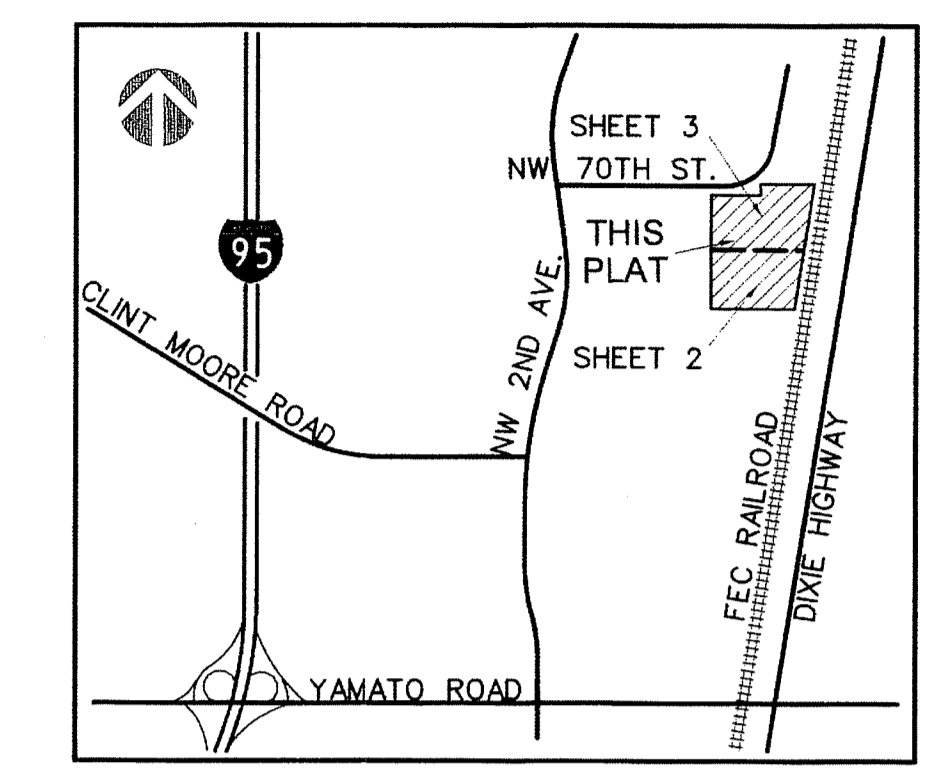


PERIMETER SURVEYING & MAPPING Certificate of Authorization No. LB7264 Prepared by: Jeff S. Hodapp, P.S.M. 947 Clint Moore Road Boca Raton, Florida 33487 Tel: (561) 241-9988 Fax: (561) 241-5182

BOCA HIGHLANDS A REPLAT OF A PORTION OF TRACT 7 OF "MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, DADE COUNTY, FLORIDA", (P.B. 1, PG. 4, P.B.C.R.) S.E. 1/4 SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA JANUARY, 2015



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:27 PM THIS 17 DAY OF June 2015, AND DULY RECORDED IN PLAT BOOK 180 ON PAGES 3 AND 5 SHARON R. BOCK, CLERK AND COMPTROLLER BY Maria R. H. JOC

SHEET 1 OF 3

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNANIAN AT VALETTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING A PORTION OF TRACT 7 OF "MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, DADE COUNTY, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "BOCA HIGHLANDS", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 32, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 7; THENCE NORTH 01°02'09" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 635.13 FEET; THENCE NORTH 89°27'03" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 70TH STREET, ACCORDING TO OFFICIAL RECORDS BOOK 9236 AT PAGE 1121 OF SAID PUBLIC RECORDS, A DISTANCE OF 212.03 FEET; THENCE NORTH 07°42'31" EAST, ALONG THE EAST LINE OF SAID RIGHT-OF-WAY OF NORTHWEST 70TH STREET, A DISTANCE OF 30.66 FEET; THENCE NORTH 89°27'03" EAST, ALONG THE SOUTH LINE OF "BOCA PRESERVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGES 179 THROUGH 181 OF SAID PUBLIC RECORDS, A DISTANCE OF 400.87 FEET; THENCE SOUTH 07°44'46" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A DISTANCE OF 673.02 FEET; THENCE SOUTH 89°30'36" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 514.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 8.504 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VALETTA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT R BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
2. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VALETTA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION, DRAINAGE AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITH OUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
3. TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VALETTA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER, SIDEWALK, DRAINAGE, WALL AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
4. THE UTILITY EASEMENTS, 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 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, THAT 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 A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL 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 SAFETY COMMISSION.
5. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT R IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR MAINTENANCE OF UTILITIES AND EMERGENCY ACCESS.
6. NO TREES OR LANDSCAPING, OTHER THAN MATERIALS SPECIFIED IN NFPA 1144, SHALL BE PLANTED IN THE RESTRICTIVE LANDSCAPE EASEMENTS SHOWN HEREON.
7. THE CROSS-ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, AS A NON-EXCLUSIVE EASEMENT FOR ACCESS, FIRE PROTECTION, AND TRASH REMOVAL. THE CROSS-ACCESS EASEMENT IS ALSO HEREBY DEDICATED FOR USE OF PUBLIC UTILITIES OPERATION PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY OF BOCA RATON. THE CROSS-ACCESS EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VALETTA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.
8. OWNER DOES HEREBY GRANT TO ALL PRESENT AND FUTURE OWNERS OF LOTS 1 THROUGH 76, INCLUSIVE, AND THEIR GUESTS, INVITES, DOMESTIC HELPS AND DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES, POLICY AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS OWNER, ITS SUCCESSORS AND ASSIGNS, MAY FROM TIME TO TIME DESIGNATE, A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE PAVED AREAS WITHIN TRACT "R", AS MAY FROM TIME TO TIME BE CONSTRUCTED.

IN WITNESS WHEREOF, K. HOVNANIAN AT VALETTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 17th DAY OF February, 2015.

WITNESS: [Signature] PRINT NAME: Joe Gutuso WITNESS: [Signature] PRINT NAME: Derek Fenech

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED Derek Fenech as Division President of K. HOVNANIAN AT VALETTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF February, 2015.

MY COMMISSION EXPIRES: 2/20/18 [Signature] NOTARY PUBLIC: Andrew Jambert

HOMEOWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) THE VALETTA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17th DAY OF February, 2015. VALETTA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC. FLORIDA CORPORATION, NOT FOR PROFIT WITNESS: [Signature] PRINT NAME: Joe Gutuso WITNESS: [Signature] PRINT NAME: Stephanie L. Fisher

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED Bill Holliday, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VALETTA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 IS 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 17th DAY OF February, 2015.

MY COMMISSION EXPIRES: 2/20/18 [Signature] NOTARY PUBLIC: Andrew Jambert

MORTGAGEE'S CONSENT

STATE OF FLORIDA ) SS COUNTY OF MARTIN ) THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 27224 AT PAGE 1099 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF February, 2015.

SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION WITNESS: [Signature] PRINT NAME: [Name] WITNESS: [Signature] PRINT NAME: [Name]

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF MARTIN ) BEFORE ME PERSONALLY APPEARED FAED ROXAS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE BANK SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF February, 2015. MY COMMISSION EXPIRES: 2-9-18 [Signature] NOTARY PUBLIC: Corlette Kuhn

PERIMETER SETBACKS REQUIREMENT CHART

Table with columns: R-3 (SET BACKS) and PUD (LANDSCAPE BUFFER). Rows include Front, Side, Street Side, Rear setbacks in feet and proposed setbacks.

CITY OF BOCA RATON APPROVAL OF PLAT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) 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 THIS 17th DAY OF February, 2015. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOCA RATON, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: [Signature] SUSAN HAYNIE, MAYOR BY: [Signature] GEORGE S. BROWN, DEPUTY CITY MANAGER BY: [Signature] SUSAN SAXTON, CITY CLERK BY: [Signature] MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA ) SS COUNTY OF ORANGE ) I, GEORGE P. GRAHAM, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO K. HOVNANIAN AT VALETTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2014 ON SAID LANDS AS REQUIRED BY F.S.-192, AS AMENDED; THAT 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. DATE: March 4, 2015 BY: [Signature] GEORGE P. GRAHAM, ATTORNEY AT LAW MEMBER OF THE FLORIDA BAR

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 32-46-43 HAVING A BEARING OF NORTH 89°30'36" EAST ACCORDING TO THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, USING PALM BEACH COUNTY CONTROL POINTS.
02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
04. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. 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, FLORIDA.
07. NO PART OF THE LANDS DESCRIBED IN THIS PLAT IS DEDICATED TO THE CITY OF BOCA RATON, FLORIDA OR THE PUBLIC, AND NO EASEMENTS ARE GRANTED TO THE CITY OF BOCA RATON, FLORIDA OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED IN THIS PLAT.

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 5-17-051, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA. DATE: 2-9-2015 [Signature] JEFF S. HODAPP, SURVEYOR AND MAPPER FLORIDA LICENSE NO. LS5111 PERIMETER SURVEYING AND MAPPING, INC. CERTIFICATE OF AUTHORIZATION •LB7264

VALLETTA AT BOCA RATON H.O.A. CITY OF BOCA RATON CITY ENGINEER CITY SURVEYOR SURVEYOR [Signatures and stamps]