VICTORIA WOODS PHASE III-B

(A PLANNED UNIT DEVELOPMENT)

LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF TRACTS 1,3,4,5,23,24 AND ALLOF TRACT 2 AND TOGETHER WITH A PORTION OF THE ABANDONED RIGHT-OF-WAY LYING BETWEEN TRACTS 21 THROUGH 24, INCLUSIVE AND TRACTS 1 THROUGH 8, INCLUSIVE, PLAT OFMODEL

DEDICATION: STATE OF FLORIDA

COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS, THAT WYNDAM PARK II, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF TRACTS 1,3,4,5,23,24 AND ALLOF TRACT 2 AND TOGETHER WITH A PORTION OF THE ABANDONED RIGHT-OF-WAY LYING BETWEEN TRACTS 21 THROUGH 24, INCLUSIVE AND TRACTS 1 THROUGH 8, INCLUSIVE, PLAT OF

BOOK 5, PAGE 76, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11, THENCE, SOUTH 88°39'17" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1109.33 FEET TO THE NORTHEAST CORNER OF PLAT ONE VICTORIA WOODS, AS RECORDED IN PLAT BOOK 51, PAGE 32, SAID PUBLIC RECORDS; THENCE, SOUTH 01°20'43" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 70 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF A 70 FOOT WIDE EASEMENT TO THE LAKE WORTH DRAINAGE DISTRICT, AS RECORDED IN OFFICIAL RECORDS BOOK 7144, PAGE 1505, SAID PUBLIC RECORDS, SAID INTERSECTION BEING THE POINT OF BEGINNING;

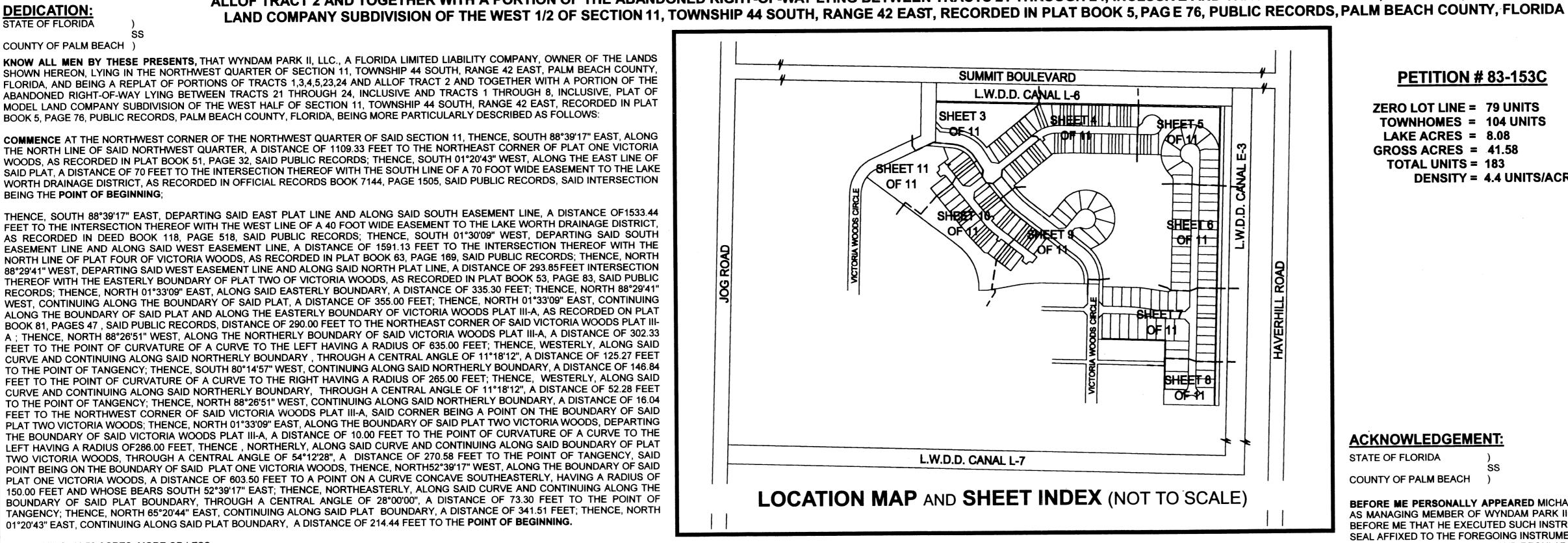
THENCE, SOUTH 88°39'17" EAST, DEPARTING SAID EAST PLAT LINE AND ALONG SAID SOUTH EASEMENT LINE, A DISTANCE OF1533.44 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF A 40 FOOT WIDE EASEMENT TO THE LAKE WORTH DRAINAGE DISTRICT, AS RECORDED IN DEED BOOK 118, PAGE 518, SAID PUBLIC RECORDS; THENCE, SOUTH 01°30'09" WEST, DEPARTING SAID SOUTH EASEMENT LINE AND ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 1591.13 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF PLAT FOUR OF VICTORIA WOODS, AS RECORDED IN PLAT BOOK 63, PAGE 169, SAID PUBLIC RECORDS; THENCE, NORTH 88°29'41" WEST, DEPARTING SAID WEST EASEMENT LINE AND ALONG SAID NORTH PLAT LINE, A DISTANCE OF 293.85 FEET INTERSECTION THEREOF WITH THE EASTERLY BOUNDARY OF PLAT TWO OF VICTORIA WOODS, AS RECORDED IN PLAT BOOK 53, PAGE 83, SAID PUBLIC RECORDS; THENCE, NORTH 01°33'09" EAST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 335.30 FEET; THENCE, NORTH 88°29'41' WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 355.00 FEET; THENCE, NORTH 01°33'09" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT AND ALONG THE EASTERLY BOUNDARY OF VICTORIA WOODS PLAT III-A, AS RECORDED ON PLAT BOOK 81, PAGES 47, SAID PUBLIC RECORDS, DISTANCE OF 290.00 FEET TO THE NORTHEAST CORNER OF SAID VICTORIA WOODS PLAT III-A; THENCE, NORTH 88°26'51" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID VICTORIA WOODS PLAT III-A, A DISTANCE OF 302.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET; THENCE, WESTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 11°18'12", A DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 80°14'57" WEST, CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 146.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET; THENCE, WESTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 11°18'12", A DISTANCE OF 52.28 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°26'51" WEST, CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 16.04 FEET TO THE NORTHWEST CORNER OF SAID VICTORIA WOODS PLAT III-A, SAID CORNER BEING A POINT ON THE BOUNDARY OF SAID PLAT TWO VICTORIA WOODS; THENCE, NORTH 01°33'09" EAST, ALONG THE BOUNDARY OF SAID PLAT TWO VICTORIA WOODS, DEPARTING THE BOUNDARY OF SAID VICTORIA WOODS PLAT III-A, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF286.00 FEET, THENCE, NORTHERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY OF PLAT TWO VICTORIA WOODS, THROUGH A CENTRAL ANGLE OF 54°12'28", A DISTANCE OF 270.58 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE BOUNDARY OF SAID PLAT ONE VICTORIA WOODS, THENCE, NORTH52°39'17" WEST, ALONG THE BOUNDARY OF SAID PLAT ONE VICTORIA WOODS, A DISTANCE OF 603.50 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET AND WHOSE BEARS SOUTH 52°39'17" EAST; THENCE, NORTHEASTERLY, ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT BOUNDARY, THROUGH A CENTRAL ANGLE OF 28°00'00", A DISTANCE OF 73.30 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 65°20'44" EAST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 341.51 FEET; THENCE, NORTH 01°20'43" EAST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 214.44 FEET TO THE POINT OF BEGINNING.

CONTAINING: 41.58 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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

- TRACTS "R-1", "R-2", "R-3" AND "R-4" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "R-5", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VICTORIA WOODS HOMEOWNERS 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/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "R-1", "R-2", "R-4" AND "R-5", AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- TRACT "L-1" (LAKE), AS SHOWN HEREON. IS HEREBY RESERVED FOR THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID TRACT "L-1" IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6033 PAGE 665, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACTS "B-1", "B-2", "B-3", "B-4", "B-5", "B-6" AND "B-7" (BUFFER TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITH THE ASSOCIATED WATER MANAGEMENT TRACT 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.
- 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 VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT TO AND PARALLEL WITH TRACTS "R-1", "R-2", "R-3", "R-4", "R-5" AND VICTORIA WOODS CIRCLE, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE LOT OWNER WHOSE DWELLING UNITS ABUTS SAID EASEMENT, THE SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.



- THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS
- 11. TRACTS "P-1", "P-2", "P-3" AND "P-4" (PRESERVES), ARE HEREBY RESERVED TO THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, SECTION 9.5. THIS PLAN SHALL BE APPROVED PRIOR TO SITE DEVELOPMENT.
- TRACT "LB" (LANDSCAPE BUFFER TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 13. TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6", "O-7", "O-8", "O-9", "O-10", "O-11" AND "O-12" (OPEN SPACE TRACTS), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "O-5" IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 4451, PAGE 550. IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE COMPANY AUTHORITY OF SAID LIMITED 7 DAY OF January, 2004. LIABILITY COMPANY, THIS ____

BY: WYNDAM PARK II, LLC A FLORIDA LIMITED LIABILITY COMPANY MICHAEL F. ARANDA, MANAGING MEMBER **SHEET 1 OF 11**

AREA TABULATION:

TRACT "B-1"	0.21 ACRES
TRACT "B-2"	0.27 ACRES
TRACT "B-3"	0.19 ACRES
TRACT "B-4"	0.05 ACRES
TRACT "B-5"	0.35 ACRES
TRACT "B-6"	0.16 ACRES
TRACT "B-7"	0.44 ACRES
TRACT "LB"	0.07 ACRES
TRACT "L-1"	8.08 ACRES
TRACT "O-1"	0.06 ACRES
TRACT "O-2"	0.05 ACRES
TRACT "O-3"	0.09 ACRES
TRACT "O-4"	0.06 ACRES
TRACT "O-5"	0.73 ACRES
TRACT "O-6"	0.11 ACRES
TRACT "O-7"	0.11 ACRES
TRACT "O-8"	0.04 ACRES
TRACT "O-9"	0.14 ACRES
TRACT "O-10"	0.05 ACRES
TRACT "O-11"	0.14 ACRES
TRACT "O-12"	0.16 ACRES
TRACT "P-1"	1.56 ACRES
TRACT "P-2"	4.57 ACRES
TRACT "P-3"	0.96 ACRES
TRACT "P-4"	0.44 ACRES
TRACT "R-1"	0.93 ACRES

0.31 ACRES

1.86 ACRES

1.68 ACRES

16.68 ACRES

41.58 ACRES

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SS COUNTY OF PALM BEACH

/Ø ON PAGES CLERK OF THE CIRCUIT COURT

ACKNOWLEDGEMENT:

0432.005

PETITION #83-153C

DENSITY = 4.4 UNITS/ACRE

ZERO LOT LINE = 79 UNITS

LAKE ACRES = 8.08

GROSS ACRES = 41.58

TOTAL UNITS = 183

TOWNHOMES = 104 UNITS

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL F. ARANDA, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS MANAGING MEMBER OF WYNDAM PARK II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY

INITED EIABIEIT FOOMI AIVI.		
VITNESS MY HAND AND OFFICIAL SEAL THIS	DAY OF <u>anvary</u> ,	2004.
NOTARY PUBLIC: Julielle Atto	STATE OF FLORIDA COMMISSION NO.: _	DD18718
PRINTED NAME: Michelle L. Sides	COMMISSION EXPIRES	s: 2/24/0'
TOTAL TYPE OF THE STATE OF THE	MICHELLE L SIDES MY COMMISSION #DD187180 EXPIRES: FEB 24, 2007	

TRACT "R-5"

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF NORTH 01°32'10" EAST ALONG THE WEST LINE OF PLAT FOUR OF VICTORIA WOODS, A P.U.D., ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

Bonded through Advantage Notary

- 2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- 3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR CONSENT OF ALL EASEMENT BENEFICIARES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH **ENCROACHMENTS**

TITLE CERTIFICATION: STATE OF FLORIDA

COUNTY OF PALM BEACH

I, DAVID B. NORRIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, 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 WYNDAM PARK II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIXISION DEPICTED BY THIS PLAT.

DATE: 1/20/04

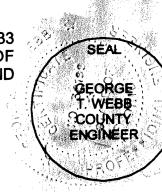
DAVID B. NORRIS OF COHEN, NORRIS SCHERER WEINBERGER & WOLMER, AGENTS FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK

PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER OF PALM BEACH COUNTY

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 _, A.D. 2004 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND FEBRUARY MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.





SEAL DOROTHY F WILKEN CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, **FLORIDA**



SURVEYOR'S CERTIFICATION: I HEREBY 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), CHAPTER 177, FLORIDA STAT-UTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

> elus auseu DATED THIS TTH DAY OF JANUARY WM. R. VAN CAMPEN, P.S.M. 2424

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.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.



LAND SURVEYING & MAPPING, INC 4152 W. BLUE HERON BLVD. SUITE 121

RIVIERA BEACH, FLORIDA 33404

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