, are hereby reserved for the VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- UTILITY EASEMENTS: 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.
- 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 and Easements and Private Streets associated with said Drainage System.
- TRACT "M" (Residential Access Street), as shown hereon, is hereby reserved for the VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, as a Residential Access Street 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.
- OVERHANG EASEMENTS: The Overhang Easements, as shown hereon, are 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.
- TRACT "H" (Recreation Tract): as shown hereon, is hereby Reserved for the VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., its Successors and Assigns, for Recreational purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named Limited Partnership has caused these presents to be signed by its General Partner, FL RFC/WA GP, L.C., a Florida Limited Liability Company, licensed to do business in Florida, this 16<sup>th</sup> day of MAY, 1999.

UPJOHN - DELRAY LIMITED PARTNERSHIP  
a Florida Limited Partnership  
By: FL RFC/WA GP, L.C.  
A Florida Limited Liability Company  
General Partner  
By: Hearststone  
a California Corporation (authorized to do business in Florida)  
Manager  
By: James K. Griffin, Jr., Senior Vice President

Witness:  
(Print Name) JANE D. WAGGON  
Witness:  
(Print Name) VIRGINIA CROSSON

### Petition No. 95-002

#### P.U.D. Statistics:

Gross Acreage: 26.533 Acres  
Total Dwelling Units: 80 D.U.  
Density: 3.01 D.U./Acres  
Housing Type: Zero Lot Line/Single Family/Detached

### ACKNOWLEDGEMENT

State of Florida  
County of Broward ss

BEFORE ME personally appeared James K. Griffin, Jr. who is personally known to me and who executed the foregoing instrument as Senior Vice President of HEARTHSTONE, a California Corporation, Manager of FL RFC/WA GP, L.P., a Florida Limited Liability Company, General Partner 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 18<sup>th</sup> day of May, 1999.

Janet R. Wargin  
Notary Public - State of Florida  
My Commission Expires: Aug. 4, 2001

### ACCEPTANCE OF RESERVATIONS

State of Florida  
County of Broward ss

The VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 19<sup>th</sup> day of MAY, 1999.

Witness: Joan Rao Dockstader  
(Print Name) JOAN RAO  
Witness: Lois Cardinale  
(Print Name) Lois Cardinale

VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.  
a Florida Corporation Not for profit  
By: Craig Perry  
(Print Name) CRAIG PERRY, PRESIDENT

### ACKNOWLEDGEMENT

State of Florida  
County of Broward ss

BEFORE ME personally appeared CRAIG PERRY who is personally known to me and who executed the foregoing instrument as President of VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit and severally acknowledged to and before me that he executed such 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 14<sup>th</sup> day of MAY, 1999.

Joan Rao Dockstader  
Notary Public - State of Florida  
My Commission Expires: August 5, 1999

### ACKNOWLEDGEMENT

State of Florida  
County of Broward ss

BEFORE ME personally appeared Craig Perry who is personally known to me and who executed the foregoing instrument as President of VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit and severally acknowledged to and before me that he executed such 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 23<sup>rd</sup> day of September, 1999.

Janet R. Wargin  
Notary Public - State of Florida  
My Commission Expires: Aug 4, 2001

### VIZCAYA, PLAT No. 1

### ACCEPTANCE OF RESERVATIONS

State of Florida  
County of Broward ss

The VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit hereby accepts the dedications or reservations to said Association as stated and shown hereon and hereby accepts its maintenance obligations for same as stated hereon dated this 23<sup>rd</sup> day of September, 1999.

Witness: Michael Cook  
Witness: Todd Kinsler

VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC.  
a Florida Corporation Not for Profit  
By: Craig Perry  
Craig Perry, President

### 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 Section 177.091 (9), Florida Statutes, 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 complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Thomas R. Palbickie  
Thomas R. Palbickie  
Professional Land Surveyor  
Florida Registration No. 5061

### TITLE CERTIFICATION

State of Florida  
County of Palm Beach ss

We RELIANCE TITLE COMPANY, a Title Insurance Company, 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 to UPJOHN-DELRAY LIMITED PARTNERSHIP, a Florida Limited Partnership; that current taxes have been paid; 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.

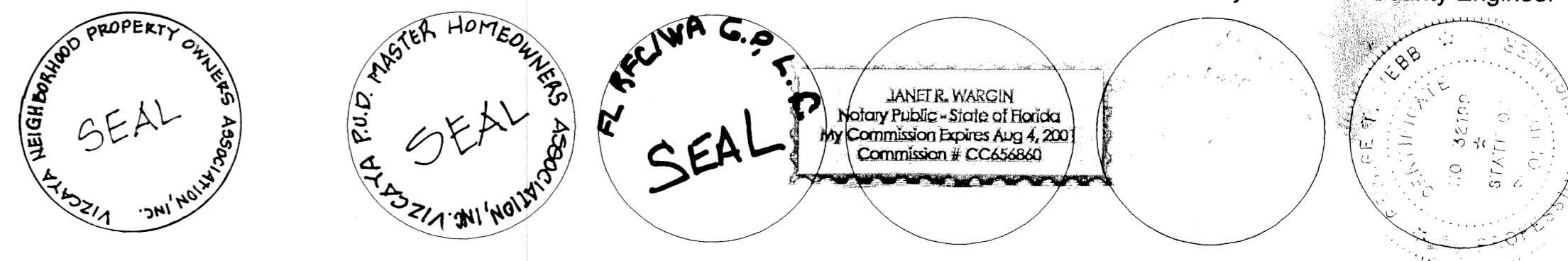
Larry Rothenberg  
Larry Rothenberg, President  
Reliance Title Company  
5/28/99  
Updated: 8/30/99

### COUNTY APPROVAL 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 28 day of October, 1999, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081 (1), Florida Statutes.

George T. Webb  
George T. Webb, P.E., County Engineer

VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOC.    VIZCAYA P.U.D. MASTER Homeowners Association    Notary General Partner    Surveyor    County Engineer



REVISION VIZCAYA, Plat #1  
PAGE 88  
FLOOD MAP # 215A  
ZONING PUD/AE  
TAX 92-061  
ZIP CODE 33446  
PLAT NAME UPJOHN