

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT NEW CENTURY HIDDEN VALLEY, LLC A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF TRACTS I AND III, PARCEL 4 (P-4), HIDDEN VALLEY SECTION ONE (PB 25, PGS 113-114, PBCR), SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HIDDEN VALLEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: TRACT I- HIDDEN VALLEY- SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 113 AND 114, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EASTERNMOST PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B. 1) AT THE NORTHEAST CORNER OF SAID TRACT "I"; THENCE RUNNING ALONG THE EAST LINE OF SAID TRACT "I", SOUTH 07°59'50" WEST, A DISTANCE OF 111.39 FEET; THENCE ALONG A PORTION OF THE SOUTH LINE OF SAID TRACT "I", DUE WEST 100.49 FEET; THENCE FOR A LINE OF DIVISION THROUGH SAID TRACT "I", DUE NORTH 109.97 FEET; THENCE ALONG A PORTION OF THE NORTH LINE OF SAID TRACT "I", NORTH 89°50'06" EAST 115.99 FEET TO THE POINT OF BEGINNING (P.O.B.1).

AND PARCEL 2: ALL OF TRACT III OF HIDDEN VALLEY, SECTION ONE, AS RECORDED IN PLAT BOOK 25, PAGES 113 AND 114, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PORTION THEREOF:

COMMENCING AT THE POINT OF TANGENCY ON THE SOUTH BOUNDARY OF SAID TRACT III, SAID POINT BEING 21.61 FEET WESTERLY FROM THE INTERSECTION OF A PROJECTION OF THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID TRACT III; THENCE RUN SOUTH 89°40'26" WEST 742.63 FEET ALONG SAID SOUTH BOUNDARY OF TRACT III TO THE POINT OF BEGINNING (P.O.B. 2); THENCE CONTINUE SOUTH 89°40'26" WEST 175 FEET ALONG SAID SOUTH BOUNDARY OF TRACT III TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE, ALONG SAID BOUNDARY OF TRACT III RUN WESTERLY AND NORTHERLY 86.13 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50 FEET, TO A POINT OF COMPOUND CURVE; THENCE RUN NORTH 62°20'50" EAST 253.73 FEET; THENCE RUN DUE SOUTH 174.04 FEET TO THE POINT OF BEGINNING (P.O.B. 2).

FURTHER EXCEPTING THEREFROM A PORTION OF TRACT III OF HIDDEN VALLEY, SECTION ONE, AS RECORDED IN PLAT BOOK 25, PAGES 113 AND 114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF TANGENCY ON THE SOUTH BOUNDARY OF SAID TRACT III, SAID POINT BEING 21.61 FEET WESTERLY FROM THE INTERSECTION OF A PROJECTION OF THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID TRACT III; THENCE SOUTH 89°40'26" WEST 742.63 FEET ALONG SAID SOUTH BOUNDARY OF TRACT III; THENCE NORTH 174.04 FEET TO THE POINT OF BEGINNING (P.O.B. 4); THENCE SOUTH 62°20'50" WEST 253.73 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT III; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°58'21", WITH A RADIUS OF 2,860 FEET, A DISTANCE OF 98.46 FEET; THENCE SOUTH 89°58'05" EAST 168.29 FEET TO THE POINT OF BEGINNING (P.O.B.3).

AND AGAIN FURTHER EXCEPTING THEREFROM A PORTION OF TRACT III OF HIDDEN VALLEY, SECTION ONE, AS RECORDED IN PLAT BOOK 25, PAGES 113 AND 114, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF TANGENCY ON THE SOUTH BOUNDARY OF SAID TRACT III, SAID POINT BEING 21.61 FEET WESTERLY FROM THE INTERSECTION OF A PROJECTION OF THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID TRACT III; THENCE SOUTH 89°40'26" WEST 742.63 FEET ALONG SAID SOUTH BOUNDARY OF TRACT III; THENCE NORTH 174.04 FEET TO THE POINT OF BEGINNING (P.O.B. 4); THENCE SOUTH 62°20'50" WEST 253.73 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT III; THENCE NORTHERLY 21.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,860 FEET; THENCE NORTH 62°20'50" EAST 208.87 FEET; THENCE SOUTH 89°58'05" EAST 36.59 FEET TO THE POINT OF BEGINNING (P.O.B.4).

TOGETHER WITH: A PORTION OF PARCEL 4 (P-4), HIDDEN VALLEY SECTION ONE ACCORDING TO THE THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 113-114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL 4 (P-4); THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID PARCEL 4 (P-4), ALSO BEING THE NORTH LINE OF TRACT III AS SHOWN ON SAID PLAT, 545.41 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID PARCEL 4 (P-4) EXTENDED SOUTHWESTERLY WITH THE SOUTH LINE OF SAID PARCEL 4 (P-4) AND THE POINT OF BEGINNING;

THENCE NORTH 07°59'50" EAST ALONG SAID SOUTHWESTERLY EXTENSION AND ALONG THE WEST LINE OF SAID PARCEL 4 (P-4) PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SANTA FE TRAIL AS SHOWN ON SAID PLAT, 390.60 FEET;

THENCE SOUTH 73°24'37" EAST, 20.22 FEET TO THE SAID WEST RIGHT-OF-WAY;

THENCE SOUTH 07°59'50" WEST ALONG THE SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID PARCEL 4 (P-4), 384.77 FEET TO THE INTERSECTION OF THE EAST LINE OF PARCEL 4 (P-4) WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SANTA FE TRAIL;

THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID PARCEL 4 (P-4), SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT III, 20.19 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 416,333.12 SQUARE FEET (9.56 ACRES), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

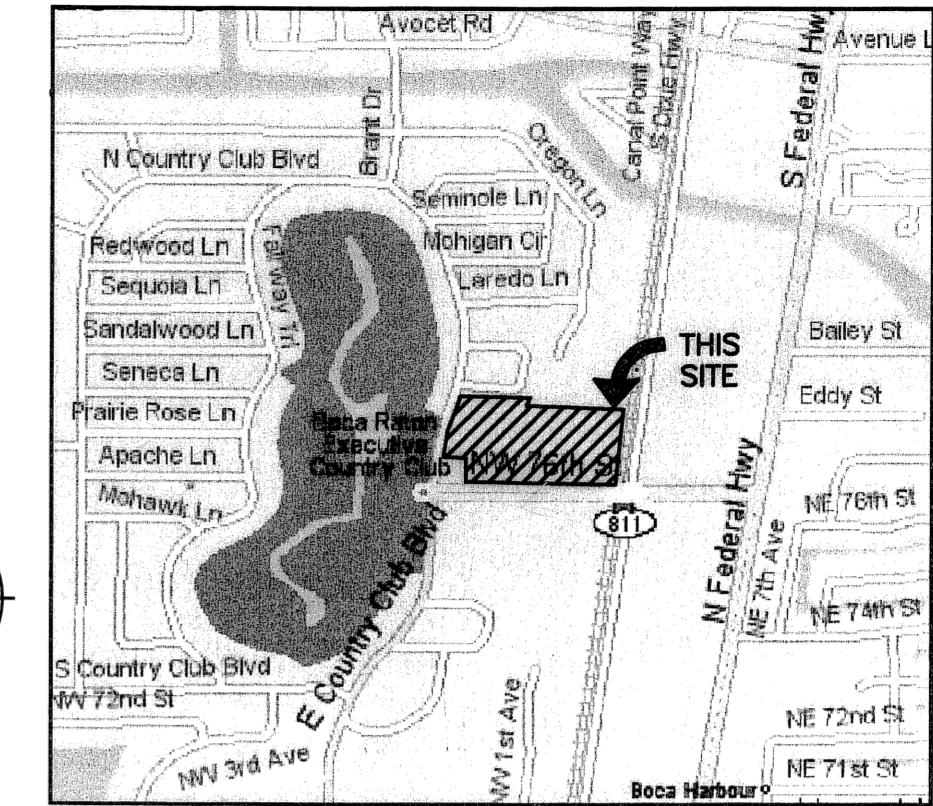
1. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

2. THE MAINTENANCE ACCESS EASEMENTS (M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION, INC. FOR MAINTENANCE ACCESS PURPOSES.

3. TRACT "A" (PRESERVE AREA "B") AND TRACT "M" (PRESERVE AREA "A") AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION, INC. FOR PRESERVE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE, EXCEPT PURSUANT TO A MANAGEMENT PLAN APPROVED BY THE CITY OF BOCA RATON. ACTIVITIES PROHIBITED IN THE PRESERVE AREAS INCLUDE, BUT ARE NOT LIMITED TO: GRADE CHANGES; VEHICLE OR HEAVY EQUIPMENT STORAGE; CONSTRUCTION; THE DEPOSITING OF SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION (WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL AND RELATED MAINTENANCE PRACTICES); EXCAVATION; DREDGING; REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; PLACEMENT OF ABOVE OR BELOW GROUND UTILITIES; AND ANY OTHER ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. NO IMPROVEMENTS OR MODIFICATIONS SHALL BE MADE TO THE PRESERVATION AREAS WITHOUT PRIOR WRITTEN PERMISSION OF THE CITY OF BOCA RATON. ALL LAND WITHIN THE BOUNDARY OF THIS PLAT, INCLUDING WITHOUT LIMITATION, PLATTED LOTS, IS SUBJECT TO THE PROVISIONS OF ARTICLE III OF CHAPTER 27, CODE OF ORDINANCES, CITY OF BOCA RATON, AND SUBJECT TO DESIGNATION FOR PRESERVATION UNTIL SUCH LAND IS RELEASED PURSUANT TO SECTION 27-104, CODE OF ORDINANCES, CITY OF BOCA RATON. THE OWNER ACKNOWLEDGES THAT THE PLAT IS SUBJECT TO THE PROVISIONS OF ARTICLE III OF CHAPTER 27, CODE OF ORDINANCES, CITY OF BOCA RATON, WITH RESPECT TO THE CREATION AND MANAGEMENT OF PRESERVATION AREAS.

# ROYAL POINCIANA 20050169497

## A REPLAT OF A PORTION OF TRACTS I AND III, PARCEL 4(P4) HIDDEN VALLEY SECTION ONE (PB 25, PGS 113-114, PBCR) SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

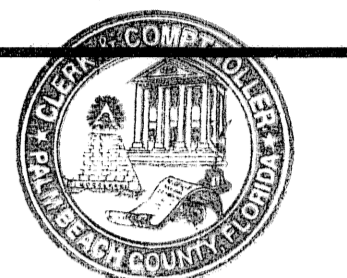


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
SS  
This Plat was filed for record at March 24, this 24 day of March, 2005 and recorded in Plat Book No. 110 on Pages 79 and 81.  
SHARON BOCK, CLERK AND COMPTROLLER  
BY: Sharon Bock

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, P.S.M.  
SDA SHAH ENGINEERING & ASSOCIATES SURVEYING & PLANNING  
CERTIFICATE OF AUTHORIZATION NO. LB6456  
3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064  
PH: 954-943-9433 • FAX: 954-7783-4754  
JUNE 2004



LOCATION MAP NOT TO SCALE SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST



### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
SS.

THE ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION, INC., AS STATED AND SHOWN HEREON, DATED THIS 13 DAY OF JANUARY, 2005.

WITNESS: Robert Mathias ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
(PRINTED NAME) ROBERT MATHIAS BY: David Biggs PRINTED NAME DAVID BIGGS

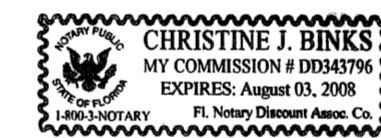
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
SS.

BEFORE ME PERSONALLY APPEARED David Biggs, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AGENT OF ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED 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 13th DAY OF January, 2005  
MY COMMISSION EXPIRES: 8/3/2008

Christine J. Binks  
PRINTED NAME Christine J. Binks  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD343796



### SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT III, HIDDEN VALLEY SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 113 AND 114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS SOUTH 89°40'26" WEST (ASSUMED)
- 2. 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.
- 3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF BOCA RATON.
- 4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- 5. D.E. - DENOTES DRAINAGE EASEMENT  
P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT  
R - DENOTES RADIUS  
D - DENOTES CENTRAL ANGLE  
L - DENOTES ARC LENGTH  
P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS  
R/W - DENOTES RIGHT-OF-WAY  
L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT  
N.R. - DENOTES NON-RADIAL  
P.E. - DENOTES PEDESTRIAN EASEMENT
- 6. THE CITY OF BOCA RATON SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
- 7. WHERE UTILITY AND DRAINAGE EASEMENTS OVERLAP, UTILITY EASEMENTS ARE DOMINANT AND TAKE PRECEDENCE.

4. THE FIVE FOOT (5') NON-ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

5. TRACT "B" AS SHOWN HEREON IS DEDICATED TO THE ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION, INC. FOR INGRESS-EGRESS, UTILITIES, DRAINAGE AND PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

6. TRACT "J" AS SHOWN HEREON IS DEDICATED TO THE ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

7. TRACTS "C", "D", "E", "G", "H", "I", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "X", "Y" AND "Z" AS SHOWN HEREON ARE DEDICATED TO THE ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION COMMON OPEN SPACE, PEDESTRIAN ACCESS, UTILITIES AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

8. PEDESTRIAN EASEMENTS (P.E.) AS SHOWN HEREON ARE DEDICATED TO THE ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION, INC. FOR PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

9. TRACTS "F" AND "V" AS SHOWN HEREON ARE DEDICATED TO THE ROYAL POINCIANA PROPERTY OWNERS ASSOCIATION FOR COMMON OPEN SPACE AND PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF JANUARY, 2005.

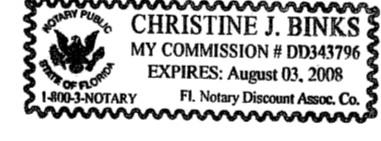
WITNESS: Robert Mathias BY: NEW CENTURY HIDDEN VALLEY, LLC A FLORIDA LIMITED LIABILITY COMPANY  
(PRINTED NAME) ROBERT MATHIAS

WITNESS: David Biggs BY: David Biggs MANAGING MEMBER  
(PRINTED NAME) DAVID BIGGS BY: DAVID BIGGS MANAGING MEMBER

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
SS.

BEFORE ME PERSONALLY APPEARED DAVID BIGGS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF NEW CENTURY HIDDEN VALLEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY AND DUE REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF January, 2005.  
NOTARY PUBLIC:  
Christine J. Binks  
PRINTED NAME Christine J. Binks



MY COMMISSION EXPIRES: 8/3/2008  
NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION NO. DD343796

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 17189, AT PAGE 0178 AND PAGE 0207 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF JANUARY, 2005.  
WITNESS: Tina Vaccino BY: OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK  
(PRINTED NAME) TINA VACCINO BY: David B. Smith  
James Sadock, Jr. DAVID B. SMITH VICE PRESIDENT  
(PRINTED NAME) JAMES SADOCK, JR.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
SS.

BEFORE ME PERSONALLY APPEARED DAVID B. SMITH, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, AND 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 10th DAY OF January, 2005.

NOTARY PUBLIC:  
James Sadock, Jr.  
PRINTED NAME JAMES SADOCK, JR.

MY COMMISSION EXPIRES: 8/26/08

AREA TABLE			
TRACT "A"	18,193 S.F.	TRACT "P"	402 S.F.
TRACT "B"	78,495 S.F.	TRACT "Q"	413 S.F.
TRACT "C"	740 S.F.	TRACT "R"	3,145 S.F.
TRACT "D"	740 S.F.	TRACT "S"	2,614 S.F.
TRACT "E"	7,355 S.F.	TRACT "T"	680 S.F.
TRACT "F"	13,825 S.F.	TRACT "U"	680 S.F.
TRACT "G"	721 S.F.	TRACT "V"	7,752 S.F.
TRACT "H"	1,960 S.F.	TRACT "W"	34,207 S.F.
TRACT "I"	5,985 S.F.	TRACT "X"	979 S.F.
TRACT "J"	7,842 S.F.	TRACT "Y"	996 S.F.
TRACT "K"	1,360 S.F.	TRACT "Z"	984 S.F.
TRACT "L"	2,124 S.F.		
TRACT "M"	860 S.F.	TOTAL LOTS	223,011 S.F.
TRACT "N"	149 S.F.		
TRACT "O"	121 S.F.	TOTAL AREA	416,333 S.F.

APPROVALS:  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 22nd DAY OF March, 2005. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

BY: Steven L. Abrams STEVEN L. ABRAMS, MAYOR  
BY: Jorge A. Gamejo DIRECTOR OF DEVELOPMENT SERVICES  
BY: Sharon Carannante SHARON CARANNANTE, CITY CLERK  
BY: Maurice C. Morel MAURICE C. MOREL, CITY CIVIL ENGINEER

TITLE CERTIFICATE  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
SS.

I, MICHAEL S. WEINER, 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 BE VESTED IN NEW CENTURY HIDDEN VALLEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1/13/05 BY: Michael S. Weiner MICHAEL S. WEINER

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 (PRMs) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

DATED: DECEMBER 23, 2004 BY: Michael D. Rose MICHAEL D. ROSE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 03-0644

