0432-004

VICTORIA WOODS PLAT III-A

A P.U.D.

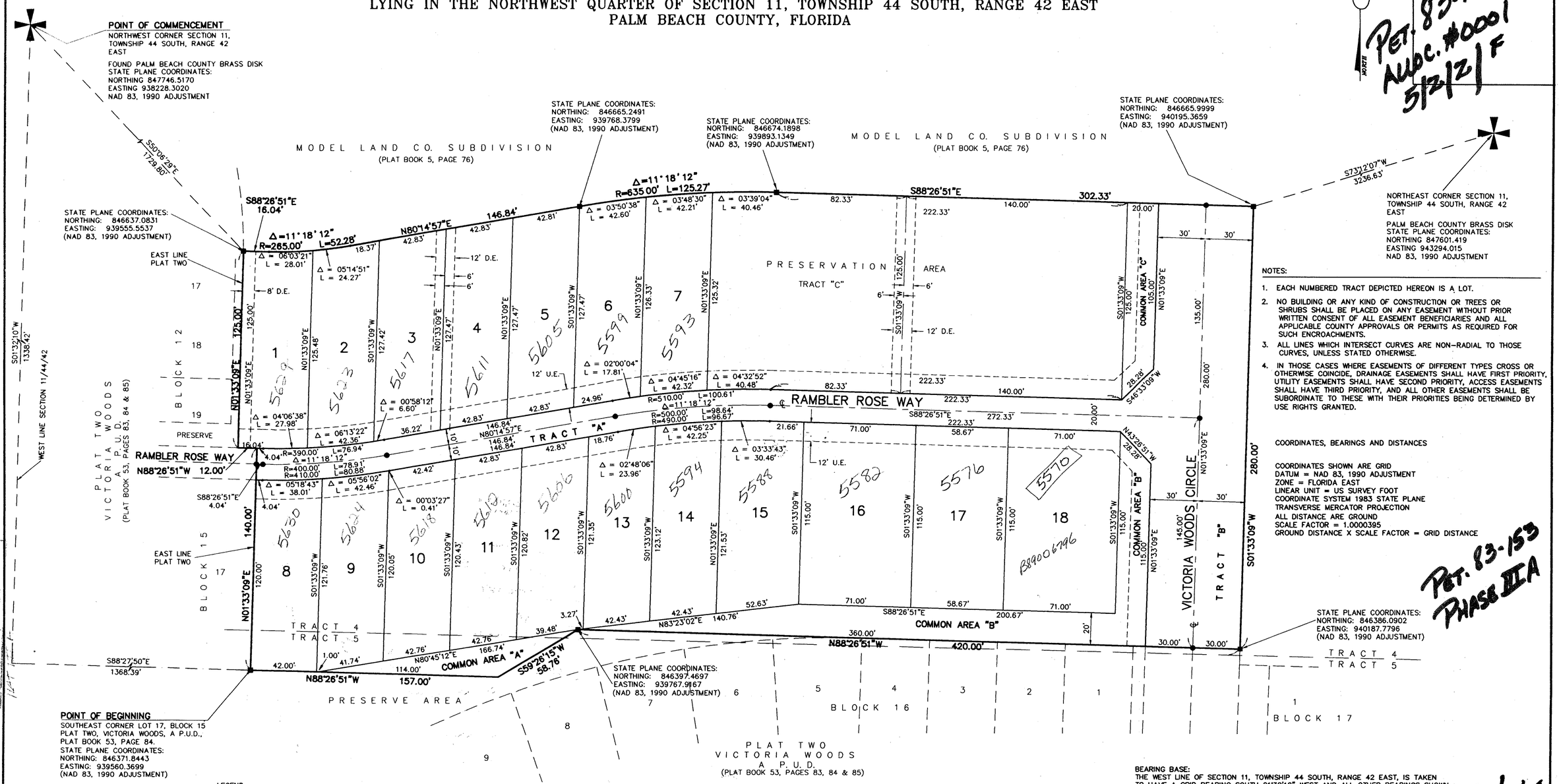
BEING A REPLAT OF A PORTION OF TRACTS 4 AND 5 OF MODEL LAND CO. SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

48

Pet. 83-153
Alloc. #0001
5/12/21 F



NOTES:

1. EACH NUMBERED TRACT DEPICTED HEREON IS A LOT.
2. 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.
3. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES, UNLESS STATED OTHERWISE.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCE ARE GROUND
SCALE FACTOR = 1.0000395
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

Pet. 83-153
Phase IIIA

BEARING BASE:
THE WEST LINE OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, IS TAKEN TO HAVE A GRID BEARING SOUTH 01°32'10" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

LEGEND:

- ⊡ – DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND
- ■ – DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LS 4873
- ● – DENOTES P.C.P. (PERMANENT CONTROL POINT) NO. LS 4873
- U.E. – DENOTES UTILITY EASEMENT
- D.E. – DENOTES DRAINAGE EASEMENT
- ℄ – DENOTES CENTERLINE
- ○ – DENOTES PK NAIL AND DISC SET NO. LS 4873

81/48

0432-004

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2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL. 34950 407-461-2450
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409 407-684-3375

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