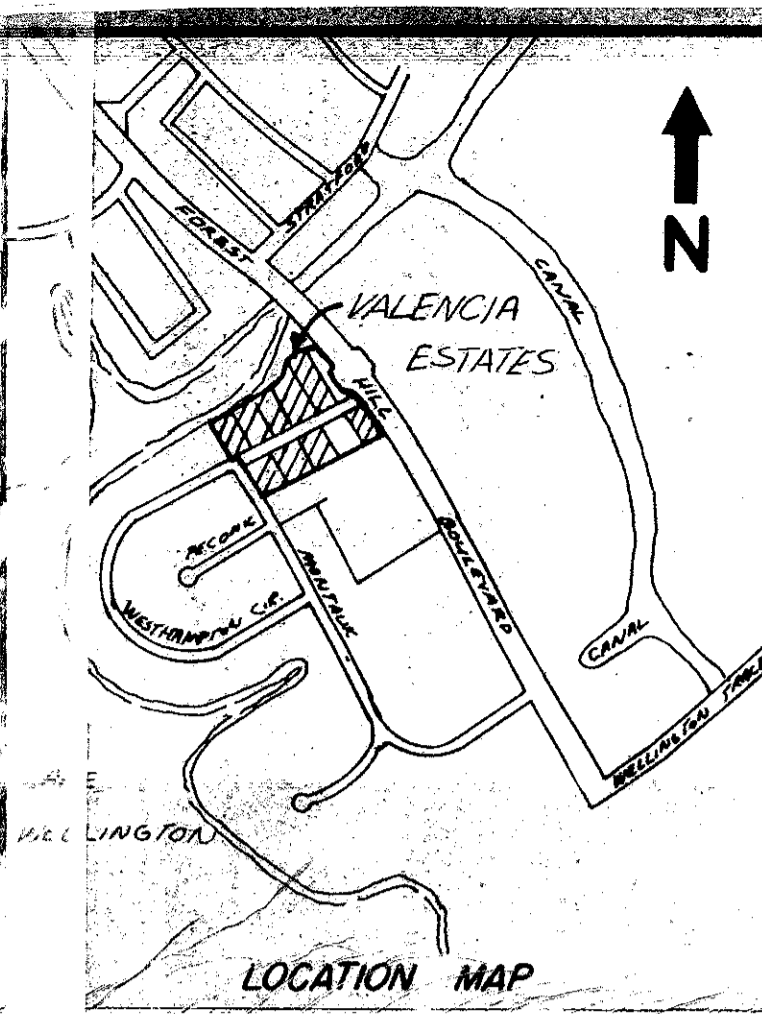


42/31



PLAT OF

VALENCIA ESTATES

BEING A REPLAT OF LOTS 1-5, BLOCK 1 AND LOTS 1, 3-5, BLOCK 3 SOUTH SHORE N°3 OF WELLINGTON P.U.D. IN PART OF SECTIONS 10 & 11, TWP. 44S., RGE. 41E. AS RECORDED IN PLAT BOOK 33, PAGES 1-3 PALM BEACH COUNTY FLORIDA

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COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 12:26 PM this 26 day of March 1981 and duly recorded in Plat Book No. 33 on page 31 & 32 JOHN B. DUNKLE, Clerk Circuit Court By: [Signature]

MORTGAGEE'S CONSENT FEB. 1981 SHEET 1 OF 2

DEDICATION STATE OF FLORIDA ) ) SS COUNTY OF PALM BEACH ) )

KNOW ALL MEN BY THESE PRESENTS that VALENCIA ESTATES, INC., a Florida Corporation, and WOODS, INC. OF PALM BEACH, a Florida Corporation, d/b/a WOODS-VALENCIA VENTURE, A Joint Venture, owners of land shown hereon, being in part of Section 10 Township 44 South, Range 41 East, Palm Beach County, Florida, shown hereon as Valencia Estates, being more particularly described as follows:

Lots 1, 3, 4 and 5 of Block 1 and Lots 1, 2, 3, 4 and 5 of Block 1 of SOUTH SHORE NO. 3 OF WELLINGTON, according to the plat book thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 33, Pages 1 through 3 inclusive.

Have caused the same to be surveyed and re-platted as shown hereon and do hereby dedicate as follows:

- 1. Easements: Utility and drainage easements - the utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. 2. Limited Access Easement: Limited access easements shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights. 3. Common Areas: Areas not shown within individual lots shall be the common area and dedicated to the ValenciaTownhouse Association, Inc. and is the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above-named Corporation have caused these presents to be signed by their President and attested by their Secretary and their corporate seals to be affixed hereto by and with the authority of its Board of Directors, this 3 day of March, 1981.

ATTEST: [Signature] Secretary VALENCIA ESTATES, INCORPORATED, a Florida Corporation By: [Signature] President WOODS, INC. OF PALM BEACH, a Florida Corporation By: [Signature] President

ACKNOWLEDGMENT STATE OF FLORIDA ) ) SS COUNTY OF PALM BEACH ) ) BEFORE ME personally appeared IRA MERRITT and JOEL MASON to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Secretary and President of VALENCIA ESTATES, INCORPORATED, a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as 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 3rd day of March, 1981.

[Signature] Notary Public - State of Florida My Commission Expires: Aug 7, 1984

ACKNOWLEDGMENT STATE OF FLORIDA ) ) SS COUNTY OF PALM BEACH ) ) BEFORE ME personally appeared FRANK ROBINO III and MARK ROBINO to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Secretary and President of WOODS, INC. OF PALM BEACH a 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 3rd day of March, 1981.

[Signature] Notary Public - State of Florida My Commission Expires: Aug 7, 1984

The undersigned hereby certifies that it is the holder of a mortgage upon the property described as: Lot 1 of Block 3 of SOUTH SHORE NO. 3 OF WELLINGTON, according to the plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 33, Pages 1 through 3 inclusive. 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 Records Book 3268, at Page 0647 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown thereon. IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-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 2nd day of February, 1981.

ATTEST: [Signature] Southeast Bank, a Florida Corporation, Southern Blvd. Banking Center, as successor by merger to Citizens Bank of Palm Beach County, Florida.

ACKNOWLEDGMENT STATE OF FLORIDA ) ) SS COUNTY OF PALM BEACH ) ) BEFORE ME personally appeared [Signature] and [Signature] to me well known and known to me to be the individuals described in and who executed the foregoing instruments as [Signature] and [Signature] of the Southeast Bank, a Florida banking 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 [Signature] day of [Signature], 1981.

NOTARY PUBLIC - State of Florida My Commission Expires: [Signature]

MORTGAGEE'S CONSENT STATE OF FLORIDA ) ) SS COUNTY OF PALM BEACH ) ) The undersigned hereby certifies that it is the holder of a mortgage upon the property described as: Lots 3, 4, 5, Block 1 and Lot 5, Block 3 of SOUTH SHORE NO. 3 OF WELLINGTON, according to the plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 33, Pages 1 through 3 inclusive. 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 the Official Records Book [Signature], at Page [Signature] of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown thereon. IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-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 [Signature] day of [Signature], 1981.

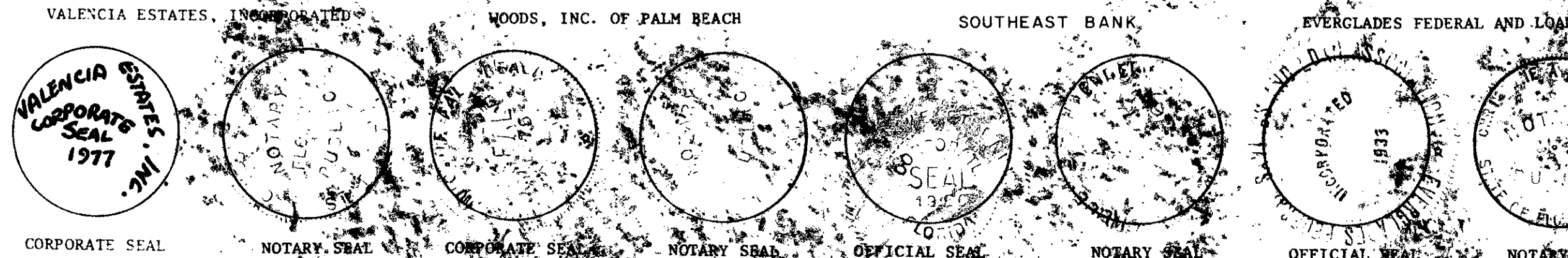
ATTEST: [Signature] Secretary - Echo S. Painter Vice-President G. Paul Feeney

EVERGLADES FEDERAL SAVINGS AND LOAN, a Corporation of the State of Florida

ACKNOWLEDGMENT STATE OF FLORIDA ) ) SS COUNTY OF PALM BEACH ) ) BEFORE ME personally appeared [Signature] and [Signature] 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 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 [Signature] day of [Signature], 1981.

[Signature] Notary Public - State of Florida My Commission Expires: July 17, 1983

- NOTES: 1. All bearings shown are relative to an assumed meridian used through out Wellington. 2. Building Setback Lines shall be as required by Palm Beach County Zoning Regulations. 3. There shall be no buildings or other structures placed on Easements. 4. [Symbol] denoted Permanent Reference Monument (P.R.M.) 5. [Symbol] denotes Permanent Control Point (P.C.P.) 6. Easements are for Public Utilities, unless otherwise noted.



TITLE CERTIFICATION STATE OF FLORIDA ) ) SS COUNTY OF PALM BEACH ) )

I, JOSEPH A. VASSALLO, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the following:

Lots 1, 3, 4 and 5 of Block 3, of Southshore Number 3, and Lots 1, 2, 3, 4 and 5 of Block 1, of Southshore Number 3, according to the Plat Book thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 33, Pages 1 through 3 inclusive.

And, I find that the title to the property is vested to WOODS, INC. OF PALM BEACH, and VALENCIA ESTATES, INC., d/b/a WOODS-VALENCIA VENTURE, that the current taxes have been paid, and that the property is encumbered by the mortgage shown hereon, and that I find that all mortgages are shown and are true and correct.

VASSALLO & VERNER, P.A. 3003 So. Congress Avenue, Suite 1 B Palm Springs, Florida 33461

DATED: 2-23-81 By: [Signature] JOSEPH A. VASSALLO, Esq.

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 24th day of March, 1981

[Signature] Frank H. Foster Jr. - Chairman

ATTEST: John B. Dunkle - Clerk [Signature] - Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 25th day of March, 1981

[Signature] D. E. Selena, Asst. Co. Engineer

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH 329 0332-249

KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that the plat shown hereon is a true and correct representation of a survey made under my direction and that said survey is accurate to the best of my knowledge and belief, and that the Permanent Reference Monuments (P.R.M.) have been set as shown as required by Law and that permanent control points (P.C.P.) will be set under guarantees posted with Palm Beach County, Florida, for the required improvements; and that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida.

Signed: [Signature] Date: March 20, 1981 Thomas J. Ballenger Registered Land Surveyor No. 3124 State of Florida

FELLOWS READ & ASSOC., INC. CONSULTING ENGINEERS & LAND SURVEYORS

5601 CORPORATE WAY SUITE 204 WEST PALM BEACH FLORIDA 33407

TELE 1-305-686-4105 FLORIDA DIVISION

Valencia Est. 42/31