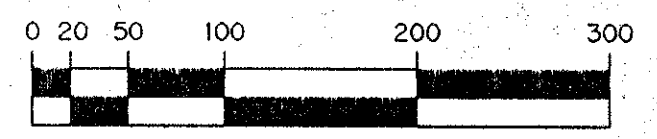
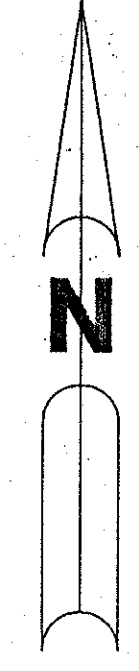


VALENCIA LAKES - PLAT ONE

BEING A REPLAT OF ALL OF TRACTS 42, 43, 44, 45, 46, 47, 50, 51, 52, 53, 54, 55, 74, 75, 76, 77, 78, AND 79 AND A PORTION OF TRACTS 41, 48, 49, 56, 73, 80, 81, 82, 83, 84, 85, 86, 87, AND 88 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ALL IN BLOCK 58 ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

A PLANNED UNIT DEVELOPMENT

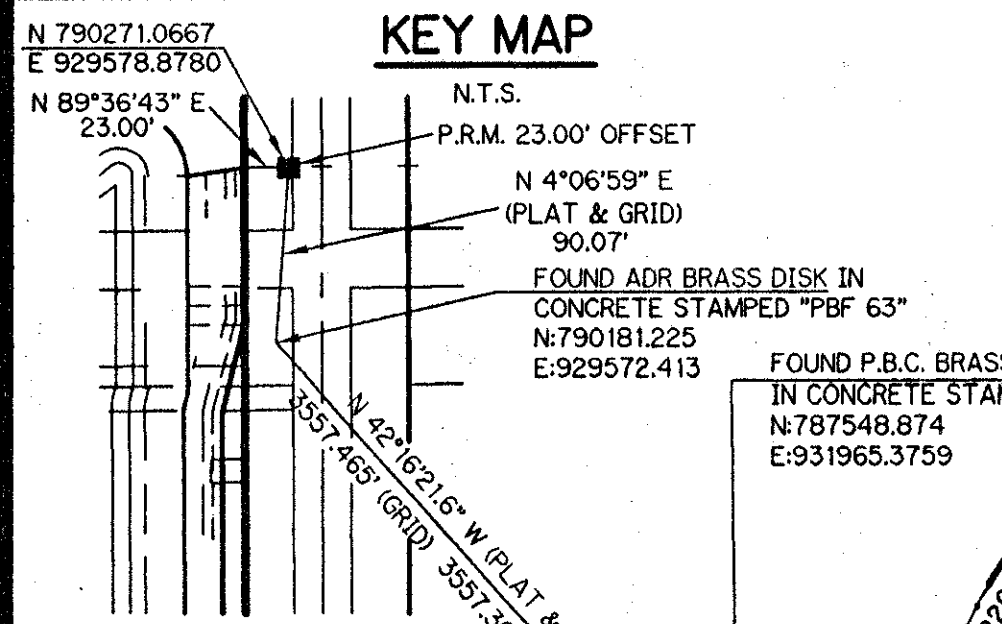
SHEET 2 OF 11 FEBRUARY, 1996



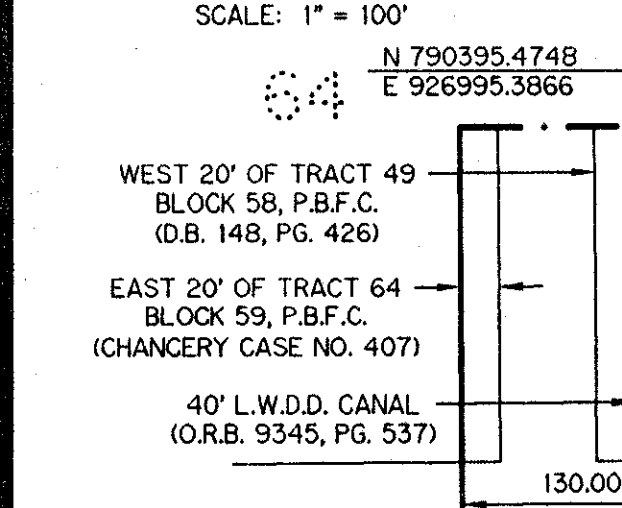
SCALE: 1" = 100'

- LEGEND:**
- - PERMANENT REFERENCE MONUMENT, PSM #4213
 - - PERMANENT CONTROL POINT, PSM #4213
 - Δ - DELTA ANGLE
 - BE - BUFFER EASEMENT
 - CL - CENTERLINE
 - DB - DEED BOOK
 - DE - DRAINAGE 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.E. - OVERHANG EASEMENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.B.F.C. - PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
 - PGS. - PAGES
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - S.T. - SURVEY TIE
 - UE - UTILITY EASEMENT
 - N 737648.0171 - DENOTES STATE PLANE COORDINATES
 - E 905258.2326

KEY MAP



G.P.S. TIE-IN DETAIL



WEST 20' OF TRACT 49 BLOCK 58, P.B.F.C. (D.B. 148, PG. 426)

EAST 20' OF TRACT 64 BLOCK 59, P.B.F.C. (CHANCERY CASE NO. 407)

40' L.W.D.D. CANAL (O.R.B. 9345, PG. 537)

50' PER O.R.B. 1585, PG. 505

WEST 20' OF TRACT 80 BLOCK 58, P.B.F.C. (D.B. 113, PG. 239)

EAST 20' OF TRACT 65 BLOCK 59, P.B.F.C. (CHANCERY CASE NO. 407)

FLORIDA'S TURNPIKE

BLOCK 59, P.B.F.C.

L.W.D.D. EQUALIZING CANAL E-2-E

2424.05' (TOTAL)

N 00°24'34" W

WEST LINE OF BLOCK 58, P.B.F.C.

WEST 20' OF TRACT 81 BLOCK 58, P.B.F.C. (D.B. 113, PG. 241)

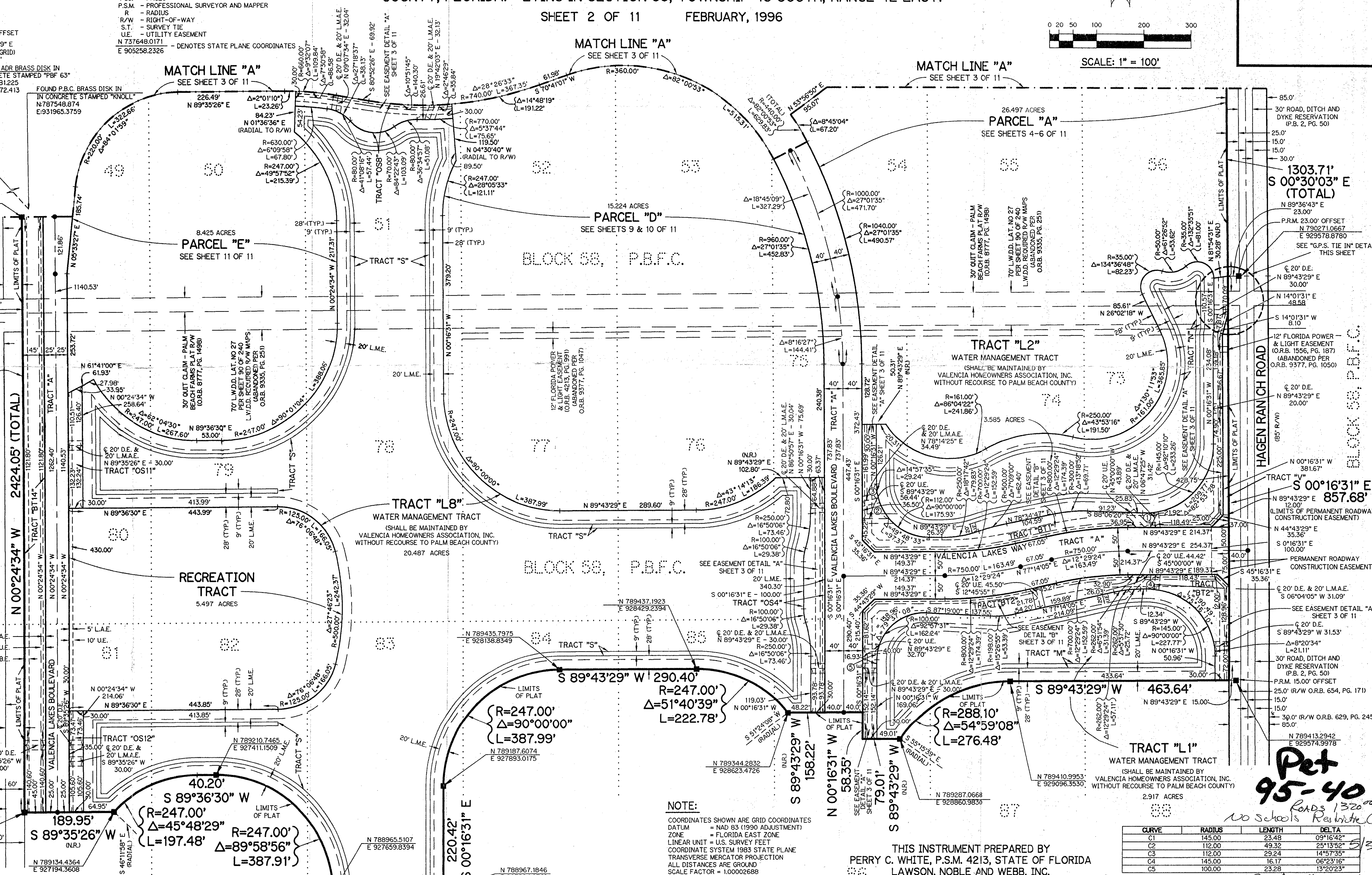
40' L.W.D.D. CANAL (O.R.B. 9345, PG. 537)

EAST 20' OF TRACT 96 BLOCK 59, P.B.F.C. (CHANCERY CASE NO. 407)

50' PER O.R.B. 1585, PG. 505

N 789133.0790 E 927004.4076

N 789134.4364 E 927194.3608



WEST 20' OF TRACT 81 BLOCK 58, P.B.F.C. (D.B. 113, PG. 241)

40' L.W.D.D. CANAL (O.R.B. 9345, PG. 537)

EAST 20' OF TRACT 96 BLOCK 59, P.B.F.C. (CHANCERY CASE NO. 407)

50' PER O.R.B. 1585, PG. 505

N 789133.0790 E 927004.4076

N 789134.4364 E 927194.3608

WEST LINE OF BLOCK 58, P.B.F.C.

WEST 20' OF TRACT 81 BLOCK 58, P.B.F.C. (D.B. 113, PG. 241)

40' L.W.D.D. CANAL (O.R.B. 9345, PG. 537)

EAST 20' OF TRACT 96 BLOCK 59, P.B.F.C. (CHANCERY CASE NO. 407)

50' PER O.R.B. 1585, PG. 505

N 789133.0790 E 927004.4076

N 789134.4364 E 927194.3608

WEST LINE OF BLOCK 58, P.B.F.C.

WEST 20' OF TRACT 81 BLOCK 58, P.B.F.C. (D.B. 113, PG. 241)

40' L.W.D.D. CANAL (O.R.B. 9345, PG. 537)

EAST 20' OF TRACT 96 BLOCK 59, P.B.F.C. (CHANCERY CASE NO. 407)

50' PER O.R.B. 1585, PG. 505

N 789133.0790 E 927004.4076

N 789134.4364 E 927194.3608

WEST LINE OF BLOCK 58, P.B.F.C.

WEST 20' OF TRACT 81 BLOCK 58, P.B.F.C. (D.B. 113, PG. 241)

40' L.W.D.D. CANAL (O.R.B. 9345, PG. 537)

EAST 20' OF TRACT 96 BLOCK 59, P.B.F.C. (CHANCERY CASE NO. 407)

50' PER O.R.B. 1585, PG. 505

N 789133.0790 E 927004.4076

N 789134.4364 E 927194.3608

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 = 1.00002688

N 30°00'00" (PLAT BEARING)

N 90°00'00" (GRID BEARING)

NO BEARING ROTATION (PLAT = GRID)

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

CURVE	RADIUS	LENGTH	DELTA
C1	145.00	23.48	09°16'42"
C2	112.00	49.32	25°13'52"
C3	112.00	29.24	14°57'35"
C4	145.00	16.17	06°23'16"
C5	100.00	23.28	13°20'23"

SUBDIVISION: Valencia Lakes
 PAGE: 14
 BOOK: 78
 FLOOD ZONE: A
 QUAD: 50
 ZONING: PUD
 SE: 95-40
 ZIP CODE: 33437
 PLAT NAME: Valencia Lakes