

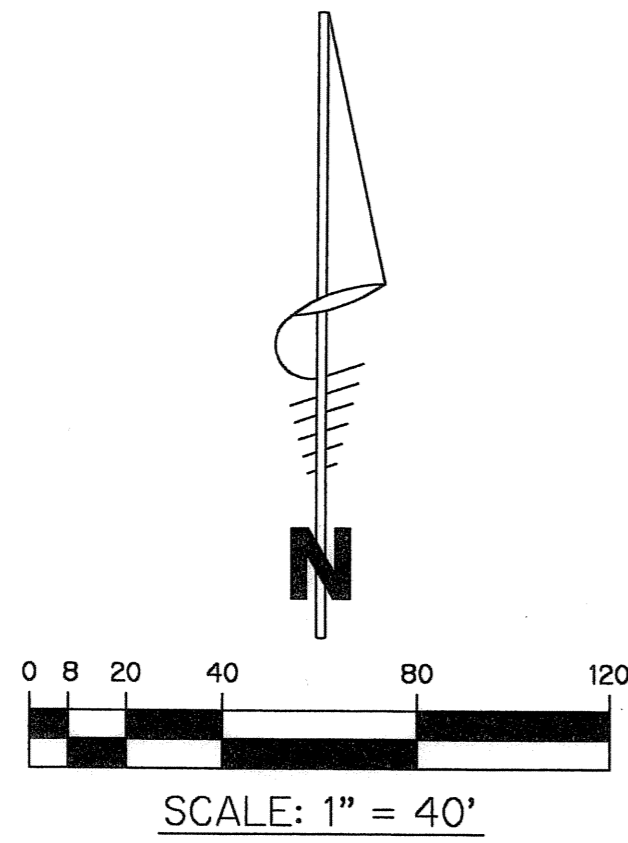
# VALENCIA POINTE - PLAT ONE

(HAGEN ASSEMBLAGE PLANNED UNIT DEVELOPMENT)

BEING A PORTION OF TRACTS 39 THROUGH 42, TRACT 55, AND TRACT 56, BLOCK 56 AND TRACTS 65 THROUGH 72, TRACTS 89 THROUGH 104 AND TRACTS 121 THROUGH 128, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 50.00 FEET IN WIDTH, LYING 25 FEET WEST OF AND ADJACENT TO THE EAST LINE OF SAID BLOCK 55 AND LYING 25 FEET EAST OF AND ADJACENT TO THE WEST LINE OF SAID BLOCK 56, AND TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 30.00 FEET IN WIDTH, LYING 30 FEET NORTH OF AND ADJACENT TO TRACTS 97 THROUGH 104, BLOCK 55 AND TRACTS 55 AND 56, BLOCK 56, LYING IN SECTIONS 27, 28 AND 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,

SHEET 3 OF 21 SEPTEMBER, 2004

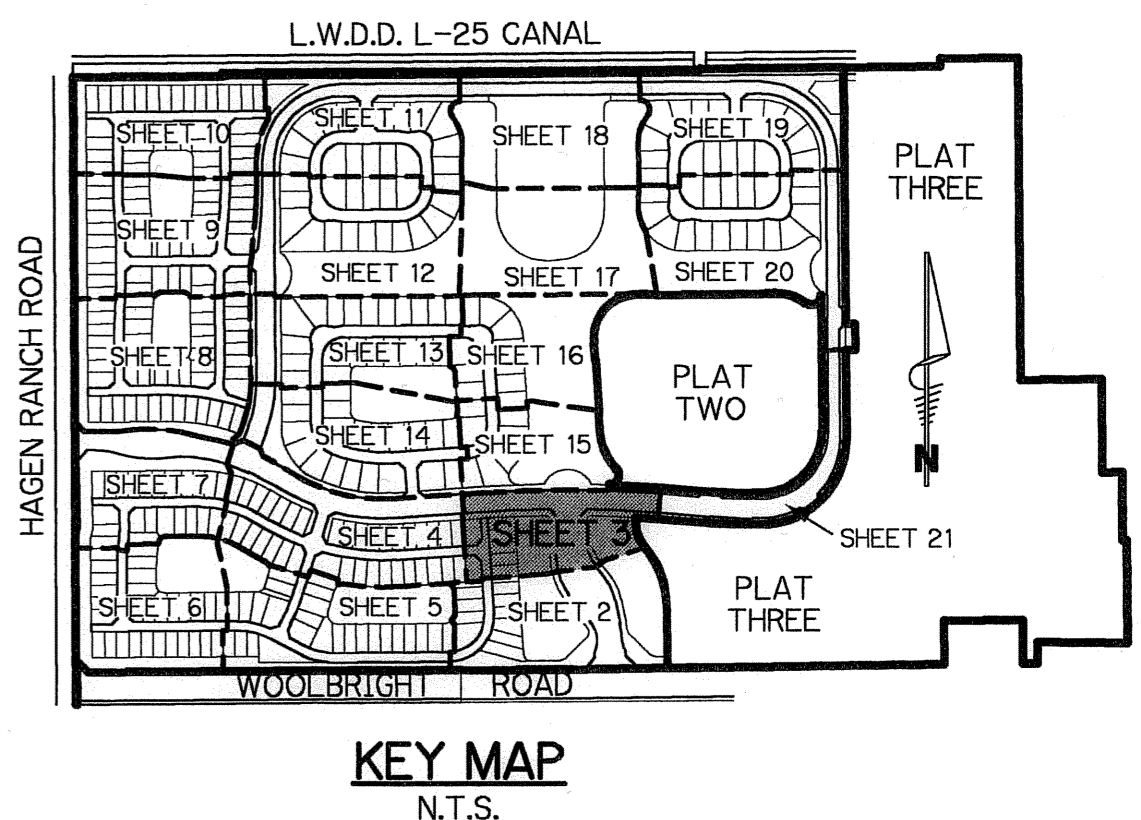
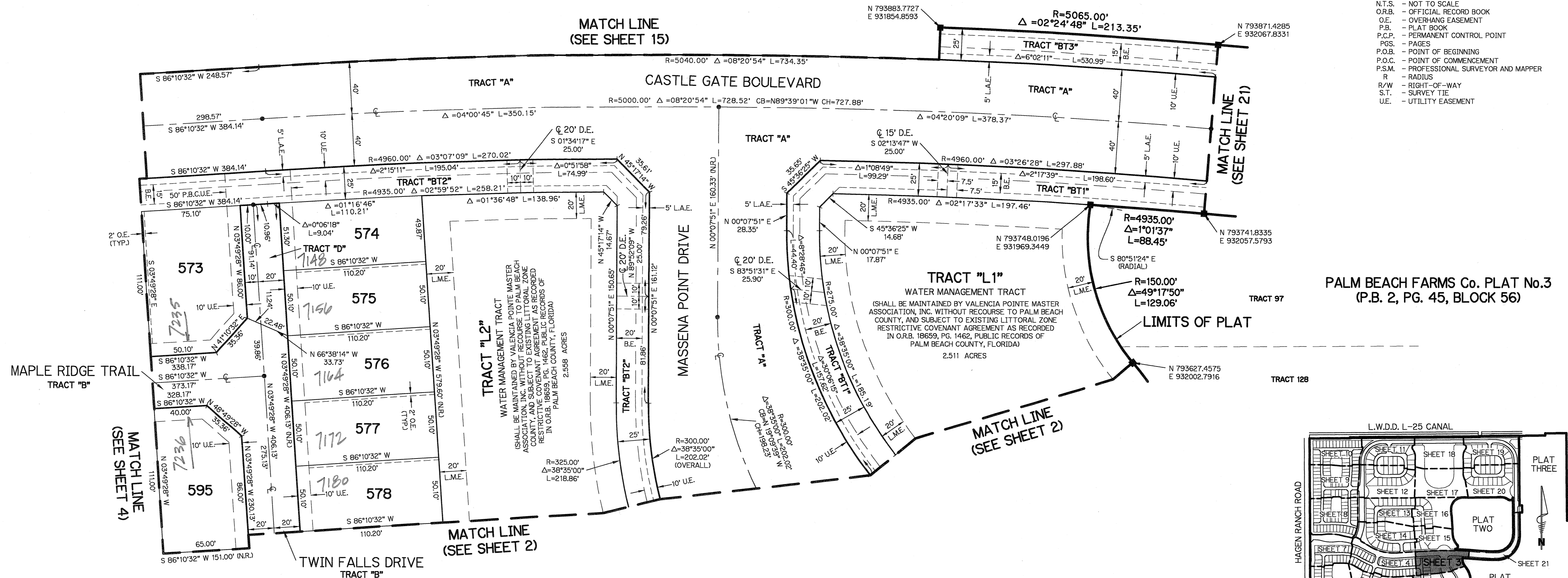
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**BROWN & PHILLIPS, INC.**  
 CERTIFICATE OF AUTHORIZATION # LB 6473  
 901 NORTHPOINT PARKWAY, SUITE 305  
 WEST PALM BEACH, FLORIDA 33407  
 561-615-3988, 561-615-3986 FAX

**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT, L.B. #6473
- - FOUND PERMANENT REFERENCE MONUMENT, L.B. #6473
- - SET PERMANENT CONTROL POINT, L.B. #6473
- - FOUND PERMANENT CONTROL POINT, L.B. #6473
- Δ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- C.L. - 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.R.B. - OFFICIAL RECORD BOOK
- O.E. - OVERHANG 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
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT



SUBDIVISION VALENCIA POINTE PLAT 1  
 BOOK 106 PAGE 12  
 FLOOD ZONE # 155A  
 QUAD # 25150  
 SE ZONING PD  
 TAZ 957 ZIP CODE 33437  
 PUD NAME HAGEN ASSEMBLAGE

TRACT "L2"  
 WATER MANAGEMENT TRACT  
 (SHALL BE MAINTAINED BY VALENCIA POINTE MASTER ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 18659, PG. 1462, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)  
 2.558 ACRES

TRACT "L1"  
 WATER MANAGEMENT TRACT  
 (SHALL BE MAINTAINED BY VALENCIA POINTE MASTER ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 18659, PG. 1462, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)  
 2.511 ACRES

PALM BEACH FARMS Co. PLAT No.3  
 (P.B. 2, PG. 45, BLOCK 56)