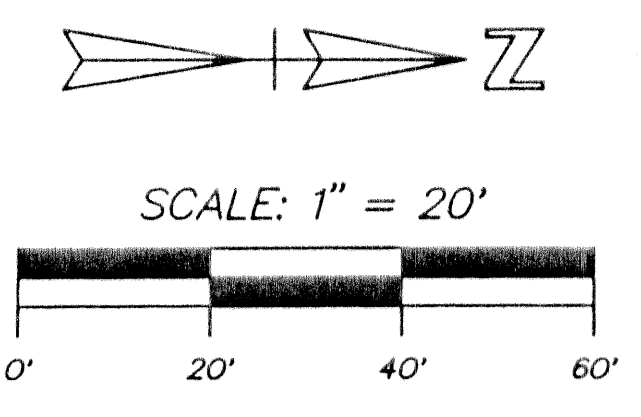


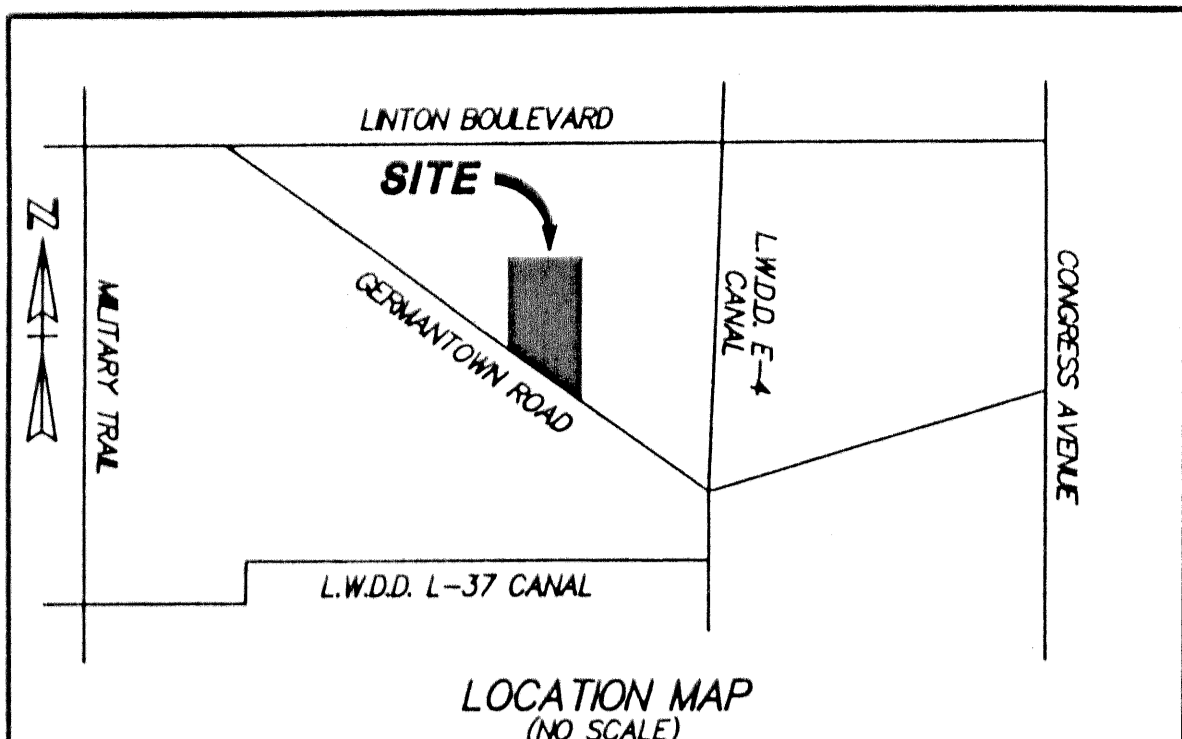
VALENCIA COURT

THAT PART OF THE WEST HALF (W.1/2) OF THE EAST HALF (E.1/2) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF GERMANTOWN ROAD, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

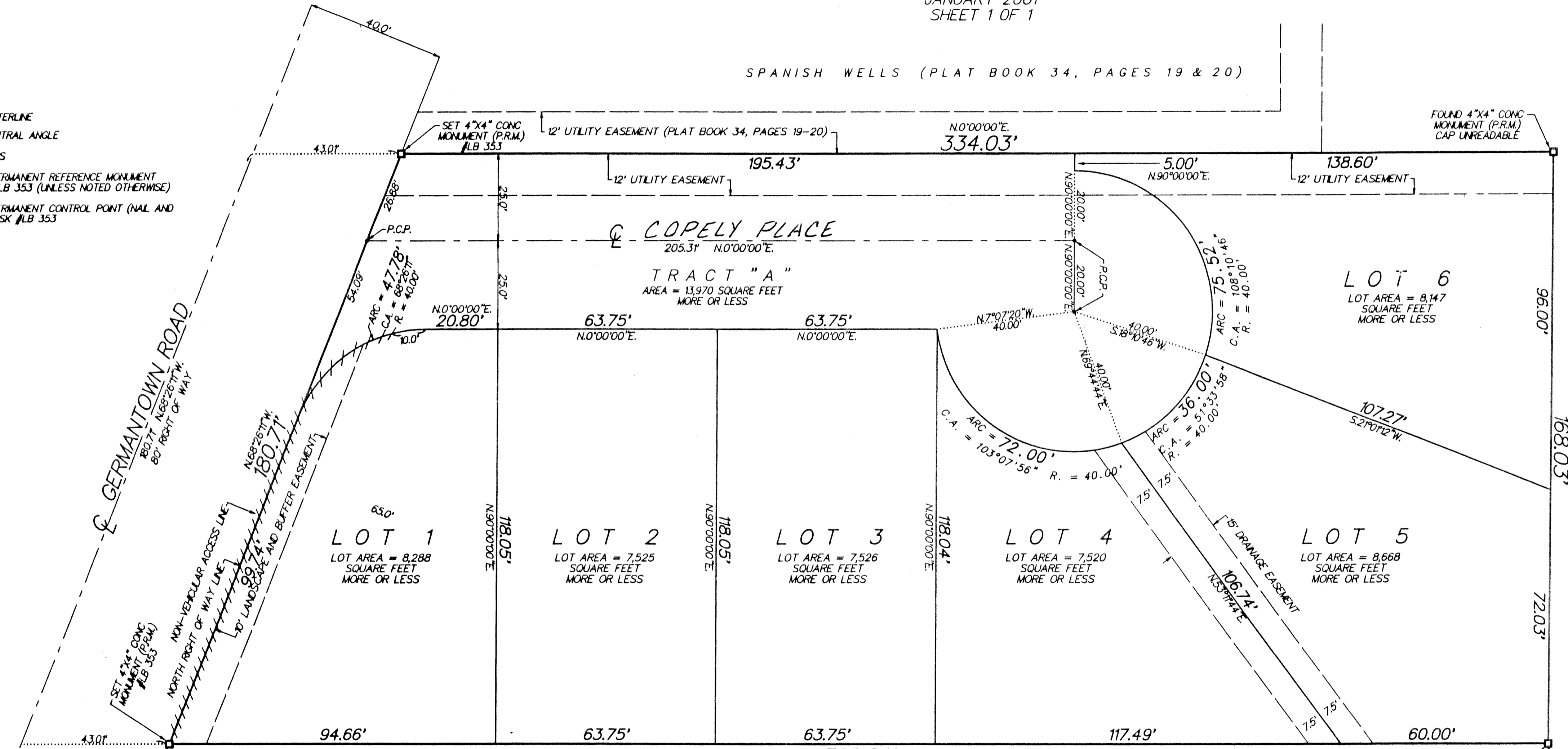
JANUARY 2001
SHEET 1 OF 1



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:05 AM
THIS 25th DAY OF April
20 02 AND DULY RECORDED IN PLAT BOOK NO.
94 ON PAGE 165
DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT
BY [Signature]



- LEGEND:
- ⊕ = CENTERLINE
 - C.A. = CENTRAL ANGLE
 - R. = RADIUS
 - P.R.M. = PERMANENT REFERENCE MONUMENT #LB 353 (UNLESS NOTED OTHERWISE)
 - P.C.P. = PERMANENT CONTROL POINT (NAL AND DISK #LB 353)



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT CONSTANCE ARAPS, OWNER OF THE LAND SHOWN HEREON, BEING THAT PART OF THE WEST HALF (W.1/2) OF THE EAST HALF (E.1/2) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF GERMANTOWN ROAD, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VALENCIA COURT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF (W.1/2) OF THE EAST HALF (E.1/2) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF GERMANTOWN ROAD, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

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

TRACT "A" IS HEREBY DEDICATED TO THE VALENCIA COURT HOMEOWNERS ASSOCIATION AS A PRIVATE STREET AND UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY SAID HOMEOWNERS ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

LOTS 1, 2, 3, 4, 5 AND 6 ARE HEREBY DEDICATED TO CONSTANCE ARAPS FOR PROPER PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF CONSTANCE ARAPS, HER SUCCESSORS OR ASSIGNS.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VALENCIA COURT HOMEOWNERS ASSOCIATION FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.

THE LANDSCAPE AND BUFFER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VALENCIA COURT HOMEOWNERS ASSOCIATION FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENT AS SHOWN HEREON IS 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.

THE NON-VEHICULAR ACCESS LINE AS SHOWN HEREON IS MADE TO THE CITY OF DELRAY FOR THE PURPOSE OF LIMITING THE ACCESS FROM ADJUTING LOTS AND GERMANTOWN ROAD.

IN WITNESS WHEREOF, I, CONSTANCE ARAPS, DO HEREBY SET MY HAND AND SEAL THIS DAY OF Feb 4, 2002.

[Signature] CONSTANCE ARAPS

WITNESS [Signature]

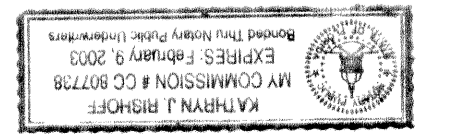
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CONSTANCE ARAPS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF February 20 02

MY COMMISSION EXPIRES 2/19/03



NOTARY PUBLIC
NAME: John D. Weaver
COMMISSION NO.: 22807738

NOTES:
ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT OF WAY LINE OF GERMANTOWN ROAD, HAVING A BEARING OF N68°26'11\"

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 THIS COUNTY.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501.

PERMANENT REFERENCE MONUMENTS (P.R.M.) ARE SHOWN THUS:

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 DELRAY BEACH.

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 ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

REVIEWING SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF THE VALENCIA COURT, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 01-31-02

[Signature] JOHN D. WEAVER
SURVEYOR AND MAPPER NO. 3550
STATE OF FLORIDA
HELLER-WEAVER & SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

TITLE CERTIFICATION

TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD J. KAPLAN, 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 THE PROPERTY IS VESTED TO CONSTANCE ARAPS; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATED: 2/5/2002

[Signature] NAME: ATTORNEY AT LAW

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.), PERMANENT CONTROL POINTS (P.C.P.) AND AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

DATE: 1/31/02

[Signature] PAUL D. ENGLE
SURVEYOR AND MAPPER #5708
STATE OF FLORIDA

O'BRIEN, SLUTER & O'BRIEN, INC.
2601 N. FED. HWY., DELRAY BEACH, FL. 33483
CERTIFICATE OF AUTHORIZATION NO. 353

CITY APPROVAL

THIS PLAT OF VALENCIA COURT AS APPROVED ON THIS 10th DAY OF Feb, A.D. 2001 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] MAYOR: [Signature] CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] DIRECTOR OF PLANNING AND ZONING

[Signature] CITY ENGINEER

[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES

[Signature] CHAIRPERSON, PLANNING AND ZONING

[Signature] FIRE MARSHAL

