


VALDES PLAT

BEING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

MARCH 2002
SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:30 P.M.
THIS 7th DAY OF October
A.D. 2003 AND DULY
RECORDED IN PLAT BOOK
100 AT PAGE(S) 12 thru 13

DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY *[Signature]*
DEPUTY CLERK



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT VALDES REALTY & DEVELOPMENT, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS VALDES PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT NOT INCLUDED PORTION OF COLLINWOOD HEIGHTS, PLAT NO. 2, RECORDED IN PLAT BOOK 34, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR PURPOSES OF THIS DESCRIPTION, THE CENTERLINE OF MOUNTAIN DRIVE BEARS S 03°07'57"E AS SHOWN IN SAID PLAT OF COLLINWOOD HEIGHTS, COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, THENCE S 03°02'40"E ALONG THE NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 811.72 FEET; THENCE S 89°49'30"W, A DISTANCE OF 140.87 FEET; THENCE N 03°07'57"W, A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 03°07'57"W, A DISTANCE OF 110.15 FEET; THENCE S 89°49'30"W, A DISTANCE OF 269.36 FEET; THENCE S 03°07'57"E, A DISTANCE OF 149.17 FEET; THENCE N 86°52'03"E, A DISTANCE OF 123.88 FEET TO A POINT OF CURVATURE HAVING A RADIAL BEARING OF S 52°05'56"E; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 51°55'28", AN ARC LENGTH OF 77.03 FEET TO A POINT OF TANGENCY; THENCE N 89°49'30"E, A DISTANCE OF 76.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,755 SQUARE FEET OR 0.798 ACRES.

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

1. 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.
2. TRACT A
TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1 DAY OF July 2003 AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF August 2003

WITNESS: *[Signature]*
PRINT: Sheri Bond
VALDES REALTY & DEVELOPMENT, INC.,
A FLORIDA CORPORATION
BY: *[Signature]*
ALFREDO VALDES, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALFREDO VALDES, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALDES REALTY & DEVELOPMENT, INC., A FLORIDA CORPORATION, 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 25 DAY OF August, 2003

MY COMMISSION EXPIRES: NOV 18th 2006 #PD 158136
[Signature]
ROSE F. VAN AL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, AS 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 IN VALDES REALTY & DEVELOPMENT, INC., A FLORIDA CORPORATION; THAT THE 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.

DATED: 9/24/03 EST
7/1/03
[Signature]
ENEDINA R. MENESES JACKSON
ASSISTANT VICE - PRESIDENT

COUNTY APPROVAL

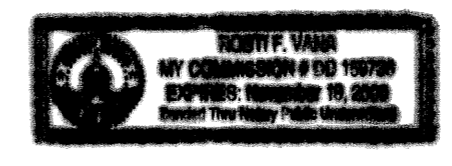
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S. THIS DAY OF October, 2003 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

By: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

PETITION NO.: DRC 98-1

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. MILLER, P.S.M. #4034
1121 LAKE AVE.
LAKE WORTH, FLORIDA, 33460.



SURVEYOR AND MAPPER'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), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 6-26-2003
[Signature]
MICHAEL J. MILLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 4034

NOTICE

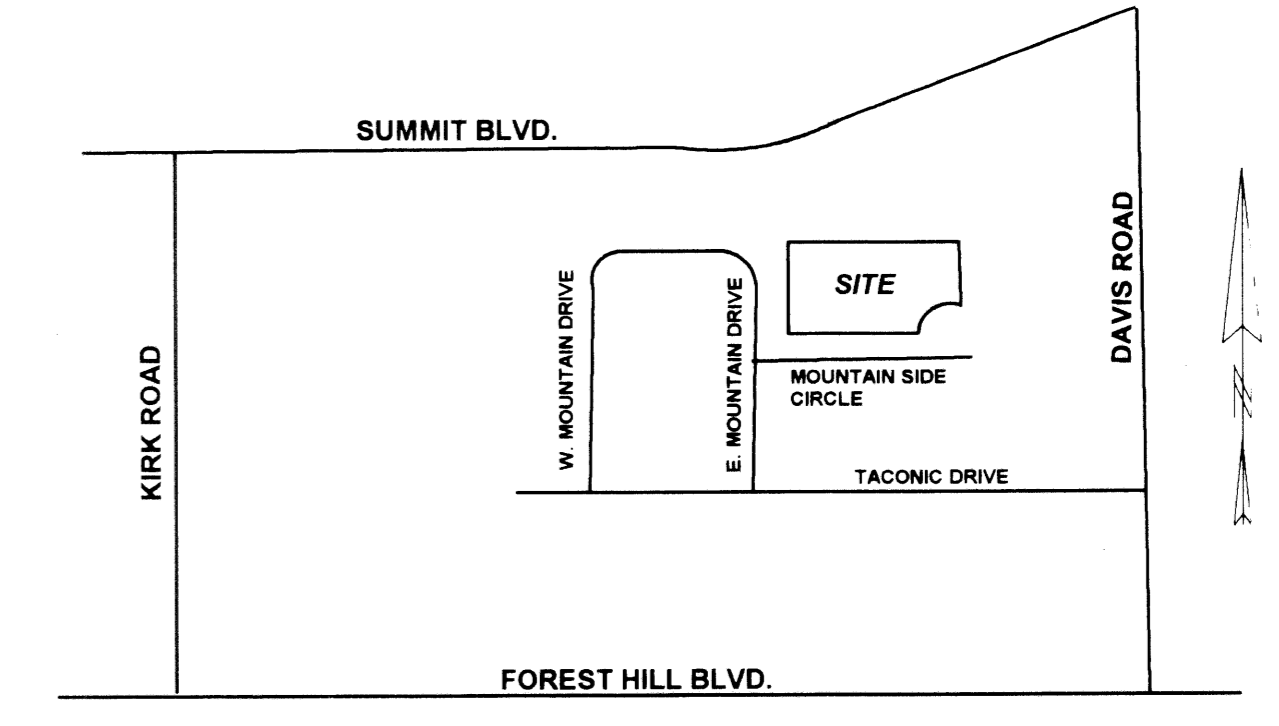
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MOUNTAIN DRIVE BEARING S 03°07'57"E (AS IN PLAT BOOK 34, PAGE 5) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. 4" X 4" PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED "L.B. #6838" UNLESS OTHERWISE NOTED.
4. U.E. = UTILITY EASEMENT
5. D.E. = DRAINAGE EASEMENT
6. P.B. = PLAT BOOK
7. O.R.B. = OFFICIAL RECORD BOOK
8. R/W = RIGHT-OF-WAY
9. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE 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 BEING DETERMINED BY USE RIGHTS GRANTED.
10. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

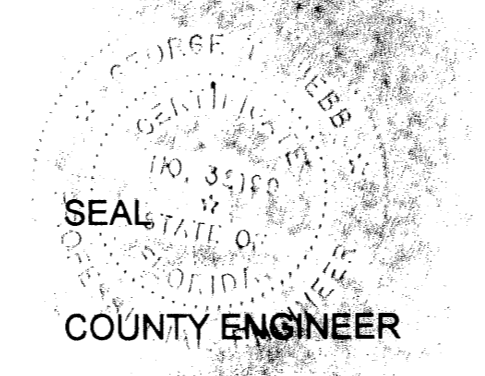
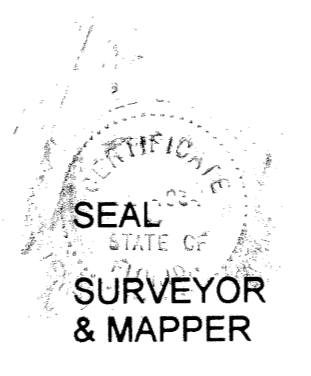
LOCATION MAP

NOT TO SCALE



SCALE AS NOTED	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460	REFERENCES X - 512 VDEZTXT ZAK JOB NO.
DRAWN BY G.S.S.		561-586-2669
DATE MARCH 2002		DRAWING NO. L - 1242 - P

SUBDIVISION Valdes PLAT
 BOOK 100 PAGE 12
 FLOOD ZONE B FLOOD MAP # 165 B
 QUAD # 17 ZONING RM
 SE ZIP CODE 33406
 TAZ 0927
 PUD NAME



SEAL
NOTARY PUBLIC