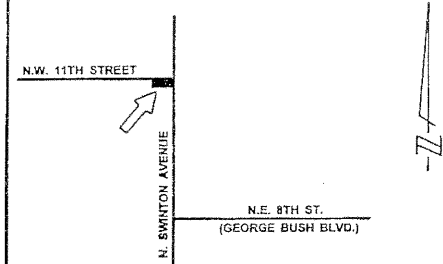


VICTORIAN GARDENS

161

REPLAT OF
 LOT 9 IN THE SUBDIVISION OF SECTION 8, TOWNSHIP 46
 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 1
 PAGE 4... OF THE PUBLIC RECORDS OF PALM BEACH
 COUNTY, FLORIDA.

SEPTEMBER 30, 1999
 SHEET 1 OF 1



VICINITY MAP
 NOT TO SCALE

LEGEND

- I.R.=IRON ROD
- L.B.=LICENSED BUSINESS
- CONC.= CONCRETE
- P.R.M.= PERMANENT REFERENCE MONUMENT
- SQ. FT.= SQUARE FEET
- R/W = RIGHT OF WAY
- PB=PLATBOOK
- PG.=PAGE
- O/S = OFF-SET

TITLE CERTIFICATION

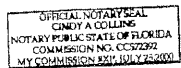
STATE OF FLORIDA
 COUNTY OF PALM BEACH
 RICK ALLEN SATURN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AND
 ATTORNEY'S TITLE INSURANCE FUND, INC., AS DULY LICENSED IN THE STATE OF
 FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON
 DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO
 FINE BUILT CONSTRUCTION, INC.; EXCEPT FOR THE CURRENT YEARS TAXES WHICH
 WILL BE COME DUE NOVEMBER 1999, THAT ALL MORTGAGES NOT SATISFIED OR
 RELEASED OF RECORD, NOR OTHERWISE TERMINATED BY LAW ARE SHOWN
 HEREON, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATED: 11/18/99
 [Signature] THE LAW OFFICE OF RICK ALLEN SATURN

ACKNOWLEDGEMENT FOR MORTGAGE

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED Chris Cook WHO IS
 PERSONALLY KNOWN TO ME OR HAS PRODUCED
 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE
 PRESIDENT OF FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, A 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 CORPORATION 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 18th DAY OF November, 1999.
 MY COMMISSION EXPIRES: 7-25-00 [Signature]



"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
 DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO
 CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR
 DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE
 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
 THIS COUNTY."

SURVEYORS NOTES

- 1) BEARING BASE: THE EAST LINE OF SECTION 8 IS ASSUMED TO BEAR S 00° 29' 40" E. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO;
- 2) 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
- 3) THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO
 MORTGAGES, UPON 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 RECORD BOOK 11269 AT PAGE 491 AND OFFICIAL
 RECORD BOOK 11269 AT PAGE 463 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 (PRESIDENT) (VICE PRESIDENT) AND ITS CORPORATE SEAL TO
 BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS
 THIS 10th DAY OF November, 1999.

FIDELITY FEDERAL SAVINGS BANK OF FLORIDA

BY: Chris Cook
 CHRIS COOK, EXEC. V.P.

WITNESS: [Signatures]

CITY APPROVAL

THIS PLAT OF VICTORIAN WOODS, AS APPROVED ON THE 5th DAY OF OCT, A.D. 1999
 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signatures]
 MAYOR CITY CLERK
 AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
 [Signatures]
 DIRECTOR OF PLANNING AND ZONING CHAIRPERSON, PLANNING AND ZONING BOARD
 [Signatures]
 CITY ENGINEER FIRE MARSHALL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FINE BUILT CONSTRUCTION COMPANY,
 INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF
 THE LAND SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43
 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VICTORIAN GARDENS

TRACT A IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC
 RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

THE LIMITED ACCESS LINE IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH
 FOR THE PURPOSE OF PROHIBITING ACCESS OF ADJOINING LOTS TO SWINTON
 AVENUE.

THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 9, IN SUBDIVISION OF
 SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS THE SOUTH 200 FEET
 THEREOF AND EXCEPT THE EAST 33 FEET THEREOF, ACCORDING TO THE PLAT
 THEREOF, RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM
 BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THE WEST 100 FEET THEREOF
 AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO COUNTY OF PALM
 BEACH IN DEED BOOK 269, PAGE 403, FOR STREET RIGHT-OF-WAY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE
 PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS OTHER
 CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND
 WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF

NOVEMBER, 1999.

FINE BUILT CONSTRUCTION COMPANY, INC.
 A FLORIDA CORPORATION,
 LICENSED TO DO BUSINESS IN FLORIDA.

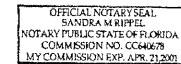
WITNESS: [Signatures] BY: [Signature] - Pres.
 CLIFF FINE, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED CLIFF FINE WHO IS
 PERSONALLY KNOWN TO ME OR HAS PRODUCED
 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
 PRESIDENT OF FINE BUILT CONSTRUCTION COMPANY, INC., A 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 CORPORATION 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 18th DAY OF NOV, 1999.

MY COMMISSION EXPIRES: 4-21-01 [Signature]
 NOTARY PUBLIC



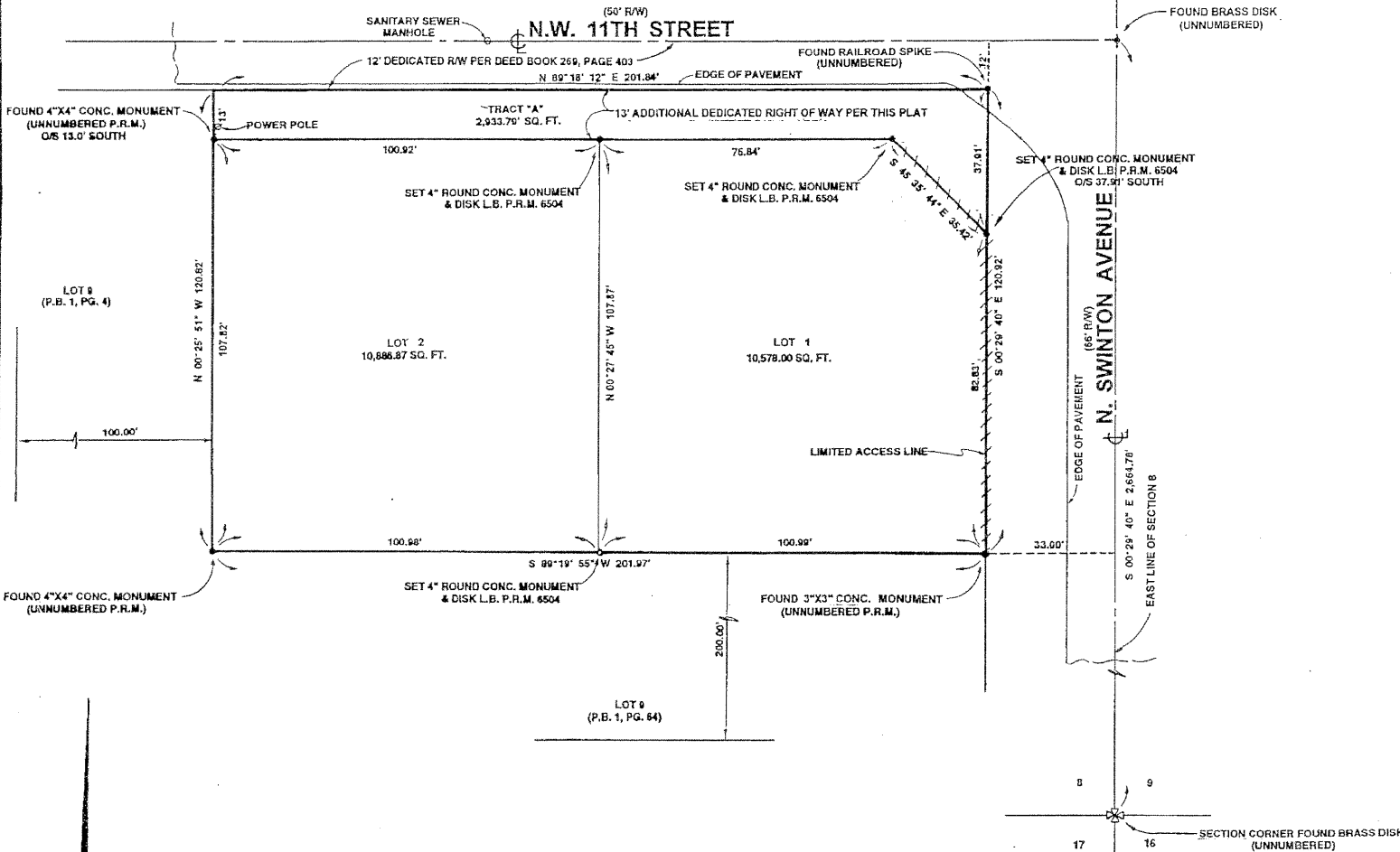
SURVEYOR'S CERTIFICATE

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")
 AND PERMANENT CONTROL POINTS ("P.C.P.'S") HAVE BEEN PLACED AS REQUIRED
 BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE
 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE
 ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA, AND THAT THE BOUNDARY
 SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE
 WITH CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE.

RENNER, BURGESS, INC.
 1 S.E. 4TH AVENUE
 DELRAY BEACH, FL 33483
 LICENSED BUSINESS #6504

[Signature]
 HARRY A. BURGESS, P.L.L.
 LICENSE NO. 5389
 STATE OF FLORIDA
 SEPT 12, 1999

THIS INSTRUMENT WAS PREPARED BY HARRY A. BURGESS



REVIEWING SURVEYOR'S STATEMENT

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION
 177.081, FLORIDA STATUTES.

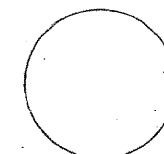
[Signature]
 SIGNATURE PAUL D. ENGLE
 LICENSE NO. 57100
 STATE OF FLORIDA



CITY OF DELRAY BEACH



CITY OF DELRAY BEACH
 FIRE MARSHALL



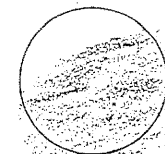
FINE BUILT CONSTRUCTION COMPANY, INC.,
 A FLORIDA CORPORATION,
 LICENSED TO DO BUSINESS IN FLORIDA.



NOTARY PUBLIC



SEAL FOR MORTGAGEE



REGISTERED LAND SURVEYOR

