

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 PLAT FOUR OF VICTORIA WOODS A P.U.D., IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS 21 AND 24 THRU 28, OF MODEL LAND COMPANY SUBDIVISION OF THE 1ST 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, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PHASE IV (FOUR) COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREES 32'10" WEST ALONG THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 1842.09' TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 32'10" WEST A DISTANCE OF 779.91'; THENCE SOUTH 88 DEGREES 26'51" EAST A DISTANCE OF 2644.50'; THENCE NORTH 0 DEGREES 30'09" EAST A DISTANCE OF 970.46'; THENCE NORTH 88 DEGREES 29'41" WEST A DISTANCE OF 648.85'; THENCE SOUTH 01 DEGREES 33'09" WEST A DISTANCE OF 75.00'; THENCE SOUTH 43 DEGREES 26'51" EAST A DISTANCE OF 35.36'; THENCE SOUTH 88 DEGREES 26'51" EAST A DISTANCE OF 35.00'; THENCE SOUTH 01 DEGREES 33'09" WEST A DISTANCE OF 420.00'; THENCE NORTH 88 DEGREES 26'51" WEST A DISTANCE OF 175.00' TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 28 DEGREES 36'54" AND A RADIUS DISTANCE OF 777.79'. A DISTANCE OF 388.45' TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 28 DEGREES 36'54" AND A RADIUS DISTANCE OF 777.79', A DISTANCE OF 388.45' TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 26'51" WEST A DISTANCE OF 924.80'; THENCE NORTH 01 DEGREES 33'09" EAST A DISTANCE OF 420.00'; THENCE SOUTH 88 DEGREES 26'51" EAST A DISTANCE OF 14.80'; THENCE NORTH 46 DEGREES 32'10" EAST A DISTANCE OF 35.36'; THENCE NORTH 01 DEGREES 32'10" EAST A DISTANCE OF 75.00'; THENCE NORTH 88 DEGREES 26'51" WEST A DISTANCE OF 660.00 TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS
AZALEA CIRCLE AND RED APPLE LANE ARE HEREBY DEDICATED TO THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES IN PERPETUITY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. LAKE MAINTENANCE ACCESS EASEMENT
THE LAKE MAINTENANCE ACCESS EASEMENT IS HEREBY DEDICATED TO THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS, AND FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES IN PERPETUITY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. WATER MANAGEMENT TRACT
TRACT IS HEREBY DEDICATED TO THE VICTORIA WOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE PURPOSES IN PERPETUITY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. MAINTENANCE EASEMENT
THE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS AND MAINTENANCE OF THE WATER MANAGEMENT TRACT EXCLUSIVELY TO THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. UTILITY EASEMENTS
THE UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES FACILITIES, EQUIPMENT AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, ELECTRICITY, TELEPHONE, NATURAL GAS AND CABLE TELEVISION.
- 6. DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY TO THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF ABOVE AND BELOW GROUND DRAINAGE FACILITIES IN PERPETUITY, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT OBLIGATION, TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 2nd DAY OF August 1989.
WITNESS: Robert C. Malt

SURVEYOR'S CERTIFICATION

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT THE BOUNDARY SURVEY OF THE LANDS DESCRIBED HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY CHAPTER 218H-6 FLORIDA ADMINISTRATIVE CODE.

Clyde McNeal
CLYDE MCNEAL
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 2883

PLAT FOUR OF
VICTORIA WOODS
A P.U.D.

IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS 21 AND 24 THRU 28, OF MODEL LAND COMPANY 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
AUGUST 1988

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT C. MALT TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF August 1989.

MY COMMISSION EXPIRES: Notary Public

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 SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4384 AT PAGE 721 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID FEDERALLY CHARTERED SAVINGS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF August 1989.

CARTERET SAVINGS BANK F.A., A FEDERALLY CHARTERED SAVINGS BANK OF THE STATE OF FLORIDA
BY: PERRY P. ALEXANDER, VICE PRESIDENT
ATTEST: LYNDON FERGUSON, VICE PRESIDENT

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PERRY P. ALEXANDER, AND LYNDON FERGUSON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT, AND VICE PRESIDENT OF THE CARTERET SAVINGS BANK F.A., A FLORIDA FEDERALLY CHARTERED SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID FEDERALLY CHARTERED SAVINGS BANK, AND THAT THE SEAL AFFIXED TO THE FOREIGN INSTRUMENT IS THE CORPORATE SEAL OF SAID FEDERALLY CHARTERED SAVINGS BANK, 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 FEDERALLY CHARTERED SAVINGS BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF August 1989.

MY COMMISSION EXPIRES: 2/9/93

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 ARE SHOWN AND TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

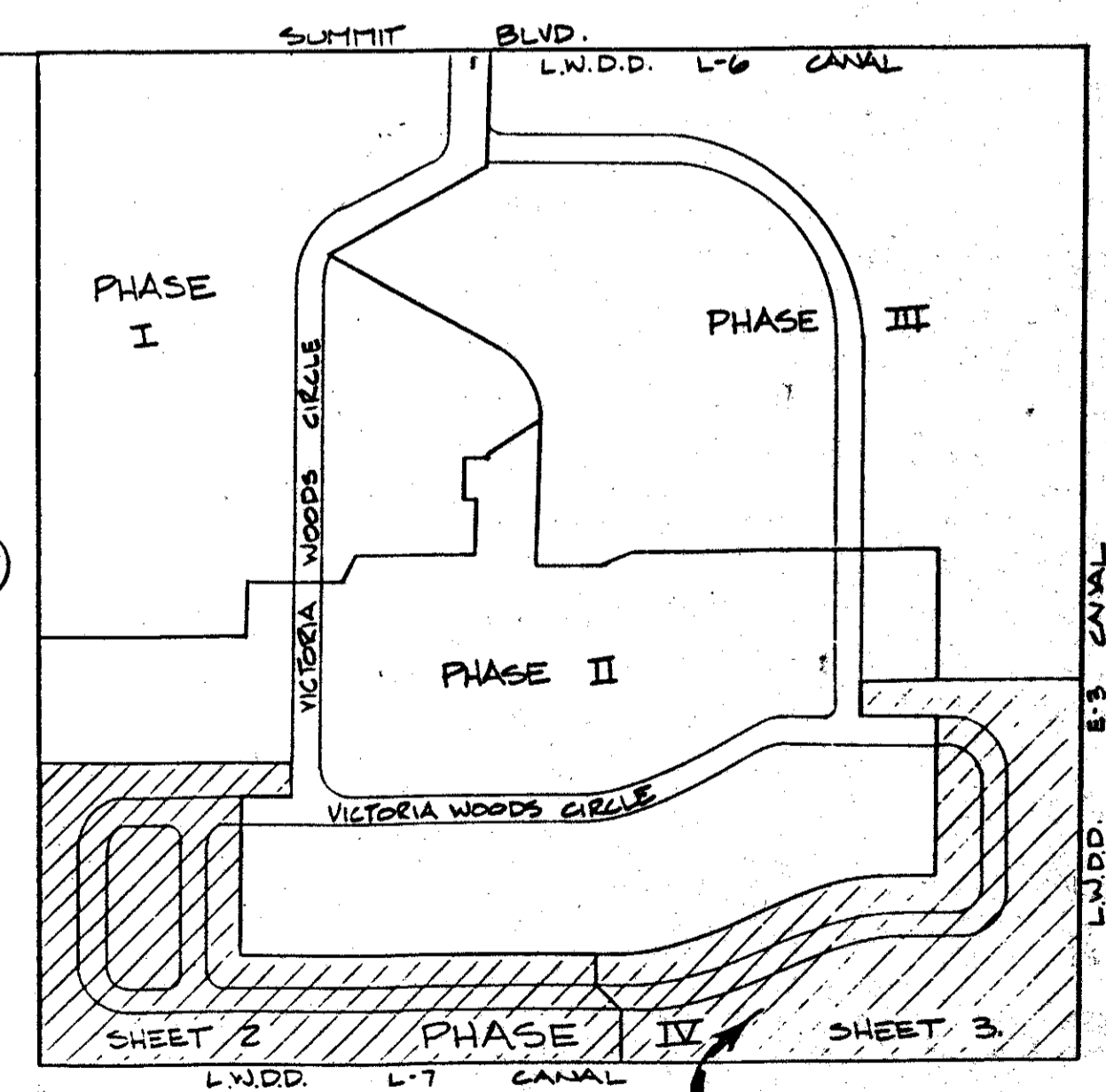
WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF August 1989.

FLAGLER TITLE COMPANY
John Breittwieser
Vice President

VICTORIA WOODS - PHASE IV SITE DATA

GROSS ACREAGE	33.77 AC.
CANAL DEDICATIONS	3.66 AC.
NET ACREAGE	30.11 AC.
TOTAL DWELLING UNITS	113 DU'S.
NET DENSITY	3.75 DU'S/AC.
PRIVATE R/W AREA	4.89 AC.
RESIDENTIAL AREA	22.01 AC.
WATER MANAGEMENT TRACT	3.18 AC.
PARKING REQUIRED	2 SP./DU.
ZONING CATEGORY	RS - P.U.D.
LAND USE	L - M
CODE SECTION	500.21K.4.A.
HOUSING TYPE	402.7.B.3.D.2.A.
LOT OWNERSHIP	FEE SIMPLE
SECTION	11 (NW 1/4)
TOWNSHIP	44 SOUTH
RANGE	42 EAST
PETITION NUMBER	83 - 153
OWNER AND APPLICANT	R.C. MALT & CO.
ACCESS INTERSECTIONS	NOT APPLICABLE

LOCATION/KEY MAP (N.T.S.)



NOTES

- 1. " O " INDICATES PERMANENT CONTROL POINT (P.C.P.)
- 2. " ■ " INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- 3. " U.E." INDICATES UTILITY EASEMENT
- 4. " D.E." INDICATES DRAINAGE EASEMENT
- 5. EASEMENT NOTES:
 - A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE EASEMENTS MUST BE IN ACCORDANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
 - C. THERE SHALL BE NO FILL OR BACKFILL ENCRAGEMENTS PLACED IN THE DRAINAGE EASEMENTS LOCATED ON THE REAR LOT LINE OF LOTS 56 THROUGH 63 OF BLOCK 36; AND LOTS 1 THROUGH 11, LOTS 13 THROUGH 22, AND LOTS 24 THROUGH 38 OF BLOCK 35.
 - D. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR ACCESS EASEMENTS.
 - E. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - F. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS THE DRAINAGE HAS PREFERENCE.
- 6. THIS INSTRUMENT WAS PREPARED BY: CLYDE MCNEAL REGISTERED LAND SURVEYOR #2883 IN THE OFFICE OF CLYDE MCNEAL LAND SURVEYING.
- 7. BUILDING SETBACKS ARE AS PER THE PALM BEACH COUNTY ZONING CODE.
- 8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 9. ALL LOT LINES ALONG CURVES ARE RADIAL EXCEPT WHERE NOTED.
- 10. THE WEST LINE OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR NORTH 01 DEGREES 32'10" EAST. ALL OTHERS ARE RELATIVE THERETO.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD. THIS 12th DAY OF SEPTEMBER 1989.
BY: Carol Elmqvist, Chairwoman
BY: Willea Owsat, Deputy Clerk
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF SEPTEMBER 1989.
BY: George T. Webb, Jr., Deputy County Engineer

Plat four of Victoria Woods
SUBDIVISION * Victoria Woods
BOOK 63 PAGE 169
FLOOD ZONE B FLOOD MAP #165B
QUAD # 24-32 ZONING RS-83-153
TAX 285 ZIP CODE 33467
Victoria Woods Blvd

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 1:33 PM
this 14 day of SEP
1989 and duly recorded in Plat Book No
63 on page 169 than 171
JOHN B. DUNKLE, Clerk Circuit Court
Southern D. Clark



SAVINGS & LOAN ASSOC. SURVEYOR CLERK COUNTY ENGINEER
CLYDE MCNEAL SURVEYING
2240 PALM BEACH LAKES BLVD. SUITE 101 WEST PALM BEACH, FLORIDA 33409
640-4100
63/169
Pet-83-153 collect