

VICTORIA WOODS PLAT FOUR PARTIAL REPLAT (A PLANNED UNIT DEVELOPMENT)

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OF BLOCK 35, LOTS 2 THROUGH 63, INCLUSIVE, BLOCK 36 AND ALL OF BLOCK 37, PLAT FOUR OF VICTORIA WOODS, A P.U.D., RECORDED IN PLAT BOOK 63, PAGE 169, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, THAT WYNDAM PARK, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OF BLOCK 35, LOTS 2 THROUGH 63, INCLUSIVE, BLOCK 36 AND ALL OF BLOCK 37, PLAT FOUR OF VICTORIA WOODS, A P.U.D., RECORDED IN PLAT BOOK 63, PAGE 169, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LANDS SHOWN HEREON AS VICTORIA WOODS PLAT FOUR PARTIAL REPLAT, A P.U.D. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF BLOCK 35, LOTS 2 THROUGH 63, INCLUSIVE, BLOCK 36 AND ALL OF BLOCK 37, PLAT FOUR OF VICTORIA WOODS, A P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 169, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA CONTAINING: 21.80 ACRES, MORE OR LESS.

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

- 1. TRACTS "O-1" THROUGH "O-12", INCLUSIVE (OPEN SPACE TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED TO THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. A PORTION OF TRACT "O-4" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 4451, PAGE 550 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
2. TRACTS "B-1" THROUGH "B-3", INCLUSIVE (BUFFER TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED TO THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE TWELVE FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL WITH AZALEA CIRCLE AND RED APPLE LANE, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
4. THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
5. 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., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
6. THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE LOT OWNER WHOSE DWELLING UNITS ABUTS SAID EASEMENT FOR ROOF OVERHANG, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF June, 2003.

BY: WYNDAM PARK, INC. A FLORIDA CORPORATION

ATTEST: GARY DARIO, VICE PRESIDENT BY: MICHAEL F. ARANDA, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MICHAEL F. ARANDA AND GARY DARIO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF WYNDAM PARK, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 26 DAY OF June, 2003.

February 24, 2007 Janet Sadow NOTARY PUBLIC Comm. No. DD 187221

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 26 DAY OF June, 2003.

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

ATTEST: MICHELLE SIDES, VICE PRESIDENT BY: MICHAEL F. ARANDA, PRESIDENT

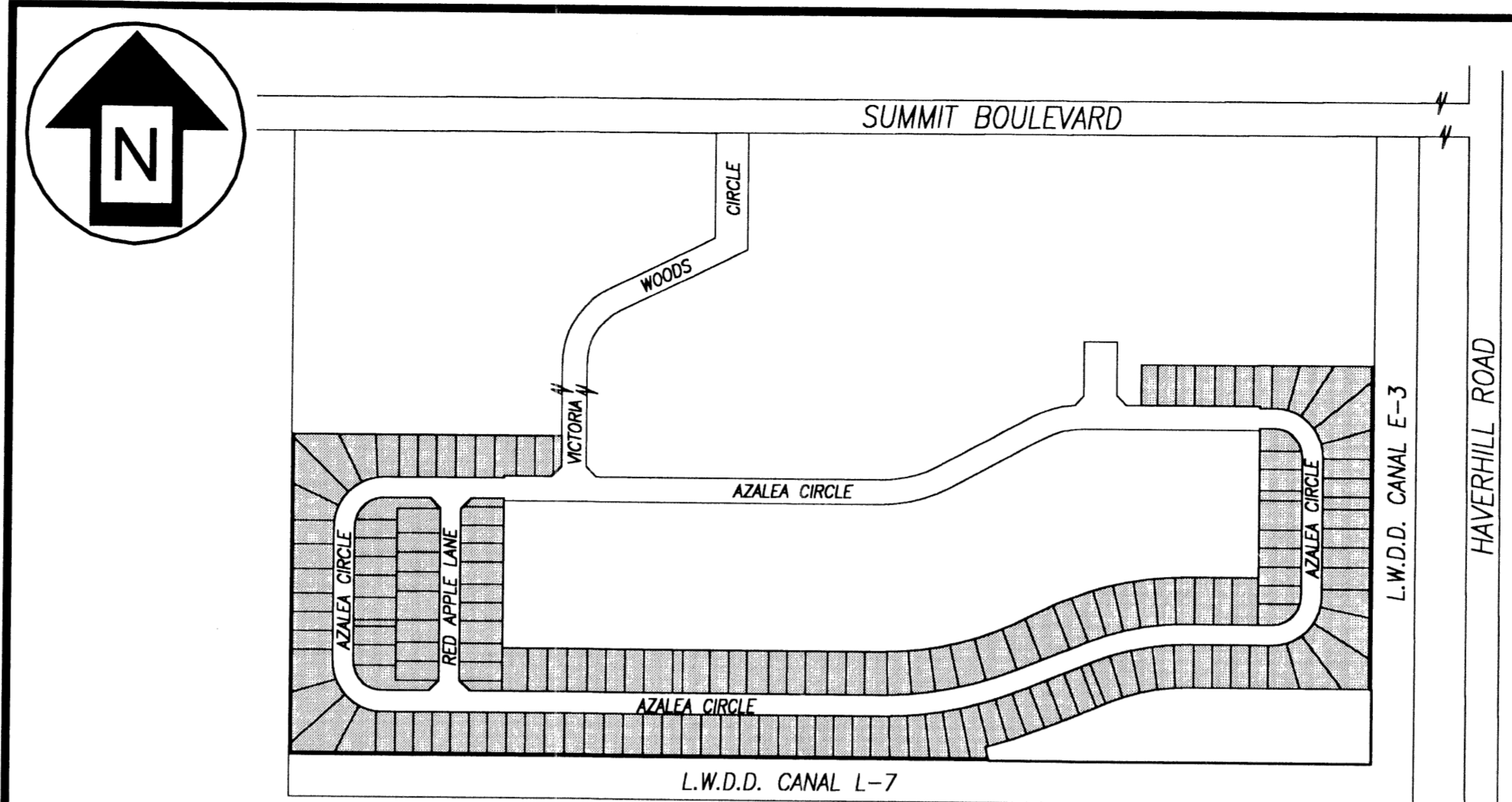
ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

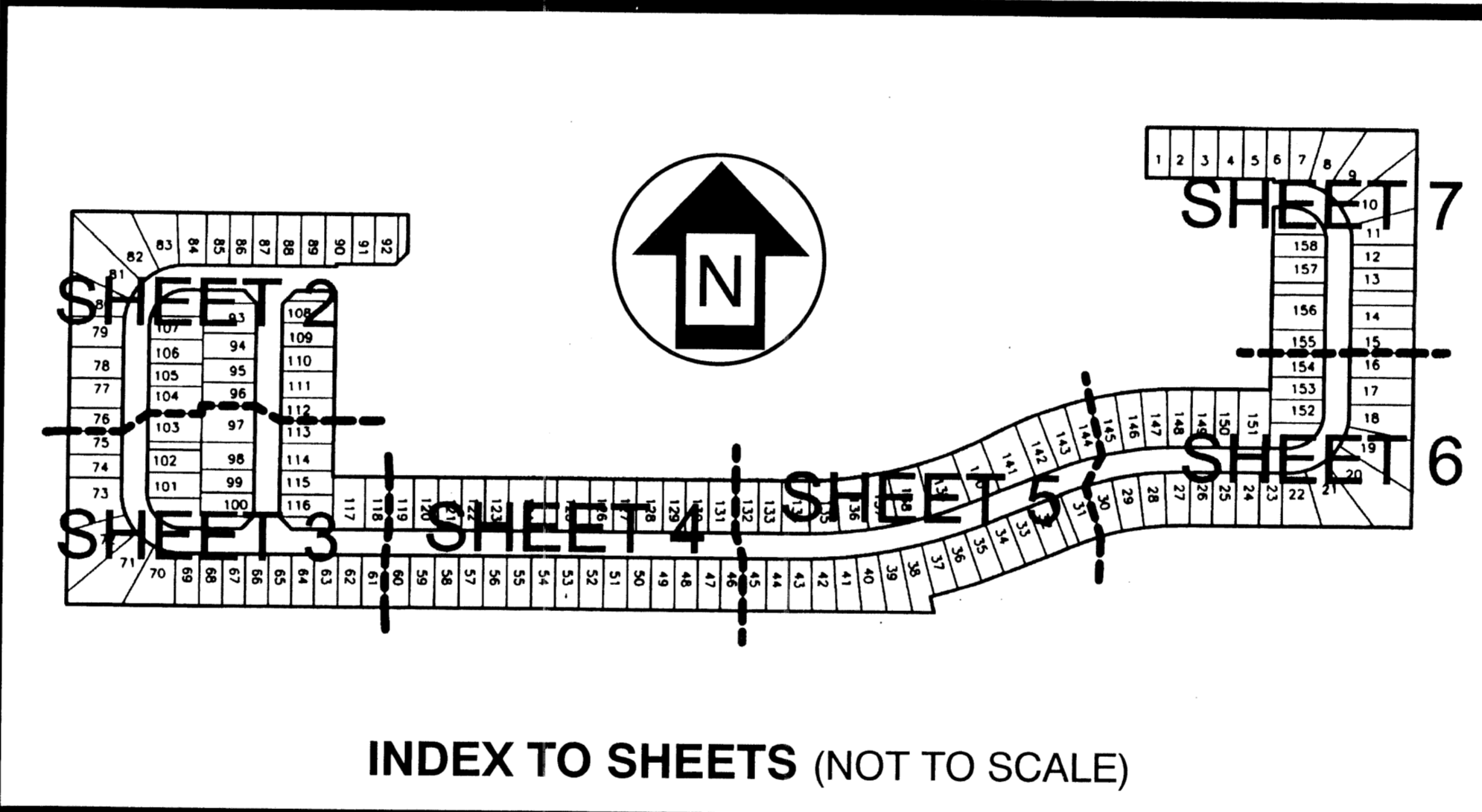
BEFORE ME PERSONALLY APPEARED MICHAEL F. ARANDA AND MICHELLE SIDES WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF VICTORIA WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 26 DAY OF June, 2003.

February 24, 2007 Janet Sadow NOTARY PUBLIC Comm. No. DD 187221



LOCATION MAP (NOT TO SCALE)



INDEX TO SHEETS (NOT TO SCALE)

AREA TABULATION:

Table with 2 columns: Tract/Parcel ID and Area in Acres. Includes tracts B-1 through O-12 and lots 158-163.

SURVEYOR'S LEGEND:

- Denotes Set Permanent Referenced Stamped LB2171 (PRM)
Denotes Set Permanent Control Point Stamped LB 2171 (PCP)
Denotes Found Permanent Reference Monument (PRM)
Denotes Found Permanent Control Point (PCP)

BEARING AND DISTANCE NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF NORTH 01°32'10" EAST ALONG THE WEST LINE OF PLAT FOUR OF VICTORIA WOODS, A P.U.D., ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )
COUNTY OF BROWARD )

SOUTHTRUST BANK, AN ALABAMA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES 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 RECORDS BOOK 14811, PAGE 1466 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AMENDED, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF CANNON, ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF June, 2003.

SOUTHTRUST BANK AN ALABAMA BANKING CORPORATION

WITNESS: Lan. Jo Lewis BY: JEFF CANNON, VICE PRESIDENT

WITNESS: JEFF S. WOLFE PRINTED NAME: JEFF S. WOLFE

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED JEFF CANNON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT OF SOUTHTRUST BANK AN ALABAMA BANKING 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 26th DAY OF June, 2003.

NOTARY PUBLIC: Janet Sadow STATE OF FLORIDA COMMISSION NO.: DD 187221 PRINTED NAME: Janet Sadow COMMISSION EXPIRES: February 24, 2007

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 21 DAY OF July, A.D. 2003 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: George T. Webb, P.E. COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, ROBERT CRANE, A DULY LICENSED ATTORNEY, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WYNDAM PARK, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: JUNE 2, 2003 BY: ROBERT CRANE, ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR'S NOTES:

- 1. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
2. 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.
3. BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY 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) AND MONUMENTS ACCORDING TO SECTION 177.081(9), CHAPTER 177, FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

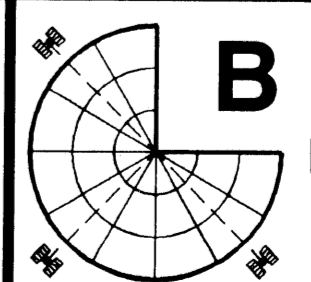
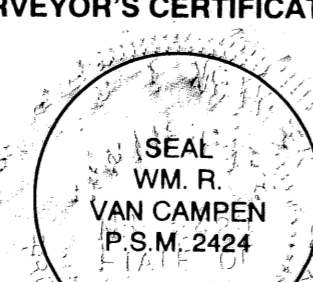
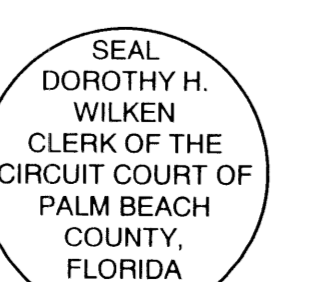
BY: Wm. R. Van Campen, P.S.M. 2424 DATED THIS 26th DAY OF JUNE, 2003

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.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

SUBDIVISION Victoria Woods Plat 4 Partial Replat BOOK 99 PAGE 117 FLOOD ZONE B ZONING RS QUAD 32 SEC. 32, 000-2, 03 TAX: 285 PUD NAME



BENCH MARK LAND SURVEYING & MAPPING, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404

PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm