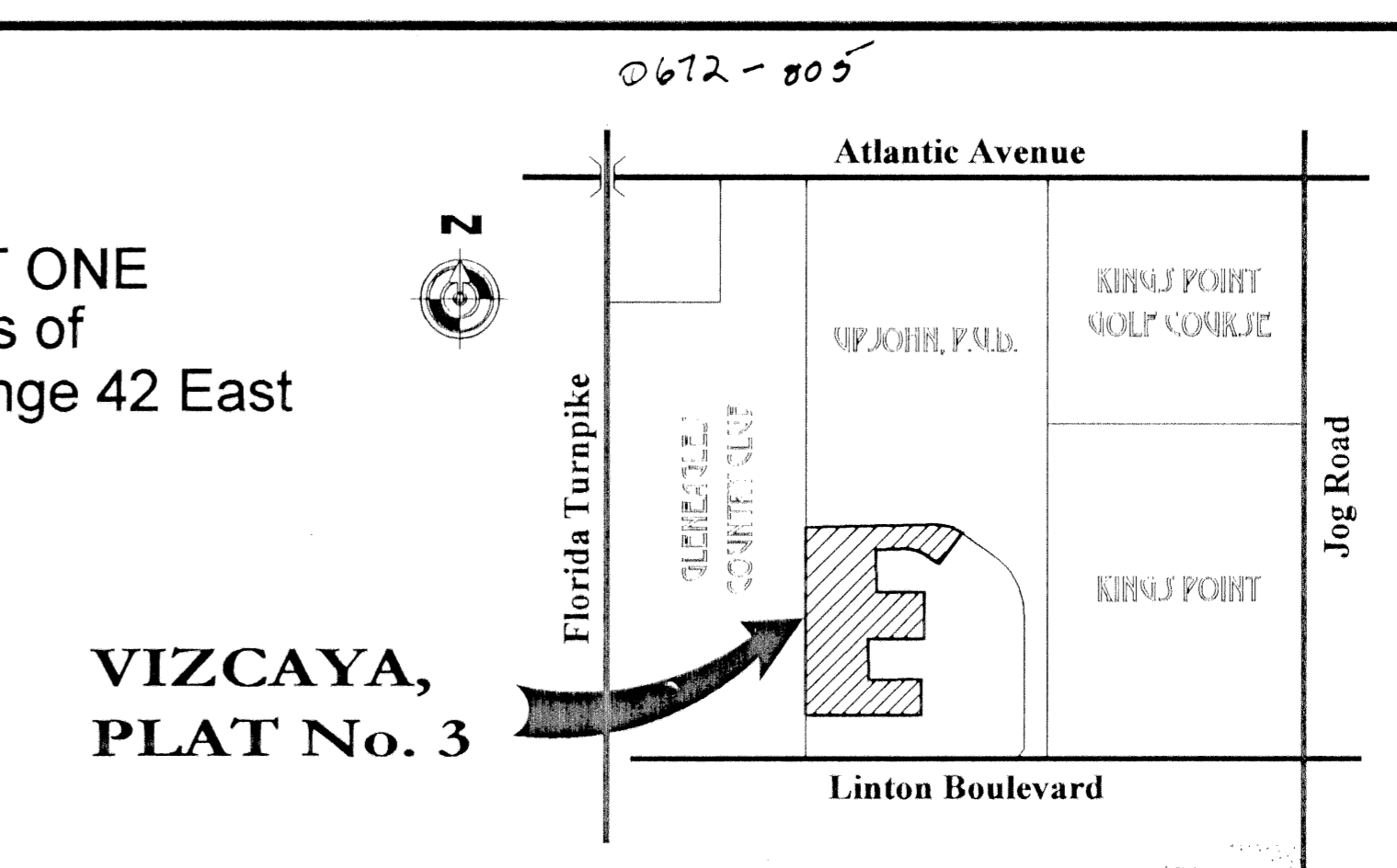


State of Florida ss
County of Palm Beach
This Plat was Filed for Record at 1:31 PM this 11 day of May 2000 and duly Recorded in Plat Book 88 on Pages 12 and 13
Dorothy H. Wilken, Clerk
By Barbara A. Platt D.C.

Sheet 1 of 2 Sheets

This Instrument Prepared by
Thomas R. Palbicke 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: hwa@bellsouth.net

UPJOHN - P.U.D.
VIZCAYA, PLAT No. 3
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



Petition No.
P.U.D. Statistics:
Gross Acreage: 15.393 Acres
Total Dwelling Units: 98 D.U.
Density: 6.37 D.U./Acres
Housing Type: Zero Lot Line/Single Family/Detached

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. 3, being more particularly described as follows:

COMMENCE at the Southeast Corner of said Section 21; thence S.89°02'14"W., along the South Line of said Section 21, a distance of 1344.43 feet; thence N.02°05'38"W., along a line 15.00 feet East of and parallel with the West Line of the West 1/2 of the East 1/2 of said Section 21, a distance of 321.52 feet to the POINT of BEGINNING of the hereinafter described Parcel; thence continue N.02°05'38"W., along said parallel line, a distance of 1385.57 feet; thence N.87°54'22"E., a distance of 396.96 feet to a point of curvature of a circular curve to the right; thence with an initial Easterly direction, along the arc of said curve, concave Southerly, having a radius of 775.20 feet, a central angle of 19°04'19", for 258.04 feet to a point of tangency; thence S.73°01'19"E. for 163.18 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 to the POINT of BEGINNING.

Said lands contain 15.3926 acres, more or less.
Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- 1. TRACT "A" (Residential Access Street), as shown hereon, is hereby reserved for the VIZCAYA P.U.D. MASTER HOMEOWNERS 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.
- 2. TRACTS "B", "C", "D", "E", "F", "G" and "H" (Open Space), 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 Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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 Easements and Private Streets associated with said Drainage System.

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 day of February 2000.

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

Witness: James K. Griffin
(Print Name)
Witness: Rocky Rogers
(Print Name)

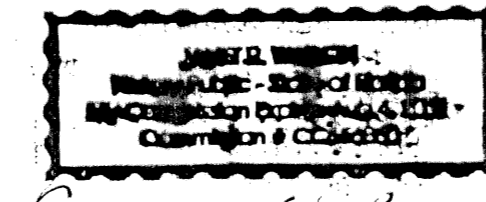
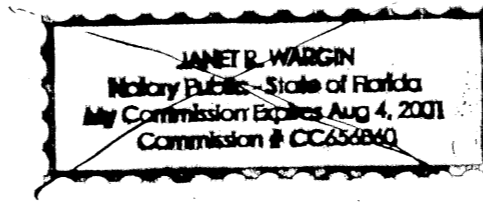
ACKNOWLEDGEMENT

State of Florida ss
County of Broward

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 9th day of February 2000.

Notary Public - State of Florida
My Commission Expires:



Commission Expires August 4, 2001
Commission # CC55960

ACCEPTANCE OF RESERVATIONS

State of Florida ss
County of Broward

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 10th day of February, 2000.

Witness: Tammy Messana
(Print Name)
Witness: Stephen Margolis
(Print Name)

VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.
a Florida Corporation not for profit
By: Mitchell A. Cox, PRESIDENT
(Print Name)

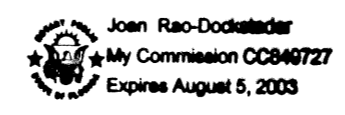
ACKNOWLEDGEMENT

State of Florida ss
County of Broward

BEFORE ME personally appeared Mitchell A. Cox 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 10th day of February, 2000.

Notary Public - State of Florida
My Commission Expires: 8-5-03
CC849727



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. Palbicke
Professional Land Surveyor
Florida Registration No. 5061

TITLE CERTIFICATION

State of Florida ss
County of Palm Beach

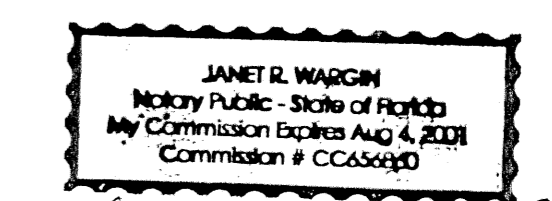
We RELIANCE TITLE COMPANY, a Title Insurance Company, duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to UPJOHN-DELRAY LIMITED PARTNERSHIP, a Florida Limited Partnership; that current 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, President
Reliance Title Company
Dated 2/10/00

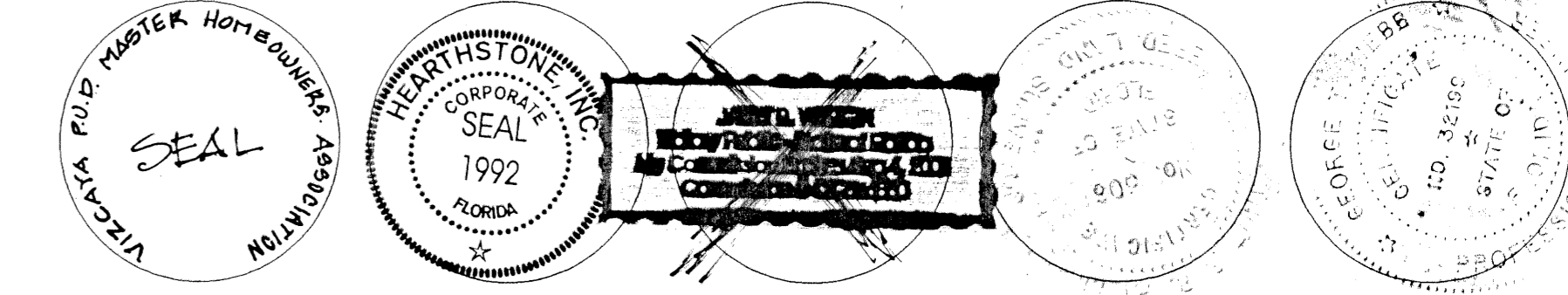
**COUNTY APPROVAL
COUNTY ENGINEER**

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 10 day of MAY, 2000, 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, P.E., County Engineer



VIZCAYA P.U.D. MASTER Homeowners Association General Partner
HEARTHSTONE INC. General Partner
Surveyor
County Engineer



Vizcaya 12
2/15/00
DS/ISE
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