SCALE: 1" = 40'

MATCH LINE

(SEE SHEET 7)

N 89°36'30" E

258.63' (TOTAL)

TRACT "L8"

WATER MANAGEMENT TRACT

(SHALL BE MAINTAINED BY VALENCIA COVE HOMEOWNERS

ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH

COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE

RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 26182, PG. 1869, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)

4.556 ACRES

MATCH LINE (SEE SHEET 9)

BEING A REPLAT OF A PORTION OF TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 173 THROUGH 175, A PORTION OF TRACT "A-1" AND ALL OF TRACT "A-2", CANYON SPRINGS PRESERVE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 105 THROUGH 107, A PORTION OF TRACTS 8, 9, 24, 25, AND A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, LYING ADJACENT TO AND CONTIGUOUS WITH SAID TRACTS, BLOCK 63, PALM BEACH FARMS PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 8 OF 9

(249)

N 81°39'48" E

S 85°47'42" E

R=446.00'

- △=92°57'52"

L=723.65'

(TOTAL)

MATCH LINE (SEE SHEET 9)

N 81°39'48" L

(N.R. TO REAR)

N 88°44'52" E

L=46.69'

R=280.00'

CB=N 38°08'44" E

Δ=92°57'52" L=454.31'\

CH=406.09' ~

△=92°57'52"

L=413.75'

(TOTAL)

R=305.00'

△=92°57'52

L=494.87' (TOTAL)

I L.M.E.

R=145.00'

△=92°57'52"-

L=235.27'

(TOTAL)

LEGEND:



1.5" DISK STAMPED L.B. #7741 ☐ - FOUND PERMANENT REFERENCE MONUMENT

## 4"X4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED L.B. #7741

 SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED L.B. #7741

 FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED L.B. #7741

- DELTA ANGLE

- BUFFER EASEMENT

CB - CHORD BEARING CH - CHORD DISTANCE

- 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. - MAINTENANCE & ROOF 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

P.U.D. - PLANNED UNIT DEVELOPMENT

R/W - RIGHT-OF-WAY

R. D. & D. - ROAD, DYKE AND DITCH RESERVATION S.T. - SURVEY TIE

U.E. - UTILITY EASEMENT

- DENOTES STATE PLANE COORDINATES

TRACT "A-1"

**CANYON SPRINGS PRESERVE** PLAT NO. 2 (P.B. 107, PGS. 105-107)

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET

COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000240

PLAT BEARING = GRID BEARING GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

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

S 08°20'12" E

√595.25' (TOTAL)

N 786829.2337 E 924729.0929

LIMITS OF PLAT

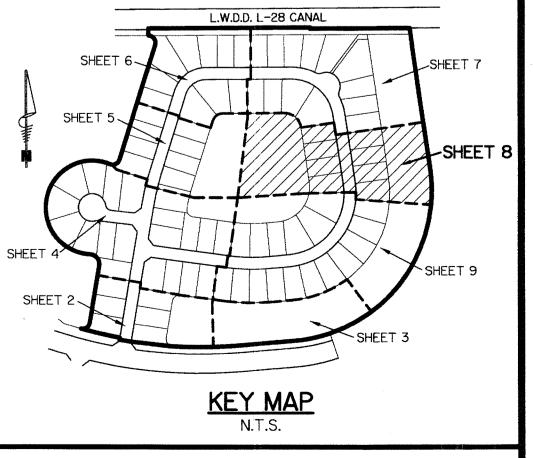
R=630.00'

∆=93°28'52"

L=1027.88'

(TOTAL)

L.M.E.



SH0146

SHEET 8 OF 9