

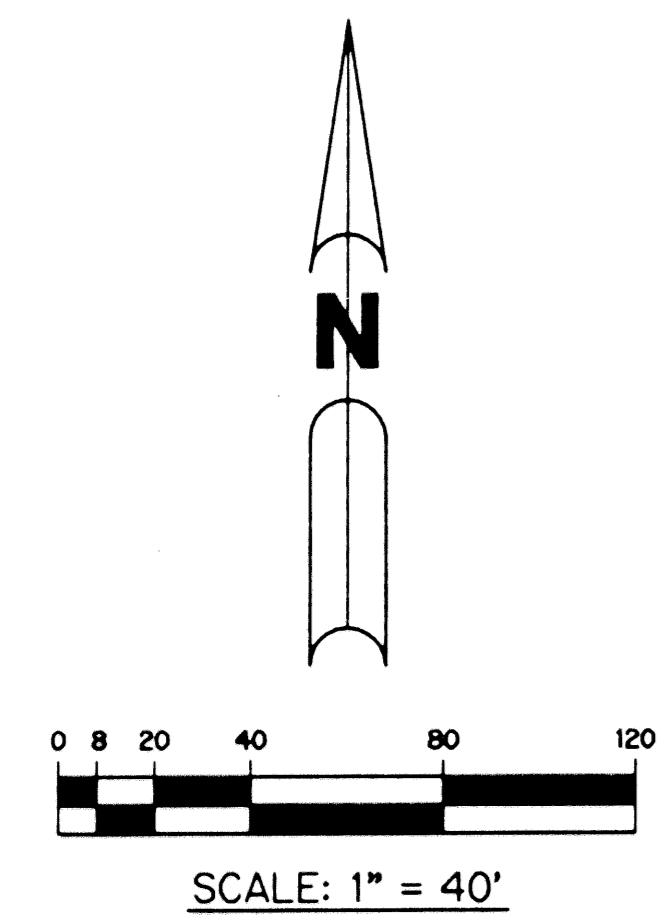
VALENCIA IV (AKA VALENCIA SHORES P.U.D.) PLANNED UNIT DEVELOPMENT

VALENCIA SHORES - PLAT THREE

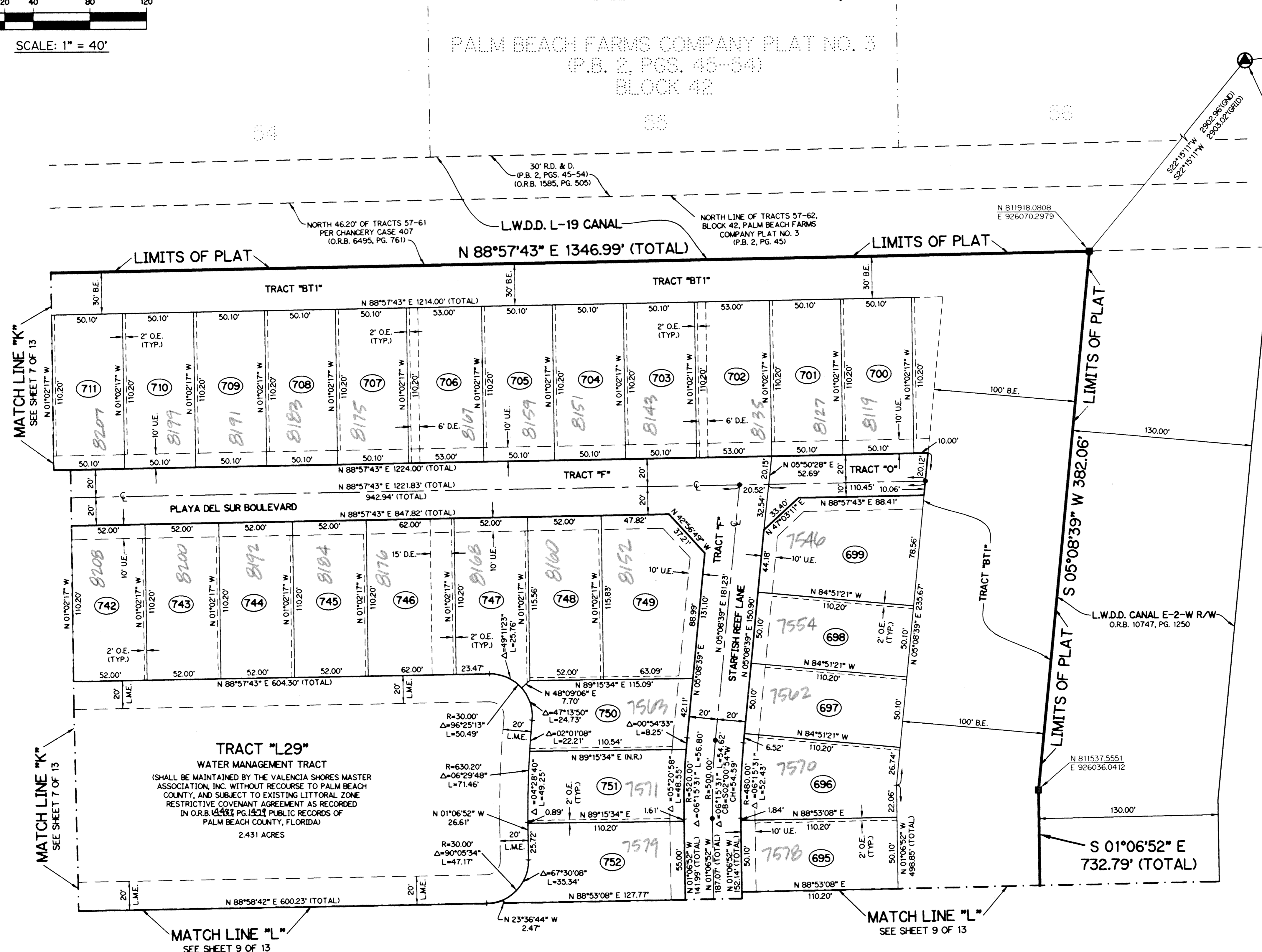
BEING A REPLAT OF ALL OF TRACTS 58, 59, 80, 81, 85 THROUGH 87, 106 AND 107, A PORTION OF TRACTS 57, 60, 79, 82, 84, 88, 105 AND 108, BLOCK 42, AND A PORTION OF THE ROAD, DITCH AND DYKE RESERVATION LYING BETWEEN SAID TRACTS 79 THROUGH 82 AND SAID TRACTS 84 THROUGH 88, ALL ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TRACT "BT-9", VALENCIA SHORES - PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGES 88 THROUGH 113, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB-6674

SHEET 8 OF 13 NOVEMBER, 2002



PALM BEACH FARMS COMPANY PLAT NO. 3
(P.B. 2, PGS. 45-54)
BLOCK 42



LEGEND:

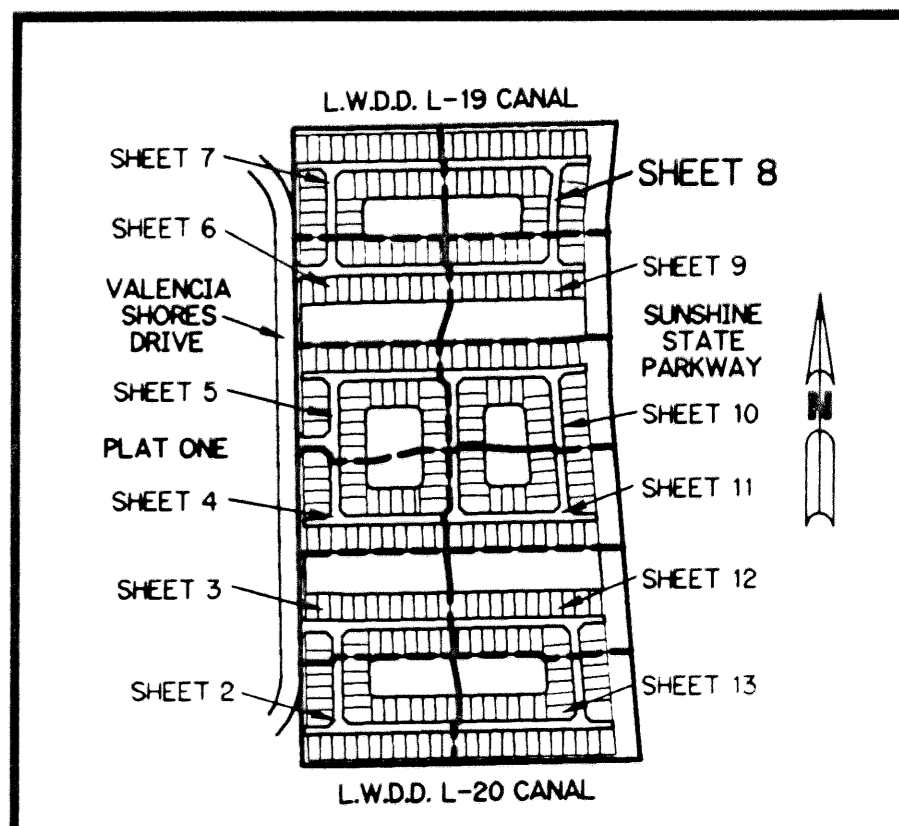
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
- - FOUND PERMANENT REFERENCE MONUMENT, L.B. #6674
- - SET PERMANENT CONTROL POINT, L.B. #6674
- - FOUND PERMANENT CONTROL POINT, L.B. #6674
- Δ - DELTA ANGLE
- BE. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- C - CENTERLINE
- DB. - DEED BOOK
- DE. - DRAINAGE EASEMENT
- GND. - GROUND
- 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
- OR.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
- P.C. - POINT OF CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.T. - POINT OF TANGENCY
- R - RADIUS
- RAD. - RADIAL
- R.D. & D. - ROAD, DITCH & DYKE RESERVATION PER P.B. 2, PG. 45 - 54
- R/W - RIGHT-OF-WAY
- SF. - SQUARE FEET
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- NR. - NON-RADIAL
- - PALM BEACH FARMS COMPANY PLAT NO. 3, TRACT NO. (TYP.)

SUNSHINE STATE PARKWAY
(O.R.B. 1131, PG. 58)
(O.R.B. 8223, PG. 1084)
(VARIABLE R/W)

NOTE:

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 = 1.0000217
PLAT BEARING = GRID BEARING
NO ROTATION

SUBDIVISION VALENCIA SHORES PL. 3
PAGE 81
FLOOD MAP # 1054
ZONING PUD
C.D.# 44
T.A.Z. 744
P.U.D. NAME VALENCIA SHORES



KEY MAP
N.T.S.