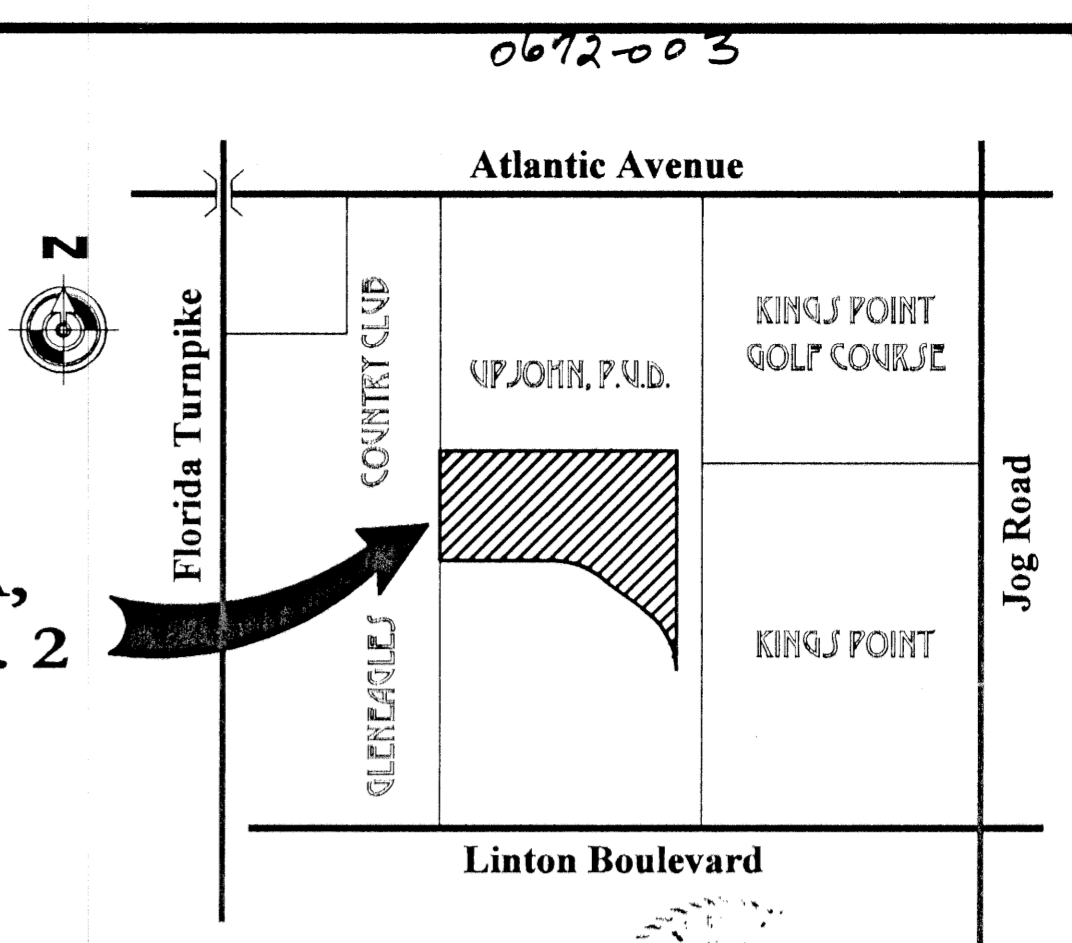


State of Florida ss
County of Palm Beach
This Plat was Filed for Record at 10:52 AM this 8th day of November 1999, and Duly Recorded in Plat Book 86 on Pages 103 and 104
Dorothy H. Wilken, Clerk
By: Dawn Amati, D.C.

UPJOHN - P.U.D.

VIZCAYA, PLAT No. 2

A Replat of a Portion of Tract "C" of the Plat of UPJOHN P.U.D. PLAT ONE as recorded in Plat Book 86 at Pages 1 thru 3 of the Public Records of Palm Beach County, Florida, lying in Section 21, Township 46 South, Range 42 East Palm Beach County, Florida



VIZCAYA, PLAT No. 2

This Instrument Prepared by
Thomas R. Palbicke of
HAGER WEINBERG AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 8772
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwall@bellsouth.net

P.U.D. Statistics:
Gross Acreage: 26.857 Acres
Total Dwelling Units: 131 D.U.
Housing Type: Zero Lot Line/
Single Family/Detached

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that UPJOHN - DELRAY LIMITED PARTNERSHIP, a Florida Limited Partnership, owners of the land shown hereon, being a Replat of a Portion of Tract "C" of the Plat of UPJOHN P.U.D. PLAT ONE as recorded in Plat Book 86 at Pages 1 thru 3 of the Public Records of Palm Beach County lying in Section 21, Township 46 South, Range 42 East, Palm Beach County, Florida shown hereon as VIZCAYA, PLAT No. 2, being more particularly described as follows:

COMMENCE at the Southeast Corner of said Section 21; thence N.02°16'40"W., along the East Line of said Section 21, a distance of 1285.22 feet; thence S.87°43'20"W., a distance of 130.00 feet to the POINT of BEGINNING of the hereinafter described Parcel; thence N.02°16'40"W. for 861.30 feet; thence N.47°16'40"W. for 14.15 feet; thence N.02°16'40"W. for 80.00 feet; thence N.42°43'20"E. for 14.15 feet; thence N.02°16'40"W. for 370.30 feet; thence S.89°07'43"W., along a Line 56.43 feet South of and parallel with the North Line of Southeast 1/4 of said Section 21, for 1206.05 feet; thence S.02°05'38"E. for 908.49 feet; thence N.87°54'22"E. for 396.96 feet to a point of curvature; thence with an initial Easterly direction, along the arc of a curve to the right, concave Southerly, having a radius of 775.20 feet, a central angle of 19°04'19" and a chord bearing of S.82°33'29"E., for 258.04 feet to a point of tangency; thence S.73°01'19"E. for 378.59 feet to a point of curvature; thence with an initial Southeasterly direction, along the arc of a curve to the right, concave Southwesterly, having a radius of 300.00 feet, a central angle of 70°44'39" and a chord bearing of S.37°39'00"E., for 370.42 feet to the POINT of BEGINNING.
Said lands contain 26.857 acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- TRACT "A" (Private Streets), as shown hereon, is hereby reserved for the VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "L-5" and "L-6" (Water Management Tracts), as shown hereon, are reserved for the VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County. Subject to Existing Littoral Zone Restrictive Covenant Agreement as recorded in Official Record Book 9812, Page 159, Public Records of Palm Beach County, Florida.
- LAKE MAINTENANCE ACCESS EASEMENTS: The Lake Maintenance Access Easements, as shown hereon, are hereby reserved for the VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "M" and "M-2" (Open Space), as shown hereon, are hereby reserved for VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- DRAINAGE EASEMENTS: The Drainage Easements as shown hereon are hereby dedicated in perpetuity for Drainage purposes. The maintenance of all Drainage Facilities located therein shall be the perpetual maintenance obligation of the VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, without recourse to Palm Beach County.
- LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements, as shown hereon, are hereby reserved for the VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for access to storm water management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- 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.
- Palm Beach County shall have the right, but not the obligation, to maintain any portion of the Drainage System encompassed by this Plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all Drainage Easements, Lake Maintenance Easements, Lake Maintenance Access Easements and Private Streets associated with said Drainage System.
- TRACT "N" (Residential Access Streets), as shown hereon, is hereby reserved for the VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, as a Residential Access Street for Private Street purposes and other purposes not inconsistent with this reservation and is the perpetual Maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- OVERHANG EASEMENTS: the Overhang Easements, as shown hereon, are hereby Dedicated to the Lot Owner, his and/or Her Successors and Assigns, whose Dwelling Unit abuts said Easement for Roof Overhang purposes, Utility Services and Building Maintenance purposes, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named Limited Partnership has caused these presents to be signed by its General Partner, FL RFC/WA GP, L.C., a Florida Limited Liability Company, licensed to do business in Florida, this 17th day of May, 1999.

UPJOHN - DELRAY LIMITED PARTNERSHIP
a Florida Limited Partnership
By: FL RFC/WA GP, L.C.
A Florida Limited Liability Company
General Partner
By: Hearthstone
A California Corporation (authorized to do business in Florida)
Manager
By: James K. Griffin, Jr., Sr. Vice President

Witness: Janet R. Wargin
(Print Name) JANET R. WARGIN
Witness: Virginia Crosson
(Print Name) VIRGINIA CROSSON

VIZCAYA, Plat No. 2
PAGE 103
PLAT BOOK 86
COUNTY PALM BEACH
DATE 5-22-99
FILED 5-22-99
PLAT 46B
P.U.D. NAME UPJOHN

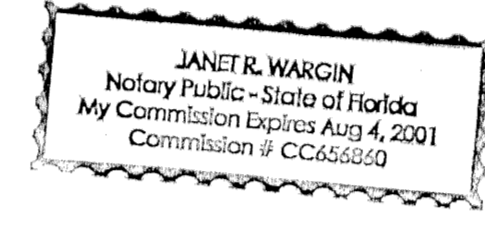
ACKNOWLEDGEMENT

State of Florida ss
County of Broward

BEFORE ME personally appeared James K. Griffin, Jr. who personally known to me and who executed the foregoing instrument as Senior Vice President of HEARTHSTONE a California Corporation, Manager of FL RFC/WA GP, L.P., a Florida Limited Liability Company, General Partner 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 17 day of May, 1999.

Notary Public - State of Florida
My Commission Expires: Aug 1, 2001



ACCEPTANCE OF RESERVATIONS

State of Florida ss
County of Palm Beach

The VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION INC., a Florida Corporation, not-for-profit hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 18 day of May, 1999.

Witness: Lewis Moscovitch
(Print Name) LEWIS MOSCOVITCH
Witness: Tim Sullivan
(Print Name) TIM SULLIVAN

VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION INC.
a Florida Corporation, not-for-profit

By: Craig Perry, President
(Print Name) CRAIG PERRY, PRESIDENT

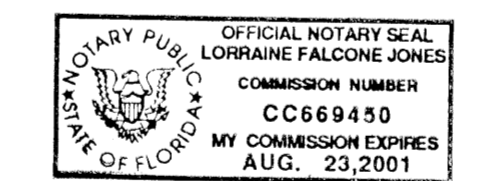
ACKNOWLEDGEMENT

State of Florida ss
County of Palm Beach

BEFORE ME personally appeared Craig Perry who is personally known to me and who executed the foregoing instrument as President of the VIZCAYA P.U.D. MASTER 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 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 18 day of May, 1999.

Notary Public - State of Florida
My Commission Expires: Aug 23, 2001



ACCEPTANCE OF RESERVATIONS

State of Florida ss
County of Broward

The VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 23rd day of September, 1999.

Witness: Michael Cook
(Print Name) MICHAEL COOK
Witness: Thomas R. Palbicke
(Print Name) THOMAS R. PALBICKE

VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC.
a Florida Corporation, not-for-profit

By: Craig Perry, President
(Print Name) CRAIG PERRY, PRESIDENT

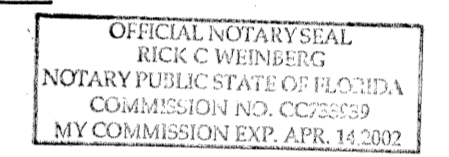
ACKNOWLEDGEMENT

State of Florida ss
County of Broward

BEFORE ME personally appeared Craig Perry who is personally known to me and who executed the foregoing instrument as President of VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit and severally acknowledged to and before me that he executed such 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 23rd day of September, 1999.

Notary Public - State of Florida
My Commission Expires:



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 that Permanent Control Points (P.C.P.s) and Monuments according to Section 177.091 (9), Florida Statutes, will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; and, further, that the survey complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Thomas R. Palbicke
Professional Land Surveyor
Florida Registration No. 5061

TITLE CERTIFICATION

State of Florida ss
County of Palm Beach

We RELIANCE TITLE COMPANY, a Title Insurance Company, duly licensed in the State of Florida do hereby certify we have examined the title to the hereon described property; that we find the title to the property is vested to UPJOHN-DELRAY LIMITED PARTNERSHIP, a Florida Limited Partnership; that current taxes have been paid; that 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.

Larry Rothenberg, President
Reliance Title Company
5/19/99 updated: 8/30/99
Dated

COUNTY APPROVAL

COUNTY ENGINEER

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), Florida Statutes, this 2 day of November, 1999, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081 (1), Florida Statutes.

George T. Webb, P.E., County Engineer

VIZCAYA NEIGHBORHOOD PROPERTY OWNERS ASSOC. VIZCAYA P.U.D. MASTER Homeowners Association Surveyor County Engineer General Partner

