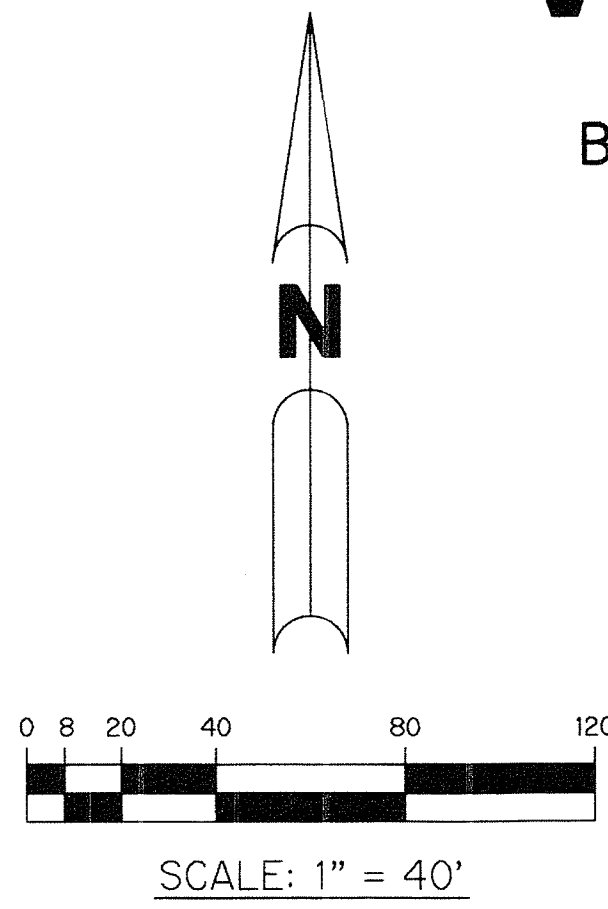


VALENCIA COVE AGR-P.U.D. - SOUTH PLAT ONE

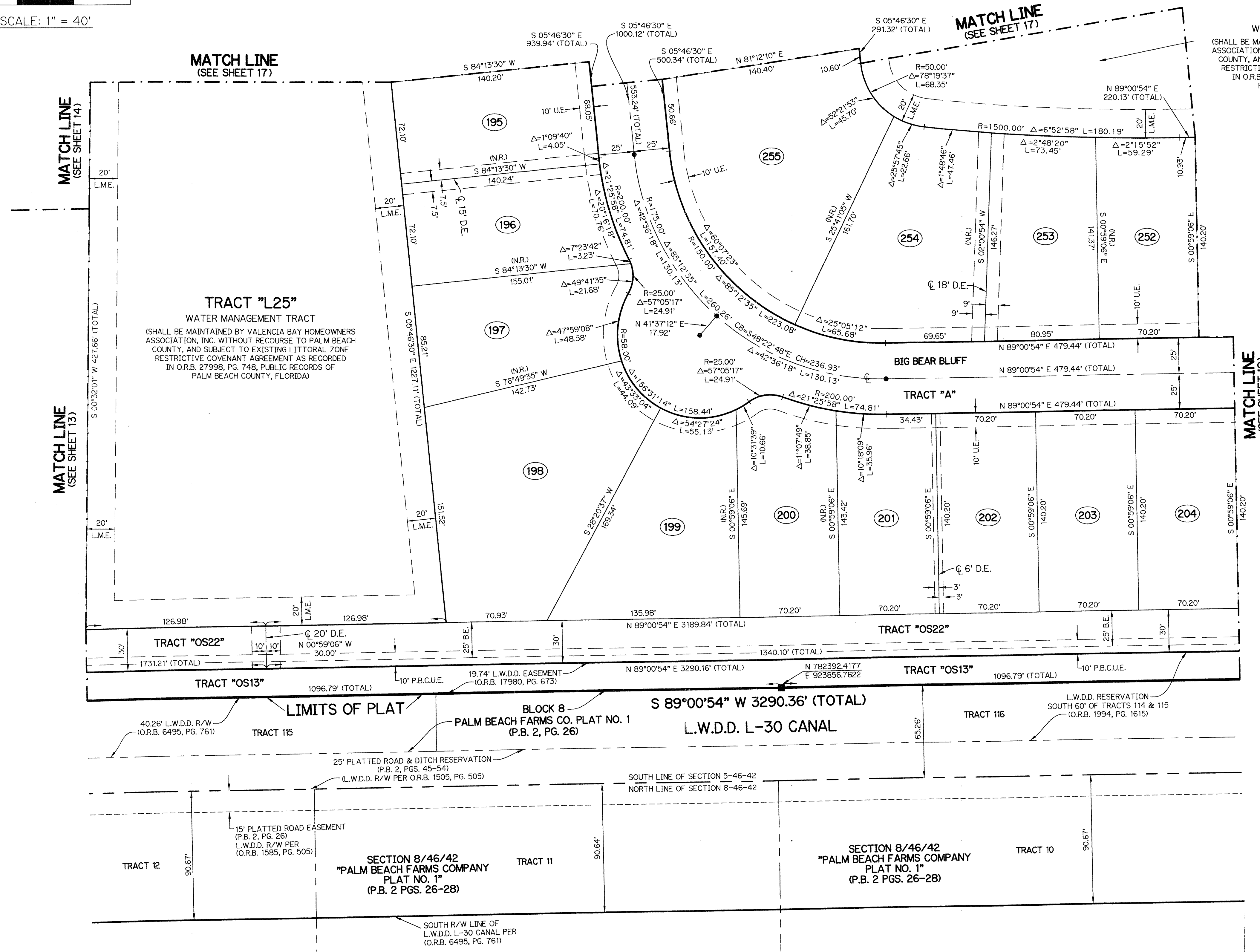
BEING A REPLAT OF ALL OF TRACT A-4, AND A PORTION OF TRACTS A-1 AND A-2, OF CANYON ISLES PRESERVE PLAT TWO, AS RECORDED IN PLAT BOOK 104, PAGES 152 THROUGH 156, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING WITHIN BLOCK 63, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, AND ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 27563, PAGE 1245 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 5 AND 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 18 OF 20

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



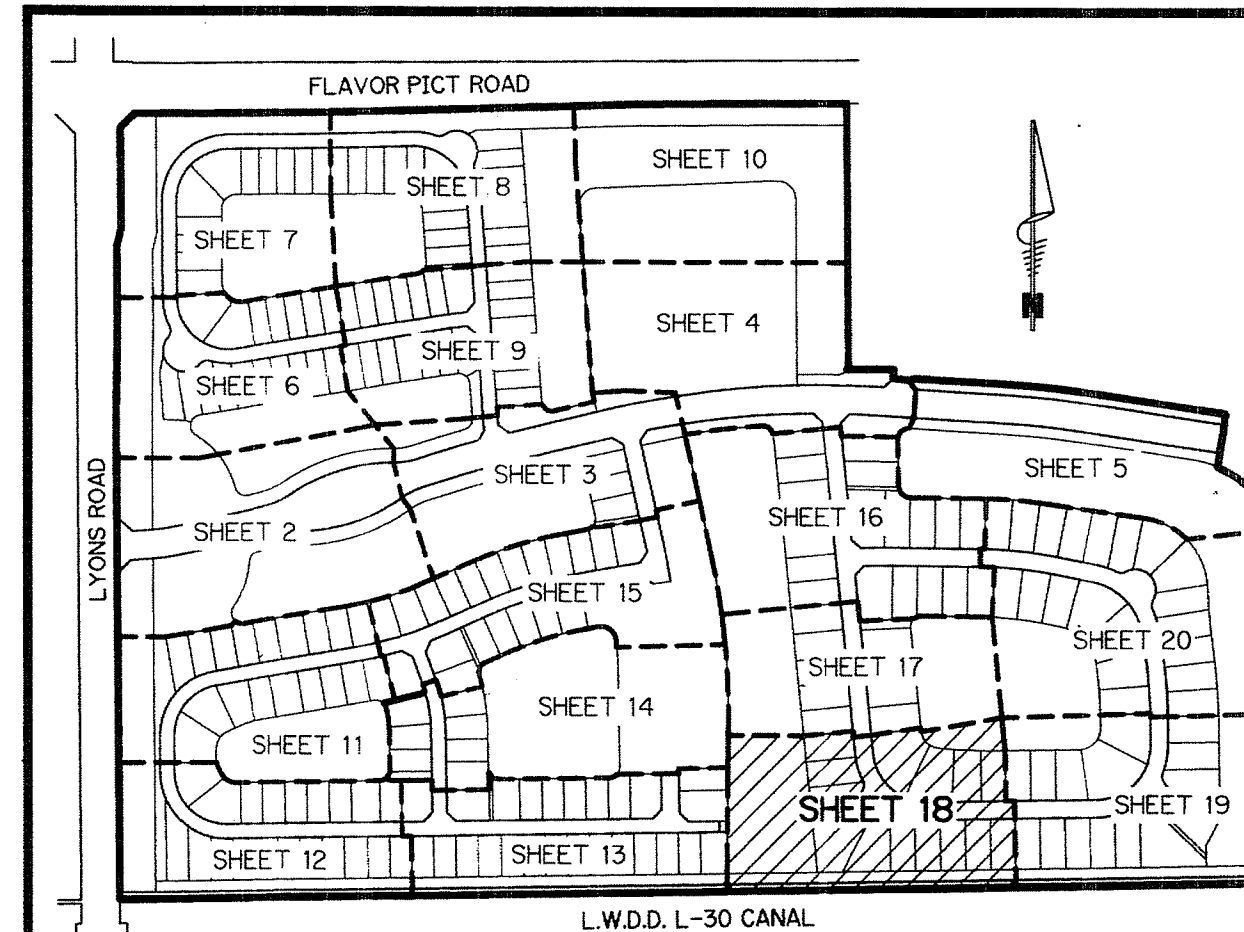
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TRACT "L27"
WATER MANAGEMENT TRACT
(SHALL BE MAINTAINED BY VALENCIA BAY HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 27998, PG. 748, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)

- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED L.B. #6473
 - - SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - AGR - AGRICULTURAL
 - Δ - DELTA ANGLE
 - BE - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - C - CENTERLINE
 - DB - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - F.A.E. - FIRE ACCESS EASEMENT
 - F.P.L. - FLORIDA POWER & LIGHT
 - 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



KEY MAP
N.T.S.