

**REPLAT OF  
VALENCIA ESTATES**  
BEING A REPLAT OF BLOCK 1, VALENCIA ESTATES  
IN PART OF SECTION 10, TWP. 44S, RGE. 41E.  
AS RECORDED IN PLAT BOOK 42, PAGES 31 & 32  
PALM BEACH COUNTY FLORIDA  
SHEET 1 OF 2

139

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
June 8 1981  
139-140  
Dyle Shioffe

**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 replat of Valencia Estates, being more particularly described as follows:

Block 1 of the plat of Valencia Estates 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 42, Pages 31 and 32 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 areas and dedicated to the Valencia Townhouse Association, Inc., and is the perpetual maintenance obligation of said organization.

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 25 day of May, 1981.

VALENCIA ESTATES, INCORPORATED,  
a Florida Corporation

ATTEST:

*Joel Mason*  
Secretary

BY *Joe S. Mason*  
President

ATTEST:

*Mark Robino*  
Secretary

WOODS, INC. OF PALM BEACH, a  
Florida Corporation  
BY *Mark Robino*  
President

**ACKNOWLEDGMENT**

STATE OF FLORIDA )  
                          ) SS  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared JOEL MASON and JOE S. 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 25 day of May, 1981

*Joe B. Mason*  
NOTARY PUBLIC - STATE OF FLORIDA

My Commission Expires: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF FLORIDA )  
                          ) SS  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared MARK ROBINO and FRANK ROBINO III 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 25 day of May, 1981

*Joe B. Mason*  
NOTARY PUBLIC - State of Florida

My Commission Expires: \_\_\_\_\_

**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:

Block 1 of the plat of Valencia Estates according to the Plat Book thereof on file in the Office of the Clerk of Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 42 Pages 31 and 32.

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 3288, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1981.

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

ATTEST:

Secretary - Echo S. Painter

BY *G. Paul Feeney*  
Vice-President

**ACKNOWLEDGMENT**

STATE OF FLORIDA )  
                          ) SS  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me well known and known to me to be the \_\_\_\_\_ and \_\_\_\_\_ of the EVERGLADES FEDERAL SAVINGS and LOAN, a Florida 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 \_\_\_\_\_ day of \_\_\_\_\_, 1981

NOTARY PUBLIC - State of Florida  
My Commission Expires: \_\_\_\_\_

**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. □ denotes Permanent Reference Monument.
5. ○ denotes Permanent Control Point.
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:

Block 1 of the Plat of Valencia Estates 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 42, Pages 31 and 32.

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 1B  
Palm Springs, Florida 33461

Dated: \_\_\_\_\_ By *JOSEPH A. VASSALLO, Esq.*

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 08 day of June, 1981

By *Frank H. Foster Jr.*  
Chairman

ATTEST: John B. Dunkle - Clerk

By *Lee Tuley*  
Deputy Clerk

**COUNTY ENGINEER**

This plat is hereby approved for record this 08 day of June, 1981

By *H. F. Kahler*  
County Engineer

**SURVEYOR'S CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

0332-341

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.

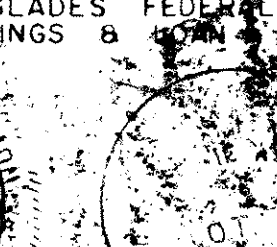
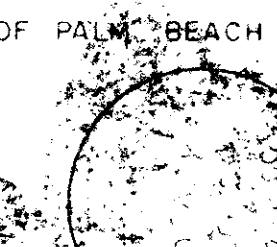
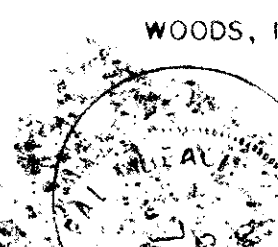
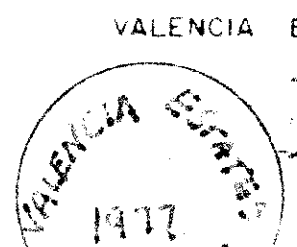
Signed: *Thomas J. Ballenger* Date: *May 14, 1981*  
Thomas J. Ballenger  
Registered Land Surveyor No. 3124  
State of Florida

Replat Valencia Estates

FELLOWS READ & ASSOCIATES

CONSULTING ENGINEERS & LAND SURVEYORS  
5601 CORPORATE WAY SUITE 204  
WEST PALM BEACH FLORIDA 33407  
TELE. 305-686-4105  
FLORIDA DIVISION  
MAY 1981

42/139



Corporate Seal

Notary Seal

Corporate Seal

Notary Seal

Corporate Seal

Notary Seal