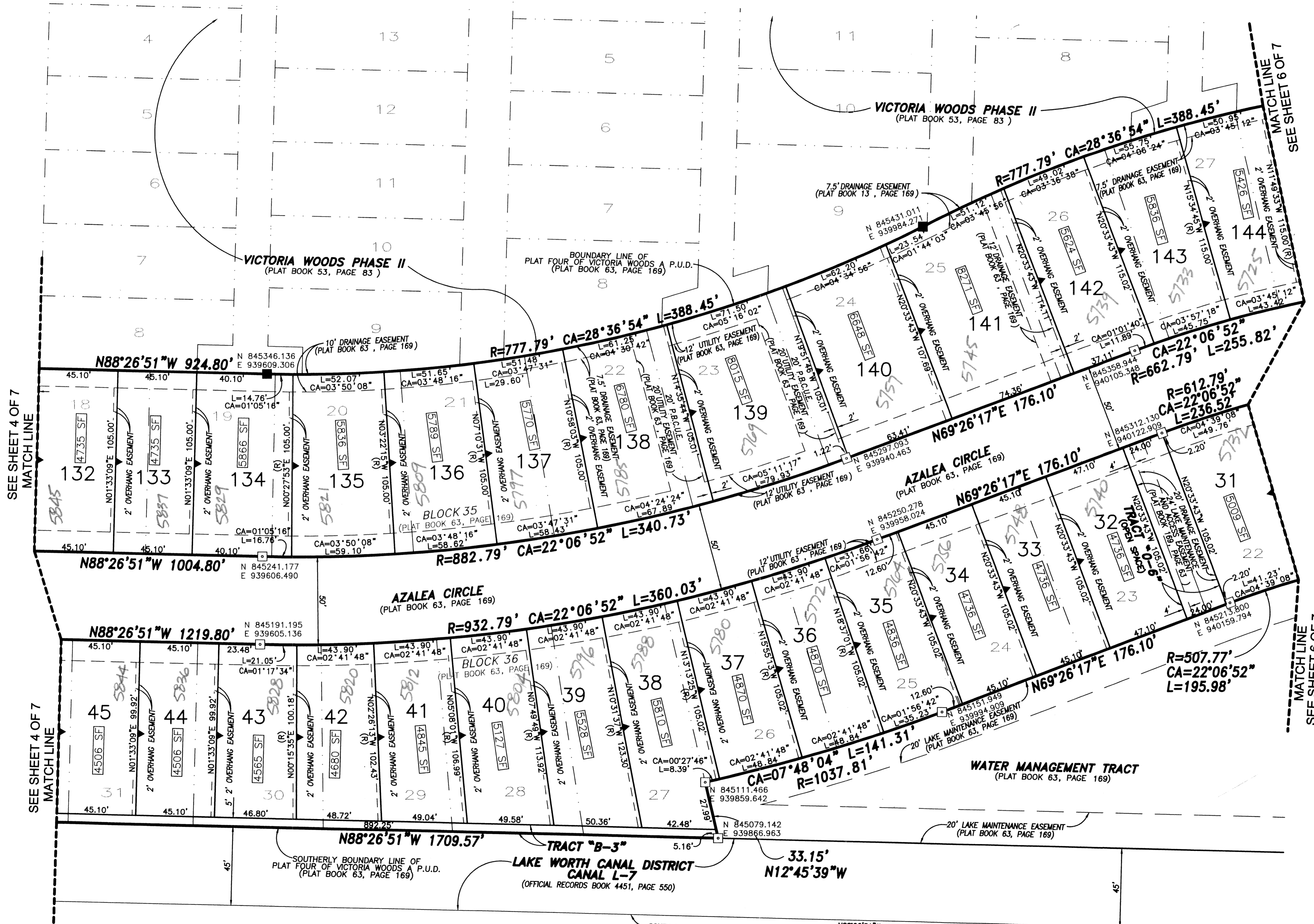
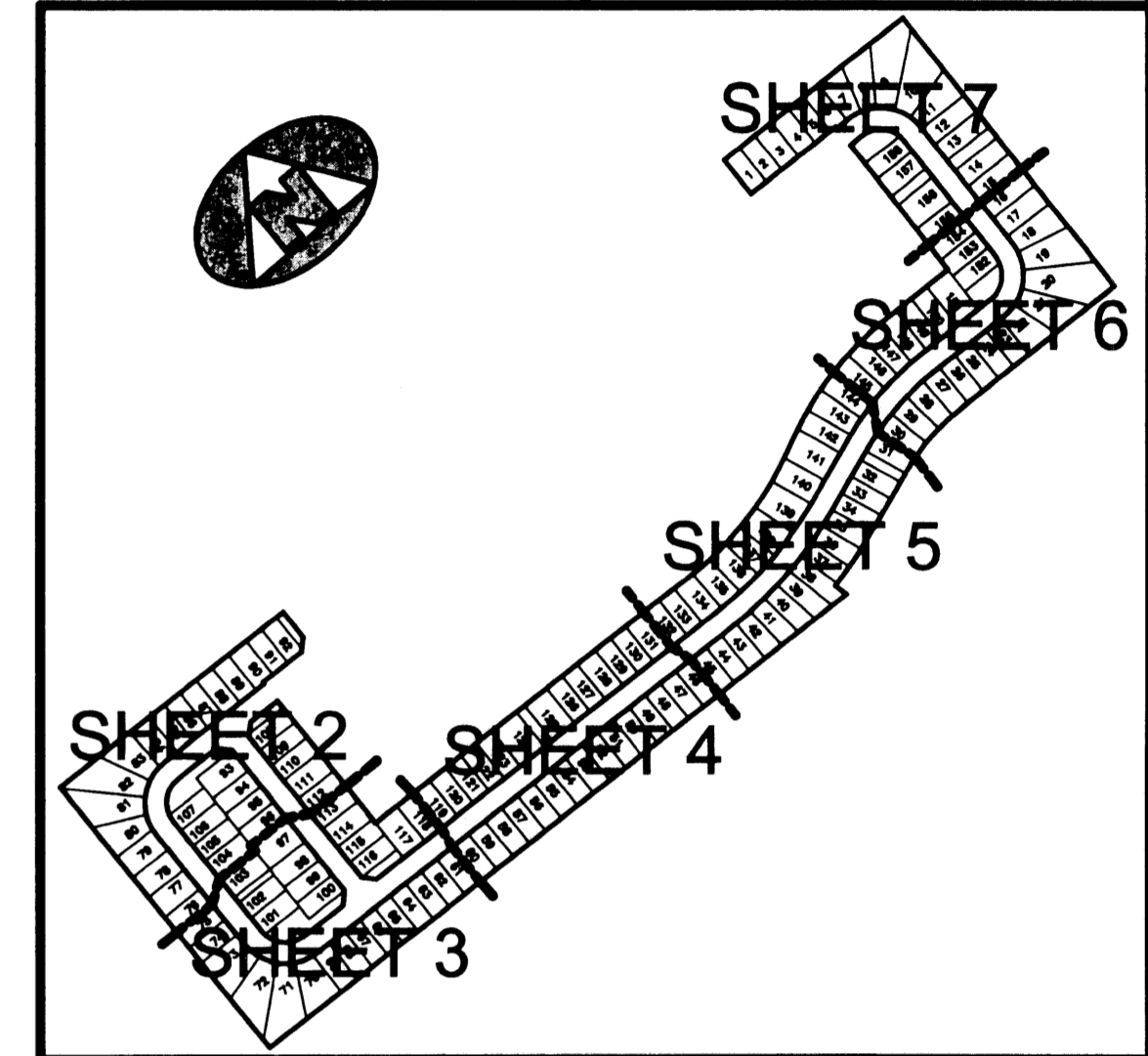
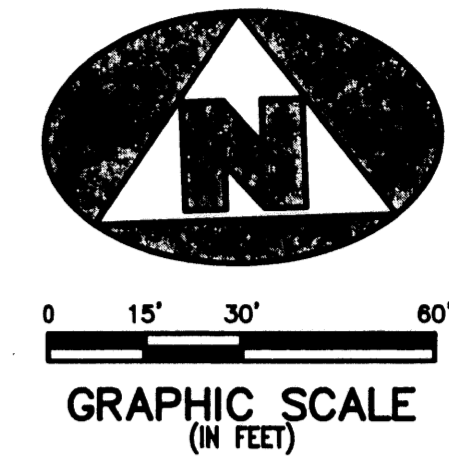


VICTORIA WOODS PLAT FOUR PARTIAL REPLAT

(A PLANNED UNIT DEVELOPMENT)

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



SHEET INDEX (NOT TO SCALE)

LEGEND:

- (R) DENOTES A RADIAL LINE
- C/L DENOTES A CENTERLINE
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- U.E. DENOTES UTILITY EASEMENT
- R DENOTES RADIUS DISTANCE
- L DENOTES ARC LENGTH DISTANCE
- CA DENOTES CENTRAL ANGLE
- N 12345.6789 DENOTES NORTHING COORDINATE
- E 12345.6789 DENOTES EASTING COORDINATE
- P.B.C.U.E. DENOTES PALM BEACH COUNTY UTILITY EASEMENT
- DENOTES LOT LINES AS PLATTED IN PLAT BOOK 63, PAGE 169
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT
- DENOTES A SET PERMANENT REFERENCE MONUMENT (LB 2171)
- DENOTES A SET PERMANENT CONTROL POINT (LB 2171)
- ▶ DENOTES THE ZERO LOT SIDE

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE GRID AZIMUTH BEARING OF N01°32'10"E 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. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
3. LINES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
4. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.
5. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
7. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000033.

BENCH MARK LAND SURVEYING & MAPPING, INC.
 4152 W. BLUE HERON BOULEVARD • SUITE 121
 RIVIERA BEACH • FLORIDA 33404
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RECORD PLAT OF
PLAT FOUR VICTORIA WOODS
A P.U.D. PARTIAL REPLAT

DWN KVC	FB	DATE 6/25/02	WO.# P263
CKD	FILE PLAT	SCALE 1"=30'	SHEET 5 OF 7

SUBDIVISION Victoria Woods Plat 4 Partial Replat
 BOOK 99 PAGE 121
 FLOOD ZONE B FLOODMAP# 165B
 Q/JAD# 52 ZONING RS
 SE# R2000-103 ZIP CODE 33415
 TAZ 265
 PUD NAME