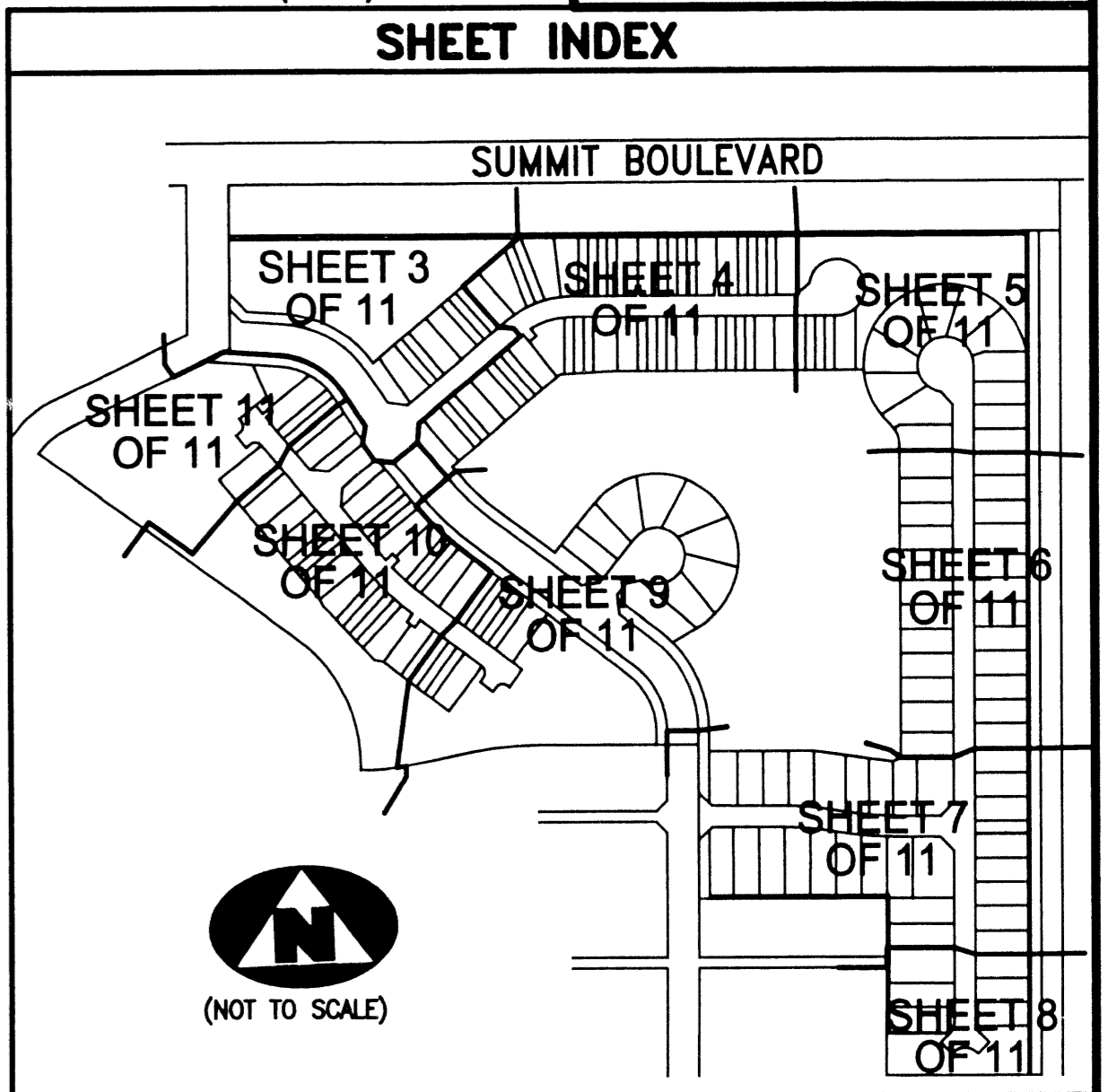
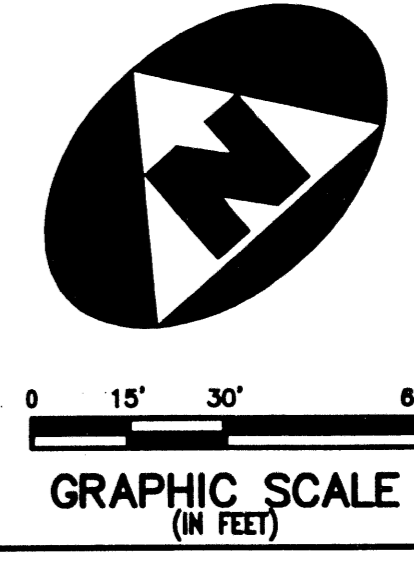
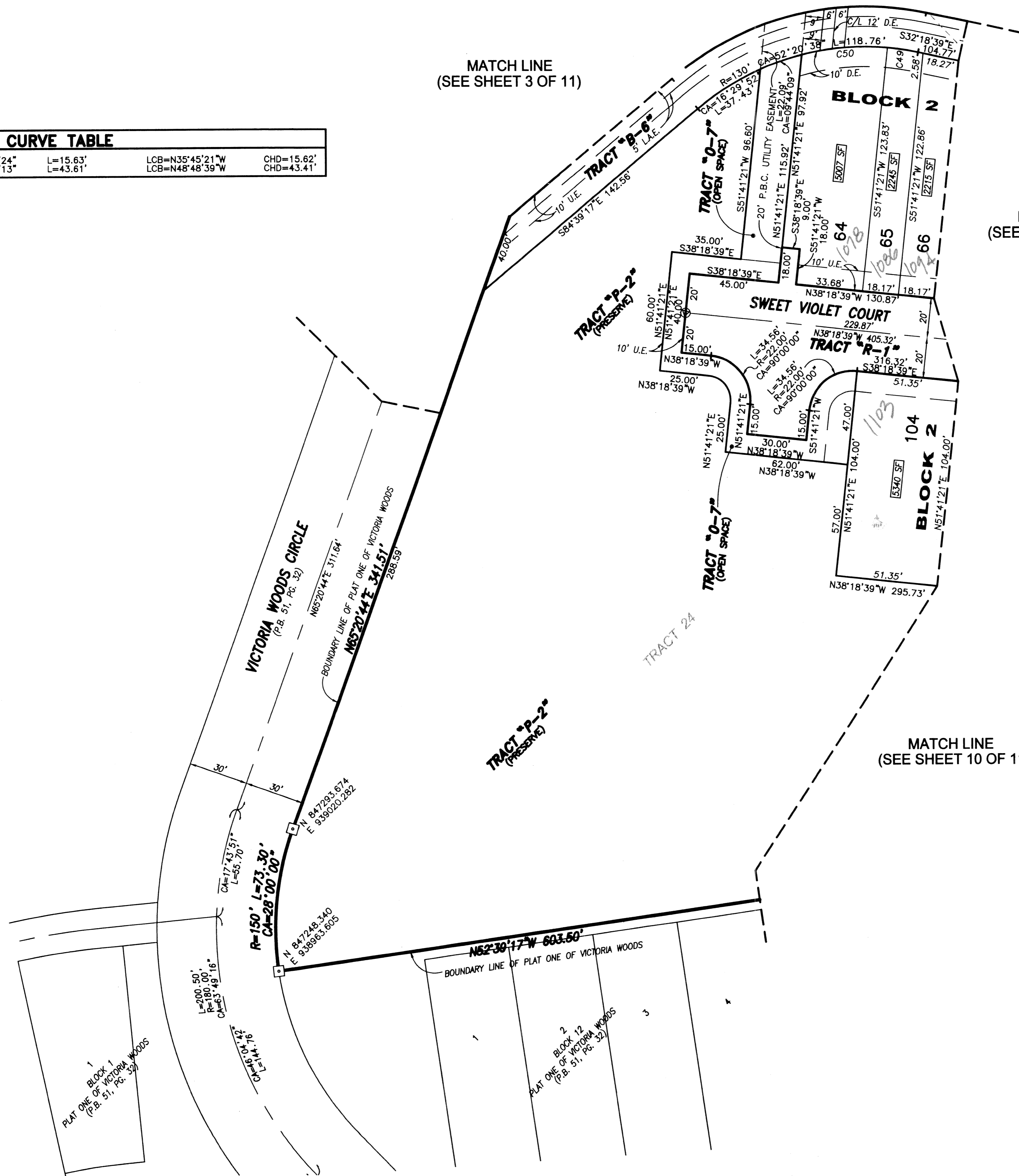


LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF TRACTS 1,3,4,5,23,24 AND ALL OF TRACT 2 AND TOGETHER WITH A PORTION OF THE ABANDONED RIGHT-OF-WAY LYING BETWEEN TRACTS 21 THROUGH 24, INCLUSIVE AND TRACTS 1 THROUGH 8, INCLUSIVE, PLAT OF MODEL LAND COMPANY SUBDIVISION OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK 5, PAGE 76, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

CURVE TABLE					
C49	R=130.00'	CA=06°53'24"	L=15.63'	LCB=N35°45'21"W	CHD=15.62'
C50	R=130.00'	CA=19°13'13"	L=43.61'	LCB=N48°48'39"W	CHD=43.41'



- LEGEND:**
- L.M.E. DENOTES A LAKE MAINTENANCE EASEMENT
 - (R) DENOTES A RADIAL LINE
 - C/L DENOTES A CENTERLINE
 - U.E. DENOTES UTILITY EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - D.B. DENOTES DEED BOOK
 - L.A.E. DENOTES LIMITED ACCESS EASEMENT
 - O.H.E. DENOTES OVERHANG EASEMENT
 - R DENOTES RADIUS DISTANCE
 - L DENOTES ARC LENGTH DISTANCE
 - CA DENOTES CENTRAL ANGLE
 - LCB DENOTES LONG CHORD BEARING
 - CHD DENOTES CHORD DISTANCE
 - O.R.B. DENOTES OFFICIAL RECORDS BOOK
 - P.B. DENOTES PLAT BOOK NUMBER
 - P.C. DENOTES PAGE NUMBER
 - SF DENOTES SQUARE FOOTAGE
 - N 12345.6789 DENOTES NORTHING COORDINATE
 - E 12345.6789 DENOTES EASTING COORDINATE
 - P.B.C.U.E. DENOTES PALM BEACH COUNTY UTILITY EASEMENT
 - DENOTES A FOUND PERMANENT REFERENCE MONUMENT
 - DENOTES A SET PERMANENT REFERENCE MONUMENT (LB 2171)
 - ⊙ DENOTES A SET PERMANENT CONTROL POINT (LB 2171)
 - ▶ DENOTES THE ZERO LOT SIDE

- SURVEYOR'S NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE GRID AZIMUTH BEARING OF S88°39'17"E ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, 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.
 - IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
 - INES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
 - THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.
 - THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
 - ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000033.
 - NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BENCH MARK LAND SURVEYING & MAPPING, INC.
 4152 W. BLUE HERON BOULEVARD • SUITE 121
 RIVIERA BEACH • FLORIDA 33404
 PHONE: (561) 848-2102 • LB. 2171 • FAX: (561) 844-9659
 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

RECORD PLAT OF
VICTORIA WOODS PHASE III-B

DWN KVC	FB	DATE 10/30/02	WO.# P264
CKD	FILE PLAT/LOT	SCALE 1"=30'	SHEET 11 OF 11

SUBDIVISION VICTORIA Woods Phase III-B
 BOOK 101 PAGE 88
 FLOOD ZONE # 165 B
 QUAD # 32 ZONING R5/5e
 SE 8-2000-203 ZIP CODE 33415
 T.A.Z. 285
 PUD NAME VICTORIA Woods