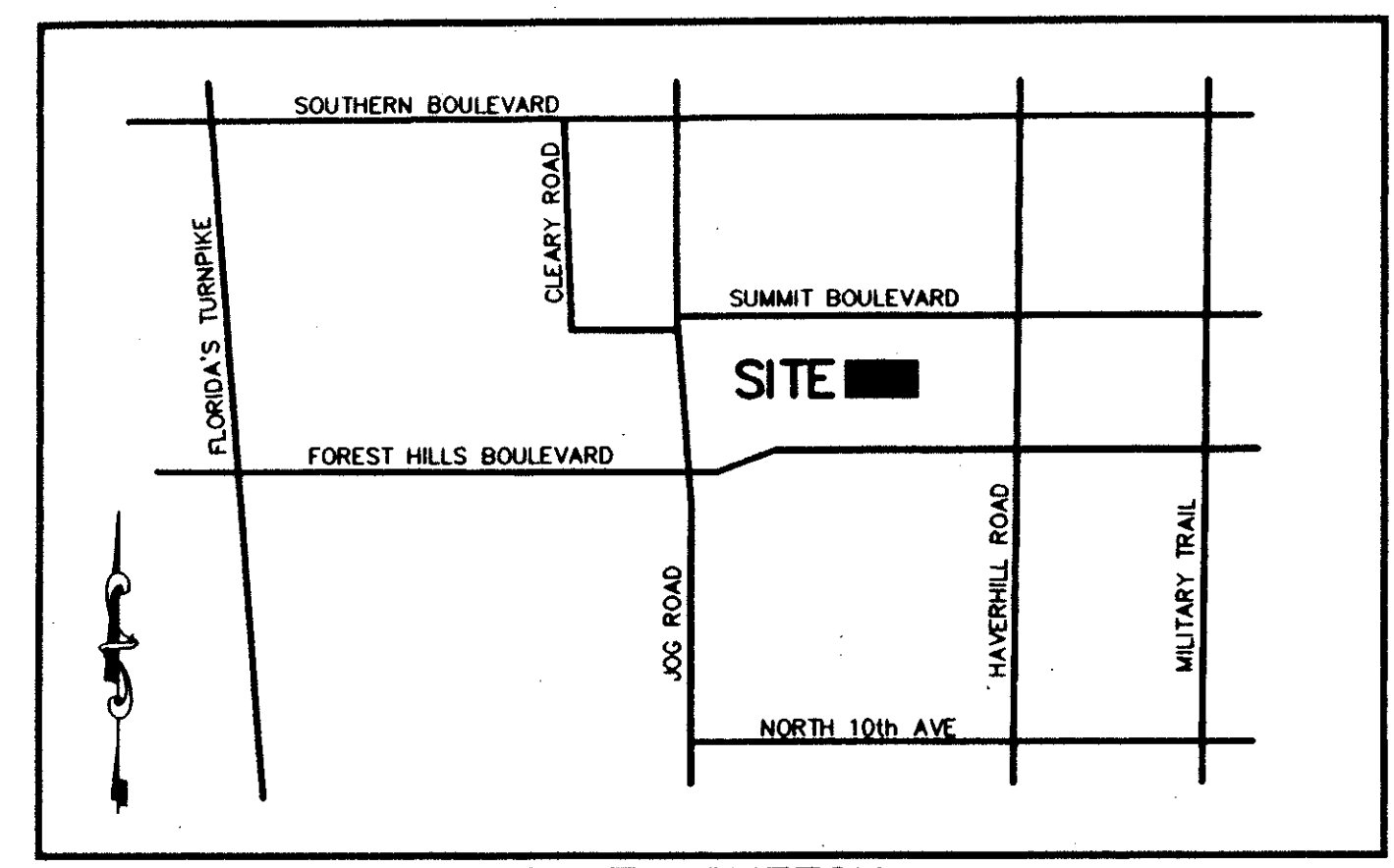




47
PET. 83-153
ALOC. #0001
5/2/2/F
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:24 a.m. on this 21 day of October 1997 and duly recorded in Plat Book No. 31 on page 47-48
DOROTHY H. WILKEN, Clerk of Circuit Court by Dawn T. ... D.C.



VICINITY SKETCH (NOT TO SCALE)

VICTORIA WOODS PLAT III-A

A P.U.D.

BEING A REPLAT OF A PORTION OF TRACTS 4 AND 5 OF MODEL LAND CO. SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

| | |
|--------------------------------------|--------------|
| VICTORIA WOODS PHASE III-A SITE DATA | |
| PETITION NUMBER | 83 - 153 |
| NUMBER OF UNITS | 18 DU'S |
| DENSITY | 4.8 DU'S/AC. |
| TOTAL ACREAGE | 4.036 AC. |
| PRESERVE ACREAGE | 0.754 AC. |
| COMMON AREA ACREAGE | 0.275 AC. |

DEDICATION AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT OVERLAND NATIONAL LAND FUND LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND ROBERT C. MALT, OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS VICTORIA WOODS PLAT III-A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACTS 4 AND 5 OF MODEL LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11: THENCE SOUTH 01°32'10" WEST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1338.42 FEET; THENCE SOUTH 88°27'50" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 1368.39 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF LOT 17, BLOCK 15, OF PLAT TWO VICTORIA WOODS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 84, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 01°33'09" EAST, ALONG THE EAST LINE OF SAID LOT 17, IN PART, A DISTANCE OF 140.00 FEET TO A POINT ON THE NORTH LINE OF RAMBLER ROSE WAY, THENCE NORTH 88°28'51" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 12.00 FEET; THENCE NORTH 01°33'09" EAST, DEPARTING SAID NORTH LINE, AND ALONG THE EAST LINE OF SAID PLAT TWO VICTORIA WOODS, A DISTANCE OF 125.00 FEET; THENCE SOUTH 88°26'51" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 16.04 FEET TO THE POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 265.00 FEET, THROUGH A CENTRAL ANGLE OF 11°18'12" AND AN ARC DISTANCE OF 52.28 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°14'57" EAST, A DISTANCE OF 146.84 FEET TO THE POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 635.00 FEET, THROUGH A CENTRAL ANGLE OF 11°18'12" AND AN ARC DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°26'51" EAST, A DISTANCE OF 302.33 FEET; THENCE SOUTH 01°33'09" WEST, A DISTANCE OF 280.00 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT TWO VICTORIA WOODS; THENCE NORTH 88°26'51" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 420.00 FEET; THENCE SOUTH 59°26'15" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 58.76 FEET; THENCE NORTH 88°26'51" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 157.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 4.036 ACRES, MORE OR LESS.

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

- TRACT "A" (RAMBLER ROSE WAY) AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS AN ACCESS TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B" (VICTORIA WOODS CIRCLE), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., 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 ASSIGNS, WITHOUT RECOURSE TO PALM BEACH.
- 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.
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE COMMON AREAS "A", "B", "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE PRESERVATION AREA TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR PRESERVATION PURPOSES FOR THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY OVERLAND LAND FUND II, L.P. A DELAWARE LIMITED PARTNERSHIP, AS ITS SOLE GENERAL PARTNER, BY OVERLAND INVESTORS, INC. A DELAWARE CORPORATION, MANAGING GENERAL PARTNER, LICENSED TO DO BUSINESS IN FLORIDA, THIS 7 DAY OF August 19 97

OVERLAND NATIONAL LAND FUND LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP.

BY: OVERLAND LAND FUND II, L.P. A DELAWARE LIMITED PARTNERSHIP, AS ITS SOLE GENERAL PARTNER.

BY: OVERLAND INVESTORS, INC., A DELAWARE CORPORATION, MANAGING GENERAL PARTNER, LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: Robert C. Malt BY: Chuan S. Wang
ROBERT C. MALT CHUAN S. WANG, VICE PRESIDENT

IN WITNESS WHEREOF, I, ROBERT C. MALT TO HEREUNTO SET MY HAND AND SEAL THIS 4 DAY OF August, 1997.

WITNESS: Robert C. Malt BY: Robert C. Malt
ROBERT C. MALT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHUAN S. WANG WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Robert C. Malt AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OVERLAND INVESTORS, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF August 19 97

MY COMMISSION EXPIRES: Dorothy H. Wilken NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT C. MALT WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Robert C. Malt AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF August 1997.

NOTARY PUBLIC: Dorothy H. Wilken
MY COMMISSION EXPIRES: June 30, 2001
MY COMMISSION NO.: CC660224

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5 DAY OF August 1997.

VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Robert D. Evans BY: Robert D. Evans, Pres.
ROBERT D. EVANS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT D. EVANS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Robert D. Evans AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF August 19 97

MY COMMISSION EXPIRES: Cynthia J. Aldrich NOTARY PUBLIC

CYNTHIA J. ALDRICH
COMMISSION # CC 449074
EXPIRES MAY 26, 2001
RESIDES THROUGH ATLANTIC BONDING CO., INC.

MORTGAGE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

CAPITAL BANK, A FLORIDA BANKING CORPORATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6335, PAGES 618-626 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF August 1997.

WITNESS: David H. Promoff BY: David H. Promoff
DAVID H. PROMOFF S.V.P.
PRINT NAME AND TITLE

CAPITAL BANK
A FLORIDA BANKING CORPORATION

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED DAVID H. PROMOFF WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Robert D. Evans AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT OF CAPITAL BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF August 1997.

MY COMMISSION NO.: CC 374780
NOTARY PUBLIC: Theresa B. Jaccia
MY COMMISSION EXPIRES: June 7, 1998

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, AS 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 OVERLAND NATIONAL LAND FUND LIMITED PARTNERSHIP AND ROBERT C. MALT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: August 5, 1997
Robert Siesholtz
ROBERT SIESHOLTZ
ASSISTANT VICE PRESIDENT

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S.

THIS 20 DAY OF October 1997
BY: George T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

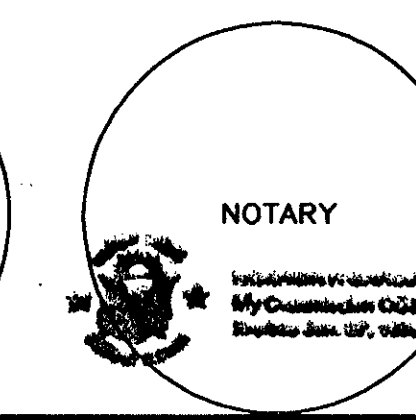
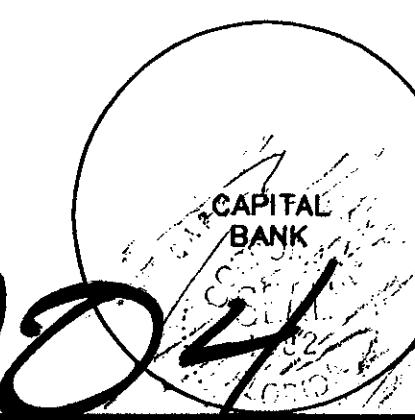
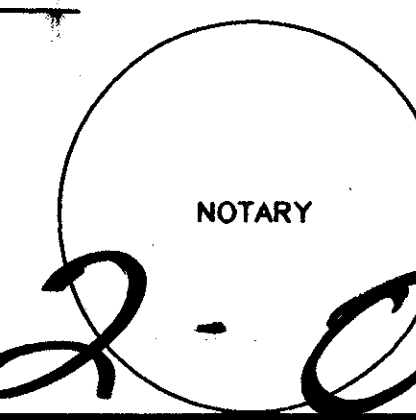
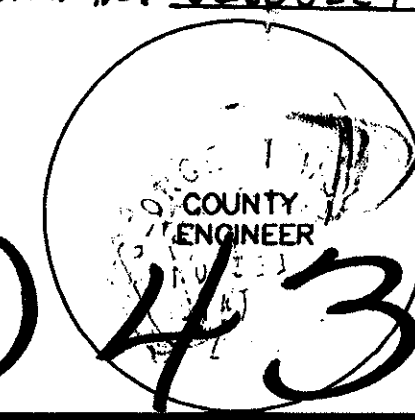
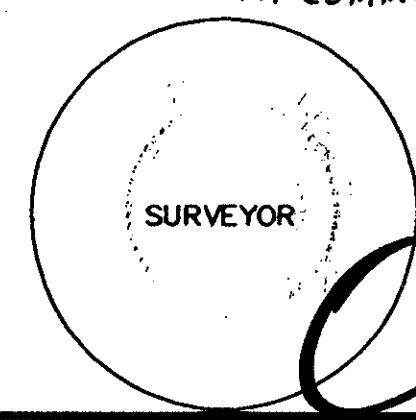
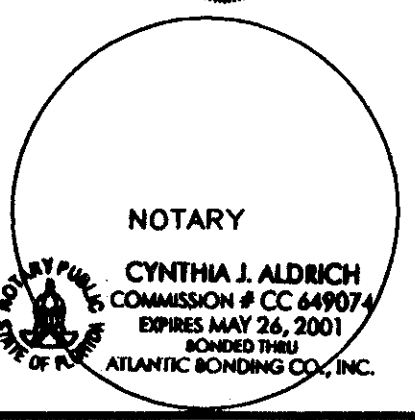
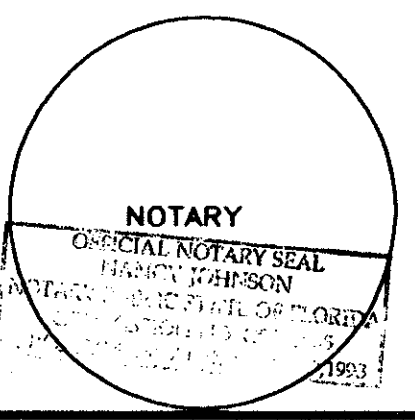
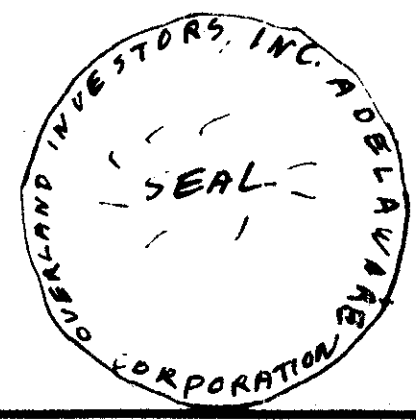
SURVEYOR'S CERTIFICATE

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; 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") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Pasquale Volpe
PASQUALE VOLPE, P.S.M.
LICENSE NO: 4873
STATE OF FLORIDA

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT PREPARED BY:
PASQUALE VOLPE, P.L.S.
FOR:
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
210 JUPITER LAKES BLVD. SUITE 200 JUPITER, FL 33468 407-746-3148
2400 S.E. MONTEREY ROAD SUITE 300 FT. PIERCE, FL 34996 407-286-3883
2222 COLONIAL ROAD SUITE 201 WEST PALM BEACH, FL 33409 407-461-2450
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409 407-684-3375

SUBDIVISION: VICTORIA WOODS
BOOK: 53
PAGE: 84
FLOOD ZONE: B
FLOOD MAP: 1-1
ZONING: RS-15
DATE: 08/03
PUD NAME: VICTORIA WOODS

0432-004