

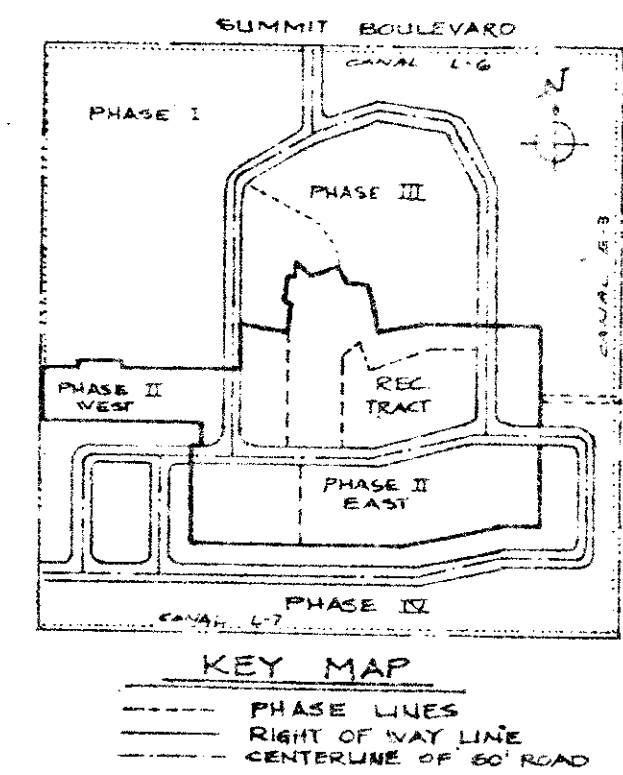
DRAWING NUMBER 53/83

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REVISED SITE DATA
 PHASE II
 VICTORIA WOODS PUD
 FORMERLY R. C. MALT, UNKNOWN PUD
 PALM BEACH COUNTY, FLORIDA
 BEING PART OF THE WEST HALF OF
 THE NORTHWEST QUARTER OF
 SECTION 11, TOWNSHIP 44 S., RANGE 42 EAST.
 ACRES=41.0 more or less (incl. REC. Area)
 Total PU = 126
 Parking Req'd. per 500.21k:4;b - 2 per DU
 Proposed 2 per DU=472
 DU and Access Rds.=13,48A - 50.6k
 Preserve Areas=5.0A - 11.5k
 Open Area=25.5A - 57.9k
 Recreation Area-Open to all residents=5.6k
 No commercial areas
 25 ft. Buffer and fence on West property line
 (except for area of 751 single family lots)
 Undeveloped property to North, South & East.
 Zoning - RS-PUD
 Access Intersection shown on attached exhibit.
 (None applicable to this Phase)



PLAT TWO 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 3
 FEB 1986

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:

PHASE II
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE ON AN ASSUMED BEARING OF SOUTH 01°52'10" WEST ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1574.08' TO THE POINT OF BEGINNING; THENCE SOUTH 01°52'10" WEST ALONG SAID LINE A DISTANCE OF 268.00'; THENCE SOUTH 88°26'57" EAST A DISTANCE OF 660.00'; THENCE SOUTH 01°32'10" WEST A DISTANCE OF 100.00'; THENCE NORTH 88°26'51" WEST A DISTANCE OF 139.80'; THENCE SOUTH 01°53'09" WEST A DISTANCE OF 420.00'; THENCE SOUTH 88°26'51" EAST A DISTANCE OF 924.80' TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 777.79' AND A CENTRAL ANGLE OF 28°36'54"; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE A DISTANCE OF 588.45' TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 777.79' AND A CENTRAL ANGLE 28°36'54"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 588.45'; THENCE SOUTH 88°26'51" EAST A DISTANCE OF 175.00'; THENCE NORTH 01°53'09" EAST A DISTANCE OF 420.00'; THENCE NORTH 88°26'51" WEST A DISTANCE OF 570.00'; THENCE NORTH 01°53'09" EAST A DISTANCE OF 100.00'; THENCE SOUTH 88°29'41" EAST A DISTANCE OF 355.00'; THENCE NORTH 01°53'09" EAST A DISTANCE OF 535.29'; THENCE NORTH 88°29'41" WEST A DISTANCE OF 355.00'; THENCE NORTH 01°53'09" EAST A DISTANCE OF 10.00'; THENCE NORTH 88°26'51" WEST A DISTANCE OF 420.00'; THENCE SOUTH 59°26'15" WEST A DISTANCE OF 58.76'; THENCE NORTH 88°26'51" WEST A DISTANCE OF 157.00'; THENCE NORTH 01°53'09" EAST A DISTANCE OF 140.00'; THENCE NORTH 88°26'51" WEST A DISTANCE OF 12.00'; THENCE NORTH 01°53'09" EAST A DISTANCE OF 135.00' TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 288.00' AND A CENTRAL ANGLE OF 54°12'50"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 270.58' TO THE INTERSECTION OF A LINE BEARING SOUTH 37°20'15" WEST A DISTANCE OF 5.00' TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 281.00' AND A CENTRAL ANGLE OF 09°29'18"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.80' TO THE INTERSECTION OF A LINE BEARING SOUTH 46°41'01" WEST A DISTANCE OF 120.00' TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 161.00' AND A CENTRAL ANGLE OF 12°16'47"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.51' TO THE INTERSECTION WITH A LINE BEARING SOUTH 53°51'20" WEST A DISTANCE OF 121.11'; THENCE NORTH 82°09'11" WEST A DISTANCE OF 19.00'; THENCE SOUTH 01°50'43" WEST A DISTANCE OF 150.00'; THENCE SOUTH 82°09'11" EAST A DISTANCE OF 15.00'; THENCE SOUTH 01°50'43" WEST A DISTANCE OF 155.00'; THENCE NORTH 82°09'11" WEST A DISTANCE OF 53.00'; THENCE SOUTH 01°52'10" WEST A DISTANCE OF 252.00'; THENCE NORTH 88°27'50" WEST A DISTANCE OF 316.00'; THENCE NORTH 01°52'10" EAST A DISTANCE OF 32.99'; THENCE NORTH 88°27'50" WEST A DISTANCE OF 240.00'; THENCE SOUTH 01°52'10" WEST A DISTANCE OF 22.00'; THENCE NORTH 88°27'50" WEST A DISTANCE OF 165.00' TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY WARRANT TO THE PERPETUAL USE OF THE PUBLIC AS FOLLOWS:

- STREETS, ACCESS TRACTS AND ROAD EASEMENTS AS SHOWN HEREON, ARE TO PROVIDE ACCESS TO THE VARIOUS LOTS SHOWN HEREON AND ARE DEDICATED TO VICTORIA WOODS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- BUFFER EASEMENTS
THE BUFFER EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR PLANTING, BEAUTIFICATION, UTILITIES AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VICTORIA WOODS HOMEOWNERS ASSOCIATION ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS
THE UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE TO THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.
- LIMITED ACCESS EASEMENT
THE LIMITED ACCESS EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS.
- 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 TO PALM BEACH COUNTY.
- THE ADDITIONAL RIGHT OF WAY FOR LAKE WORTH DRAINAGE DISTRICT (L.W.D.D.) LATERAL #6 HAS BEEN DEDICATED TO THE BOARD OF LAKE WORTH DRAINAGE DISTRICT FOR THE PERPETUAL USE OF THE DISTRICT FOR CANAL RIGHT OF WAY WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREAS (TRACT "A" AND TRACT "B") FOR RECREATION, UTILITY AND DRAINAGE PURPOSES 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 TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS (DRAINAGE RIGHTS OF WAY)
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 WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFE STATIONS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS OR ASSIGNS FOR LIFE STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 29th DAY OF APRIL, A.D. 1986.
 Frances E. Carlton by Robert C. Malt
 Witness: Tony W. Mills

NOTARY SAVINGS & LOAN ASSOCIATION SURVEYOR TITLE CO. NOTARY CLERK COUNTY ENGINEER

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, ROBERT C. MALT to me well known and known to me to be the individual described in and who executed said instrument for the purposes therein expressed, WITNESS my hand and official seal, this 29 day of APRIL 1986.

My Commission expires October 16, 1991
 Notary Public - State of Florida at Large

MORTGAGEE'S CONSENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES 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 AID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4384 AT PAGE 21 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE ROYAL PALM SAVINGS & LOAN DO HEREUNTO SET OUR HAND AND SEAL THIS 29th DAY OF APRIL, 1986.

ATTEST:
 Mark B. Beatty, Secretary
 Mark B. Beatty, Ass't Vice President

ACKNOWLEDGMENT
 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 ACKNOWLEDGMENTS, ASSISTANT VICE-PRESIDENT, MARK B. BEATTY, 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.

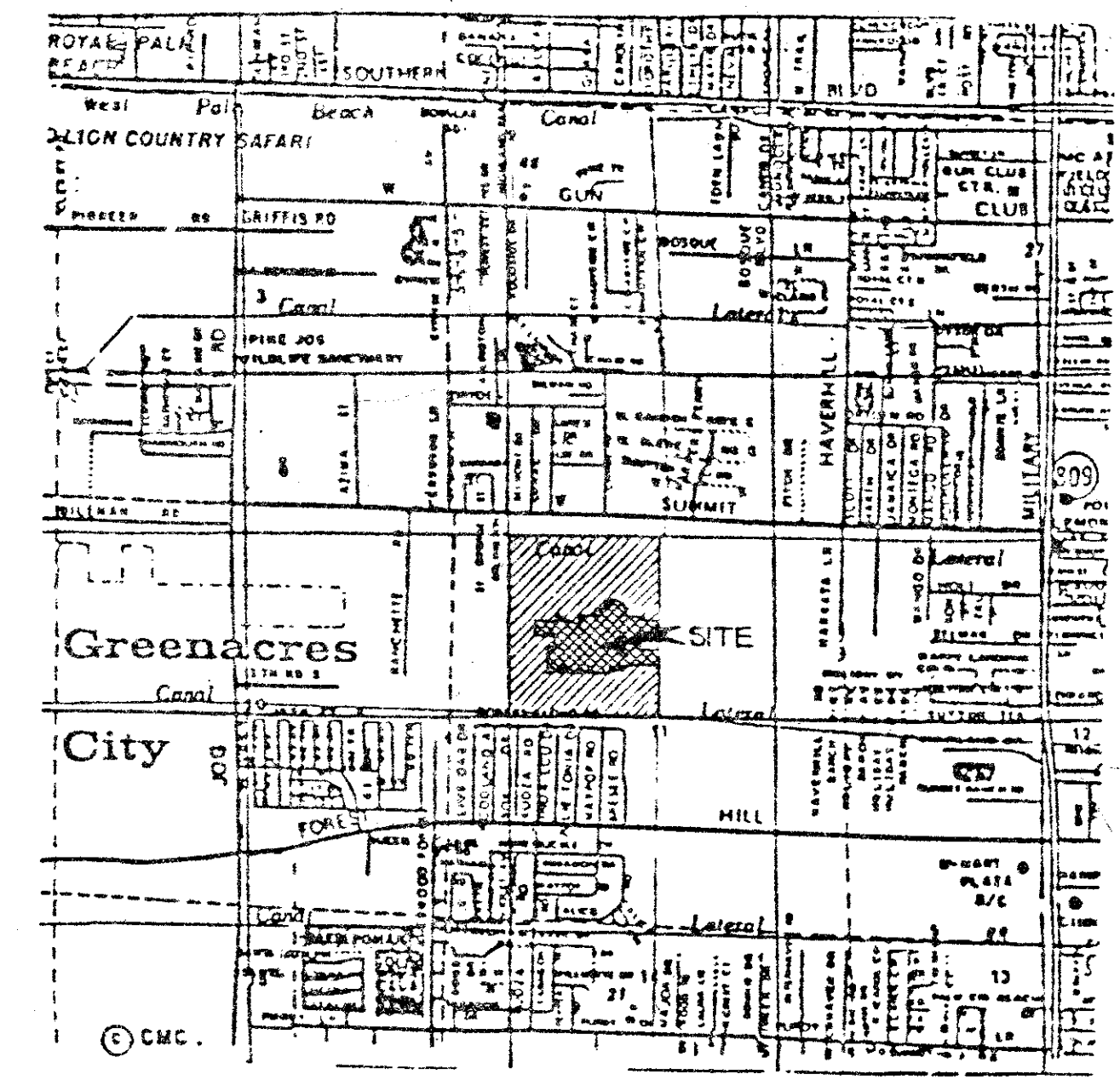
WITNESS MY HAND AND SEAL AT WEST PALM BEACH, COUNTY OF PALM BEACH AND STATE OF FLORIDA, THIS 29th DAY OF APRIL, A.D. 1986.
 MY COMMISSION EXPIRES: June 23rd, 1989
 Notary Public: Kimberly S. McMahon

TITLE CERTIFICATION
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED 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 AS SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF APRIL, 1986.

James D. Carlton
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 747



LOCATION MAP
 N.T.S.

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 ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- 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 13 DAY OF MAY, 1986.
 BY: Karen Marcus, Chair

ATTEST:
 JOHN B. DUNKLE, CLERK
 BY: Kathryn S. Miller, Deputy Clerk

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF MAY, 1986.
 H.F. 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 COMPLY WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCE 73-4 OF PALM BEACH COUNTY, FLORIDA.

James D. Carlton
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 747

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

11/4/82
 SUBDIVISION - Victoria Woods
 BOOK 53 PAGE 83
 FLOOD ZONE B FLOOD MAP # 145B
 QUAD # 32 ZONING
 SE ZIP CODE 33415
 PUD NAME

53/83

Impact/Annc Ord

