

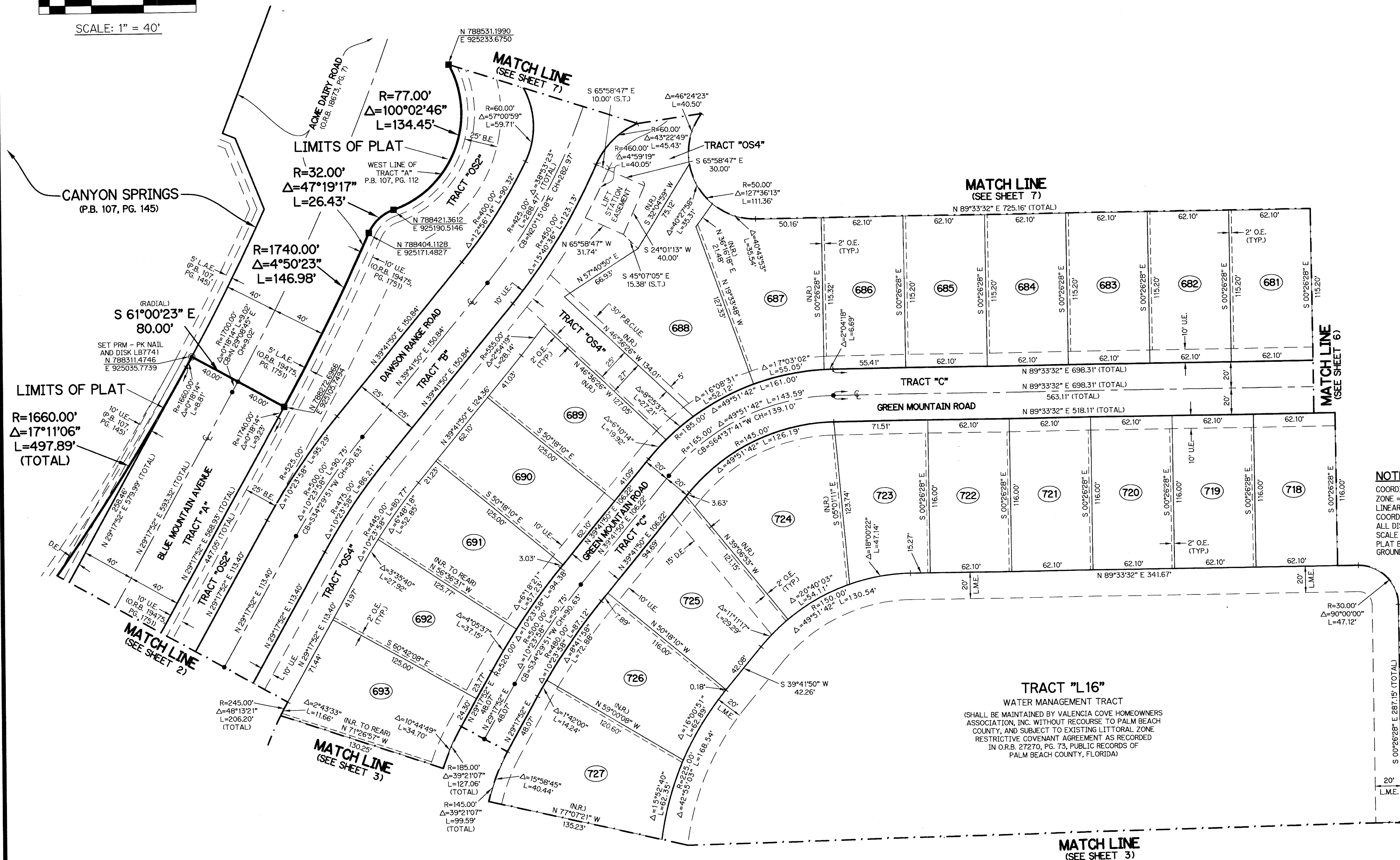
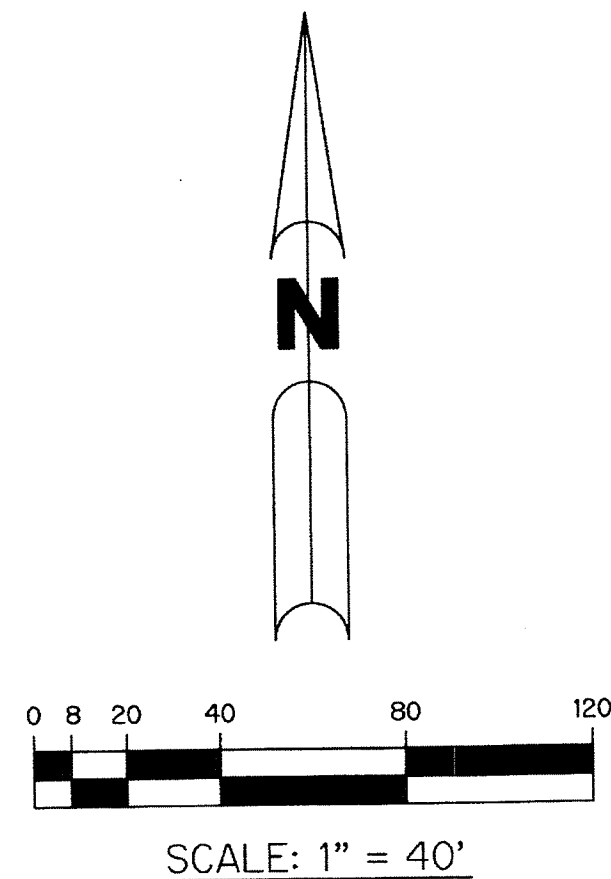
# VALENCIA COVE AGR-P.U.D. - PLAT EIGHT

BEING A REPLAT OF ALL OF TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 5, AS RECORDED IN PLAT BOOK 107, PAGES 112 THROUGH 114, TOGETHER WITH A PORTION OF ACME DAIRY ROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 18673, PAGE 7, AND ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 25584, PAGE 959, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND SECTION 5, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 5 OF 14

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

# 150



### LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
- - FOUND PERMANENT REFERENCE MONUMENT
- - SET PERMANENT CONTROL POINT
- - FOUND PERMANENT CONTROL POINT
- AGR - AGRICULTURAL
- 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
- NR - 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
- P.D.E. - PUBLIC DRAINAGE EASEMENT
- 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 - RADIUS
- RAD - RADIAL
- R/W - RIGHT-OF-WAY
- R.D. & D. - ROAD, DYKE AND DITCH RESERVATION
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- N 1000000.0000 - DENOTES STATE PLANE COORDINATES
- E 1000000.0000

### NOTE:

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

**TRACT "L16"**  
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. 27270, PG. 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)

