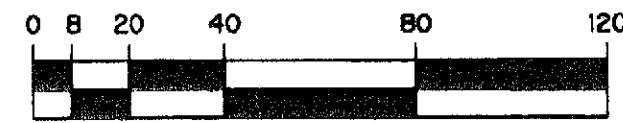


# LYONS WEST AGR P.U.D. - PLAT THREE

BEING A REPLAT OF A PORTION OF TRACTS 63, 64, 81 THROUGH 83 AND 86 THROUGH 88 AND A PORTION OF A ROAD, DITCH AND DYKE RESERVATION 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND BEING A REPLAT OF ALL OF TRACT OS12, LYONS WEST AGR P.U.D. - PLAT FOUR, AS RECORDED IN PLAT BOOK 113, PAGES 21 - 28, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 7 OF 7 APRIL, 2010

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741



SCALE: 1" = 40'

PALM BEACH FARMS CO. PLAT NO. 3  
P.B. 2, PG. 45 - 54  
BLOCK 53

TRACT 86

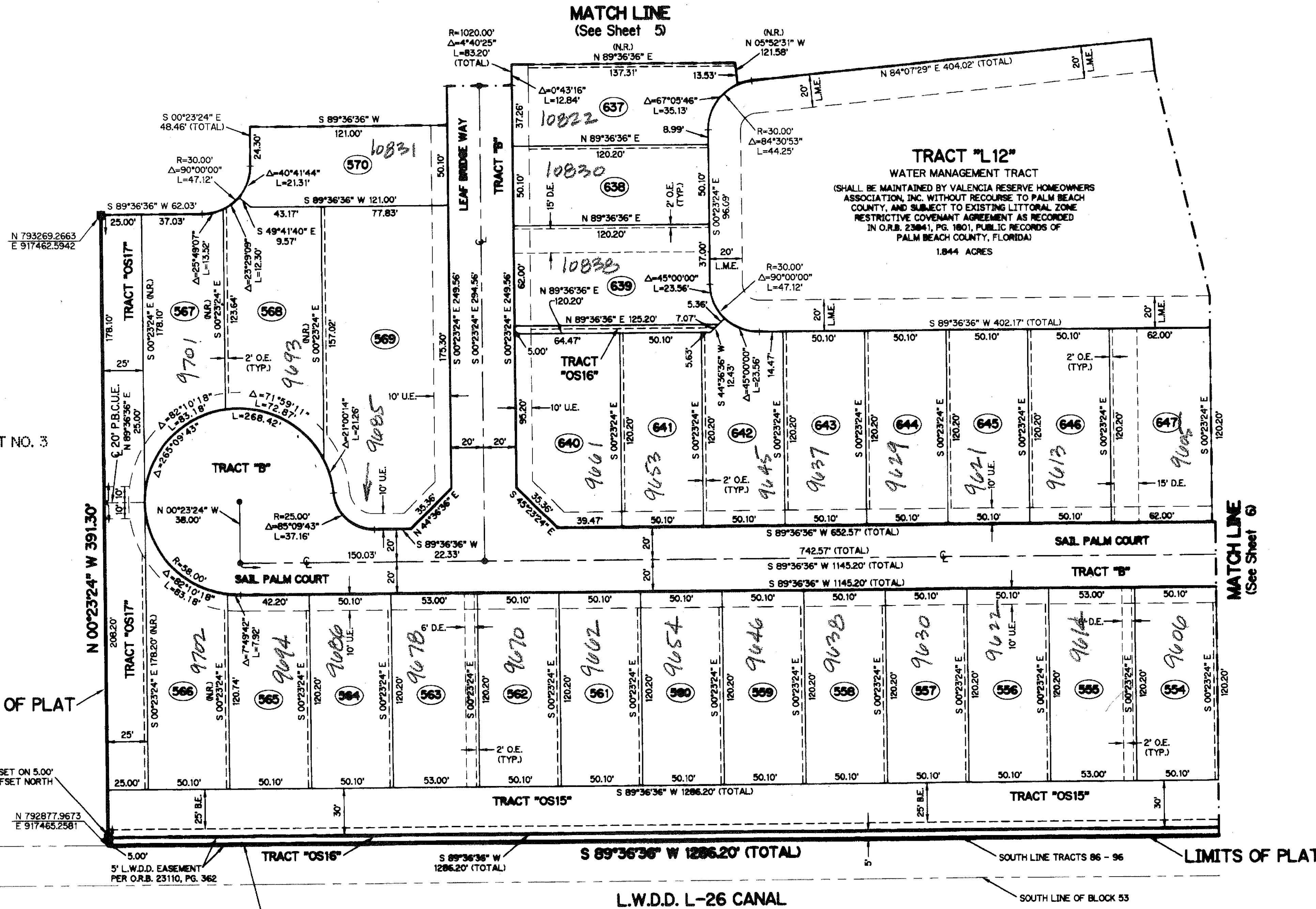
LIMITS OF PLAT

SET ON 5.00'  
OFFSET NORTH  
N 792877.9673  
E 917465.2581

TRACT 11

PALM BEACH FARMS CO. PLAT NO. 3  
P.B. 2, PG. 45 - 54  
BLOCK 60

TRACT 10



**NOTE:**  
COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998. ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000207 PLAT BEARING = GRID BEARING

- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #7741
  - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #7052
  - - SET PERMANENT CONTROL POINT, L.B. #7741
  - - FOUND PERMANENT CONTROL POINT, L.B. #7052
  - Δ - DELTA ANGLE
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CH - CHORD DISTANCE
  - C - CENTERLINE
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - F.P.L. - FLORIDA POWER & LIGHT
  - G.E. - GRADING EASEMENT
  - L - ARC LENGTH
  - L.A.E. - LIMITED ACCESS EASEMENT
  - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
  - N.R. - NOT RADIAL
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - O.E. - OVERHANG EASEMENT
  - P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
  - P.B. - PLAT BOOK
  - P.C.P. - PERMANENT CONTROL POINT
  - PGS. - PAGES
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - R.D. & D. - ROAD, DYKE AND DITCH RESERVATION
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT
- N 100000.0000 - DENOTES STATE PLANE COORDINATES  
E 100000.0000

