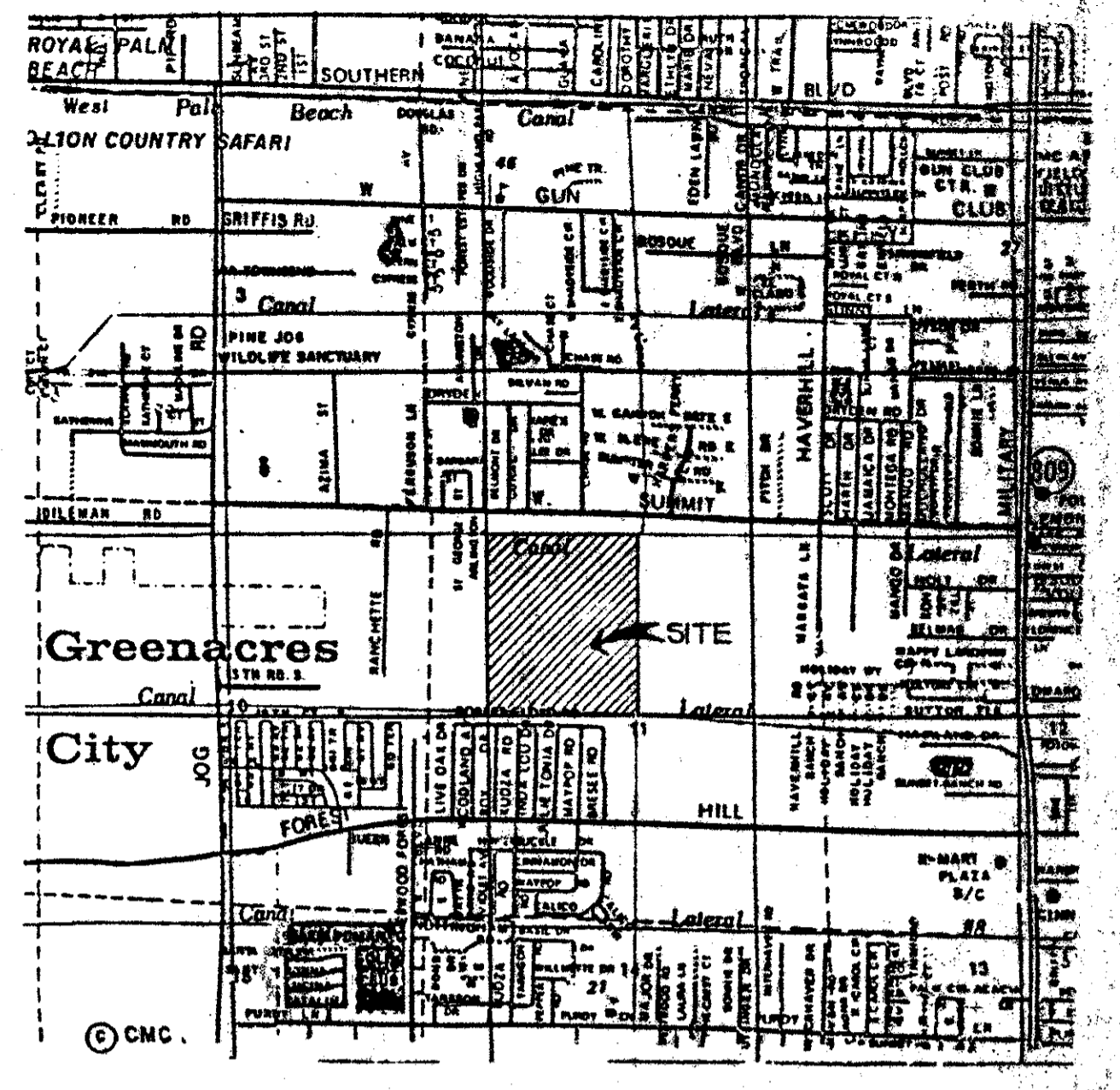


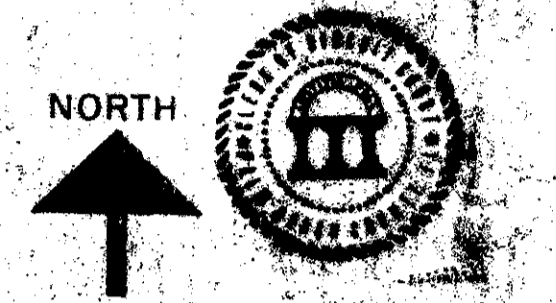
DRAWING NUMBER 51/32

**SITE DATA**  
**PHASE I**  
 VICTORIA WOODS - PUD  
 Formerly R. C. Malt Unnamed PUD  
 Palm Beach County, Florida  
 Part of the Northwest Quarter of  
 Section 11, Township 44 S., Range 42 E.  
 Area= 34.65 Acres, more or less  
 Total DU= 204  
 DU/ Acre 5.89  
 Parking- Req'd. (500.21-K;4;b) 2 per DU  
 Parking- Proposed- 2 per DU-Total 408  
 DU and Access Roads= 10.25 A=29.64  
 Preserve Areas = 6.73 A=19.41  
 Open Area = 17.65 A=51.05  
 Recreation Area-Available to All Property  
 Owners 5.65 A  
 No Commercial Areas  
 25 ft. Buffer on West Property Line  
 Others buffered by Canal on North and  
 Undeveloped Acreage to South and East.  
 Zoning-RS-PUD  
 Access Intersection Shown, on Attached Exhibit  
 Applicant-R.C. Malt- Tel 471-1122

PLAT ONE OF  
**VICTORIA WOODS**  
 P.U.D.  
 IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF  
 TRACTS 1 thru 8, and 21 thru 28, OF MODEL LAND CO.  
 SUBDIVISION OF THE WEST 1/2 OF SECTION 11,  
 TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 ACCORDING TO THE PLAT RECORDED IN  
 PLAT BOOK 5, PAGE 76  
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 SHEET 1 OF 2  
 JANUARY 1985



COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on 11/30/84  
 at \_\_\_\_\_ day of \_\_\_\_\_  
 1985, and duly recorded in the Public  
 Records of said County of Palm Beach  
 in Volume 5, Page 304-305  
 JAMES D. CARLTON, COUNTY ENGINEER



**DEDICATION**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 KNOW ALL MEN BY THESE PRESENTS, ROBERT C. MALT THE OWNER OF THAT TRACT OF  
 LAND LYING AND BEING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM  
 BEACH COUNTY, FLORIDA, SHOWN HEREON AS VICTORIA WOODS, AND MORE PARTICULARLY  
 DESCRIBED AS FOLLOWS TO WIT:

A PARCEL OF LAND IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE ON AN  
 ASSUMED BEARING OF SOUTH 88°59'17" EAST ALONG THE NORTH LINE OF SAID  
 SECTION 11, A DISTANCE OF 1109.33 FEET; THENCE SOUTH 1°20'43" WEST  
 A DISTANCE OF 284.44 FEET; THENCE SOUTH 65°20'44" WEST A DISTANCE OF  
 341.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST  
 HAVING A RADIUS OF 150.0 FEET AND CENTRAL ANGLE OF 28°00'00"; THENCE  
 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.50' TO THE  
 INTERSECTION WITH A LINE BEARING SOUTH 52°39'17" EAST, THENCE SOUTH  
 52°39'17" EAST, A DISTANCE OF 603.50 FEET; THENCE SOUTH 37°20'43" WEST A  
 DISTANCE OF 5.0 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE  
 SOUTHWEST HAVING A RADIUS OF 281.00 FEET AND CENTRAL ANGLE OF 9°20'18";  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.80 FEET;  
 THENCE SOUTH 46°41'01" WEST, A DISTANCE OF 120.0 FEET TO THE INTERSECTION  
 WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 161.0 FEET AND  
 CENTRAL ANGLE OF 12°16'47"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID  
 CURVE, A DISTANCE OF 34.51 FEET; THENCE SOUTH 53°51'20" WEST, A DISTANCE OF  
 131.11 FEET; THENCE NORTH 82°09'17" WEST, A DISTANCE OF 10.0 FEET; THENCE  
 SOUTH 7°50'43" WEST, A DISTANCE OF 150.0 FEET; THENCE SOUTH 82°09'17" EAST,  
 A DISTANCE OF 15.0 FEET; THENCE SOUTH 7°50'43" WEST A DISTANCE OF 155.0 FEET;  
 THENCE NORTH 82°09'17" WEST, A DISTANCE OF 355.99 FEET; THENCE SOUTH 1°32'10"  
 WEST, A DISTANCE OF 252.70 FEET; THENCE NORTH 88°27'50" WEST A DISTANCE OF  
 315.0 FEET; THENCE NORTH 1°32'10" EAST A DISTANCE OF 32.0 FEET; THENCE NORTH  
 88°27'50" WEST A DISTANCE OF 240.0 FEET; THENCE SOUTH 1°32'10" WEST, A  
 DISTANCE OF 32.0 FEET; THENCE NORTH 88°27'50" WEST A DISTANCE OF 155.0 FEET;  
 THENCE NORTH 1°32'10" EAST A DISTANCE OF 1574.09 FEET TO THE POINT OF BEGINNING.

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME,  
 AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE  
 ACKNOWLEDGEMENTS, ROBERT C. MALT, THE OWNER, TO ME WELL KNOWN  
 AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO  
 EXECUTED THE SAME AS OWNER FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT MIAMI BEACH, COUNTY OF PALM BEACH AND STATE OF  
 FLORIDA, THIS 1st DAY OF APRIL, A.D. 1985.

MY COMMISSION EXPIRES: 12 DAY OF APRIL, 1985  
 Notary Public, State of Florida  
 NOTARY PUBLIC

*Clara G. Lutz*  
 NOTARY PUBLIC

**MORTGAGEE'S CONSENT**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIS THAT IT IS THE HOLDER OF A MORTGAGE OF  
 THE PROPERTY DESCRIBED HEREON 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 OFFICIAL RECORD BOOK  
 4384 AT PAGE 0721 OF THE PUBLIC RECORDS OF PALM  
 BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE ROYAL PAM SAVINGS & LOAN DO HEREUNTO SET OUR HAND AND  
 SEAL THIS 1st DAY OF APRIL 1985.

ATTEST:  
*Robert Lubin*  
 Robert Lubin  
 BY: *Mark B. Buatty*  
 Mark B. Buatty, Asst. Vice President  
 Royal Pam Savings Assoc.

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY  
 AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Mark B. Buatty  
Robert Lubin, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL  
 DESCRIBED IN AND WHO EXECUTED THE SAME AS REPRESENTATIVE OF THE MORTGAGEE FOR  
 THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Palm Beach, COUNTY OF PALM BEACH AND STATE OF  
 FLORIDA, THIS 1st DAY OF APRIL, A.D. 1985.

MY COMMISSION EXPIRES: 12 DAY OF APRIL, 1985  
 Notary Public, State of Florida  
 NOTARY PUBLIC

*Wanda Esther Susi*  
 Wanda Esther Susi  
 (Mortgagee's Agent)

**TITLE CERTIFICATION**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LINCENSED 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 TO ROBERT C. MALT, THE OWNER; THAT THE CURRENT TAXES HAVE BEEN  
 PAID AND WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE  
 AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

*Fogor*  
 FLAGLER TITLE COMPANY AUTHORIZED AGENT  
 ROGER GAMBLIN, PRES. March 27, 1985

SUBJECT TO A RESERVATION FOR CANAL PURPOSES OVER THE NORTH 70 FEET THEREOF.  
 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES  
 HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AS FOLLOWS:

- STREETS, ACCESS TRACTS AND ROAD EASEMENTS  
 THE STREETS, ACCESS TRACTS AND ROAD EASEMENTS AS SHOWN  
 HEREON ARE DEDICATED TO THE VICTORIA WOODS HOMEOWNERS  
 ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS WITHOUT RECOURSE  
 TO PALM BEACH COUNTY.
- EASEMENTS  
 THE UTILITY EASEMENTS, AND DRAINAGE EASEMENTS, AS SHOWN,  
 ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION  
 AND MAINTENANCE OF UTILITIES AND DRAINAGE. DRAINAGE TO  
 BE THE RESPONSIBILITY OF VICTORIA WOODS HOMEOWNERS ASSOCIATION.
- THE WATER MANAGEMENT TRACTS, PRESERVE AREAS AND DRAINAGE  
 AREAS ARE HEREBY DEDICATED TO VICTORIA WOODS HOMEOWNERS  
 ASSOCIATION FOR PROPER PURPOSES AND ARE THE PERPETUAL  
 MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS  
 OR ASSIGNS WITHOUT RECOURSE OF PALM BEACH COUNTY.
- THE ADDITIONAL RIGHT-OF-WAY FOR L.W.D.D. LATERAL 46 HAS BEEN  
 DEDICATED TO THE BOARD OF LAKE WORTH DRAINAGE DISTRICT FOR THE  
 PERPETUAL USE OF THE DISTRICT FOR CANAL RIGHT-OF-WAY.

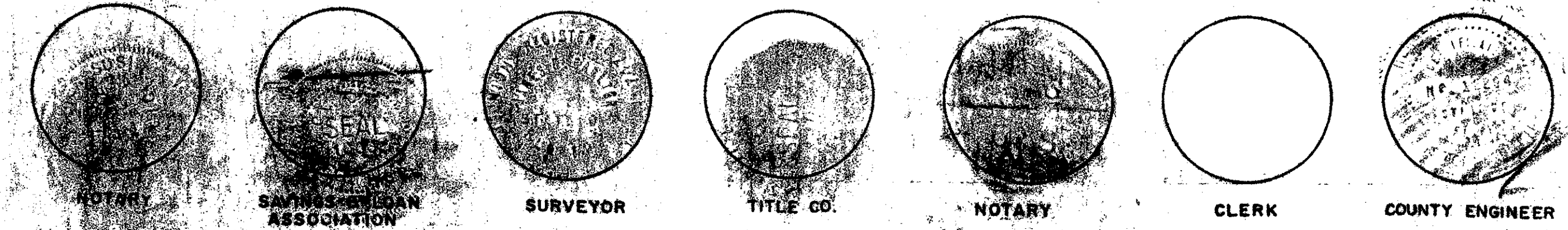
THE LIFT STATION AS SHOWN HEREON IS DEDICATED IN PERPETUITY  
 TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT  
 STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THESE PRESENTS TO  
 BE SIGNED THIS 29th DAY OF MARCH A.D. 1985.

*James D. Carlton*  
 WITNESS BY: *Robert C. Malt*  
 ROBERT C. MALT

*James D. Carlton*  
 WITNESS

WATER MANAGEMENT TRACTS/ DRAINAGE R/W  
 THE WATER MANAGEMENT TRACTS AND/OR DRAINAGE RIGHTS OF WAY AS SHOWN  
 ARE DEDICATED TO THE VICTORIA WOODS HOMEOWNERS ASSOCIATION FOR THE  
 PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID  
 ASSOCIATION.



- NOTES:**
- BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN.
  - INDICATES PERMANENT REFERENCE MONUMENTS TO BE SET.
  - INDICATES PERMANENT CONTROL POINT.
  - NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
  - NO STRUCTURES, TREES, OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
  - APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
  - WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENT.
  - BUILDING SETBACK LINES SHALL BE REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA  
 THIS PLAT IS HEREBY APPROVED FOR RECORD. THIS 7 DAY

OF MAY, 1985.  
 BY: *Kenneth M. Adams*  
 KENNETH M. ADAMS, CHAIRMAN

ATTEST:  
 JOHN B. DUNKLE, CLERK  
 BY: *Elizabeth Reiland*  
 DEPUTY CLERK

COUNTY ENGINEER  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF

MAY, 1985.  
 BY: *H.P. Kahlert*  
 H.P. KAHLERT, COUNTY ENGINEER

**SURVEYOR'S CERTIFICATE**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE  
 AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.)  
 HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL  
 POINTS (P.C.P.) ARE TO BE SET AND FURTHER THAT THE SURVEY  
 DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA  
 STATUTES, AS AMENDED, AND ORDINANCE 73-4 OF PALM BEACH  
 COUNTY, FLORIDA.

*James D. Carlton*  
 JAMES D. CARLTON  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 747

**VICTORIA WOODS 51/32**  
 JAMES D. CARLTON, INC.  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 2790 N. MILITARY TRAIL  
 WEST PALM BEACH, FLORIDA

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER