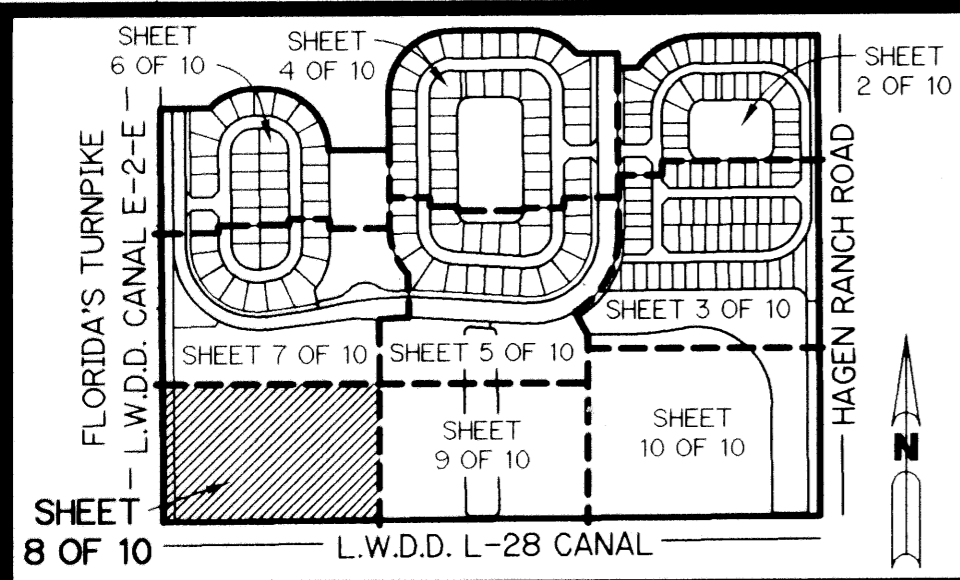


A PLANNED UNIT DEVELOPMENT

VALENCIA LAKES - PLAT TWO

BEING A REPLAT OF ALL OF TRACTS 106, 107, 108, 109, 110, 111, 114, 115, 116, 117, 118, AND 119 AND A PORTION OF TRACTS 81, 82, 83, 84, 85, 86, 87, 88, 105, 112, 113, AND 120 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.

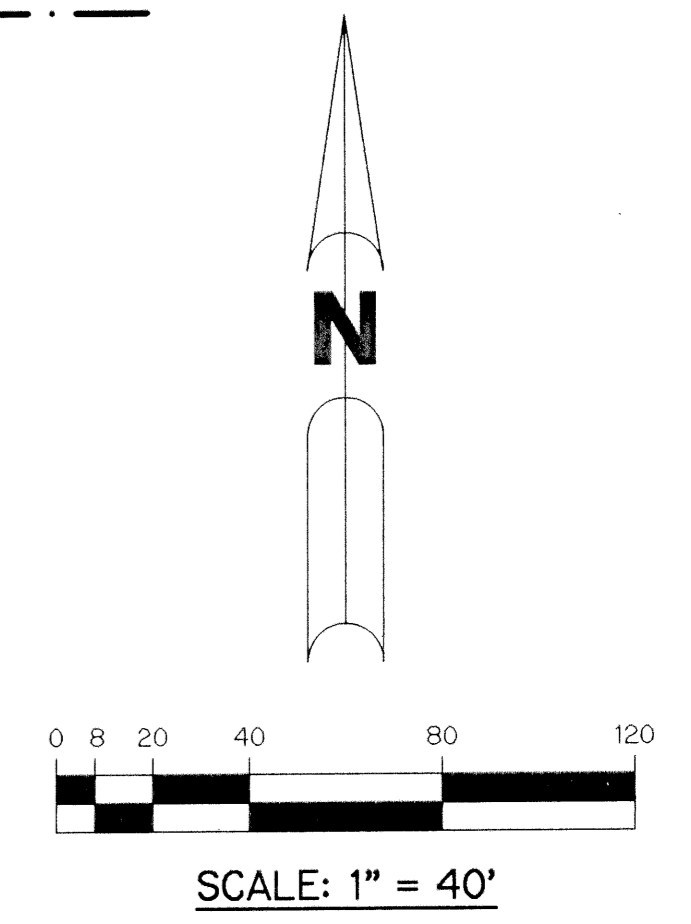
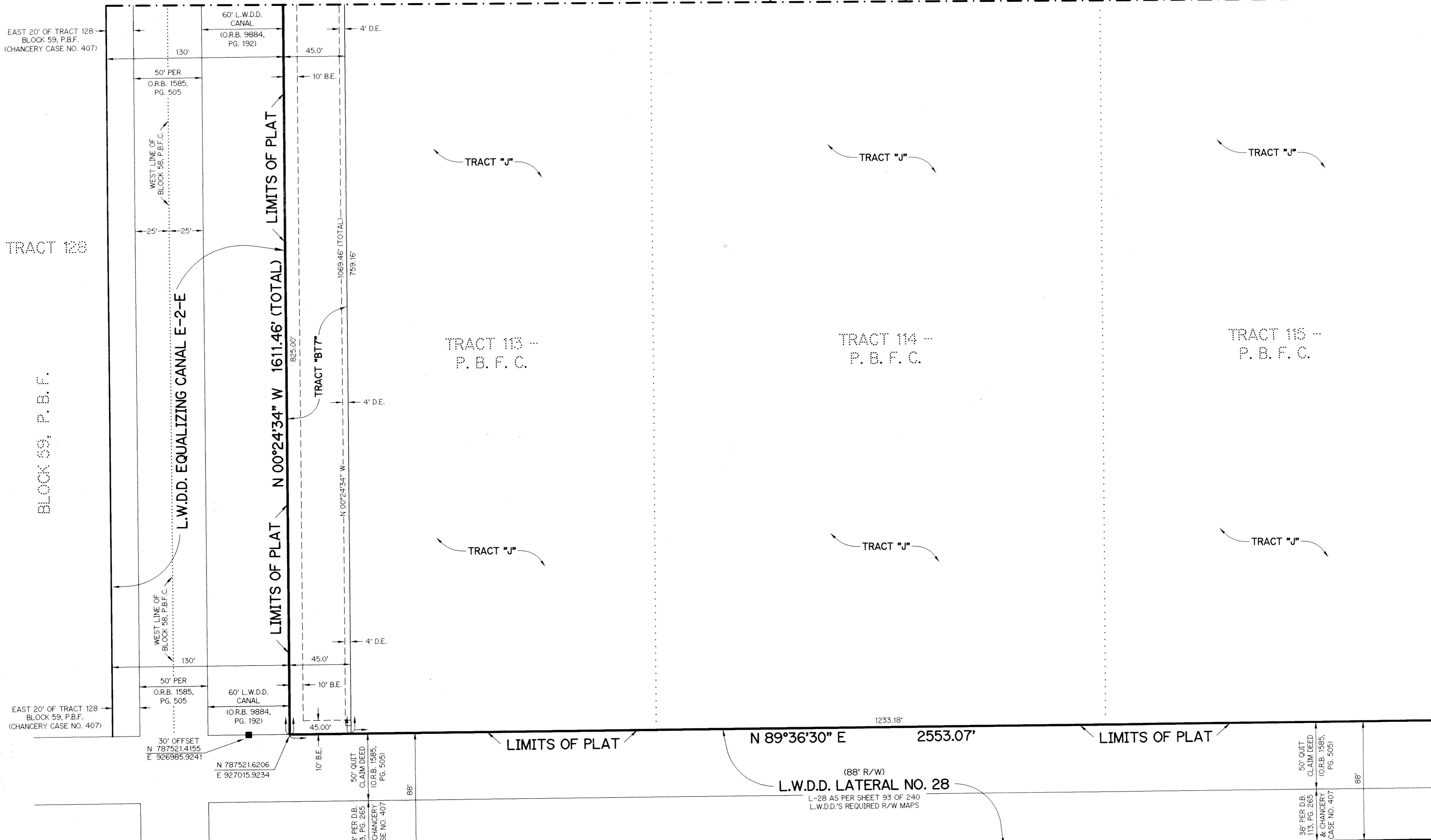
SHEET 8 OF 10 APRIL, 1997



KEY MAP
N.T.S.

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

MATCH LINE "B"
SEE SHEET 7 OF 10



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 90°00'00" E (PLAT BEARING)
N 90°00'00" E (GRID BEARING)
NO BEARING ROTATION (PLAT = GRID)

- LEGEND:**
- - FOUND PERMANENT REFERENCE MONUMENT, PSM #4213
 - - SET PERMANENT REFERENCE MONUMENT, PSM #4213
 - - PERMANENT CONTROL POINT, PSM #4213
 - △ - DELTA ANGLE
 - B.E. - BUFFER EASEMENT
 - CL - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - 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
 - N.R. - 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. - PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
 - P.B.F.C. - PALM BEACH FARMS COMPANY PLAT NO. 3 (BLOCK 58, (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
 - U.E. - UTILITY EASEMENT
 - N 737648.0171 E 905258.2326 - DENOTES STATE PLANE COORDINATES

SUBDIVISION VALENCIA LAKES
BOOK 80
PAGE 121
FLOOD ZONE A-1
ZONING PUD
ORAD # 50
ZIP CODE 33437
PUD NAME VALENCIA LAKES
REPLAT