

VALENCIA ISLES PLANNED UNIT DEVELOPMENT

VALENCIA ISLES - PLAT ONE

A PARCEL OF LAND LYING WITHIN TRACTS 1-8, 25-32, 33-40, 57-64, BLOCK 58 AND TRACTS 1-8, 9-16, BLOCK 57, PALM BEACH FARMS PLAT NO. 3, PLAT BOOK 2, PAGE 45, WITH RIGHT-OF-WAY QUIT-CLAIMED PER OFFICIAL RECORD BOOK 8871, PAGE 1190 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WITH AND LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

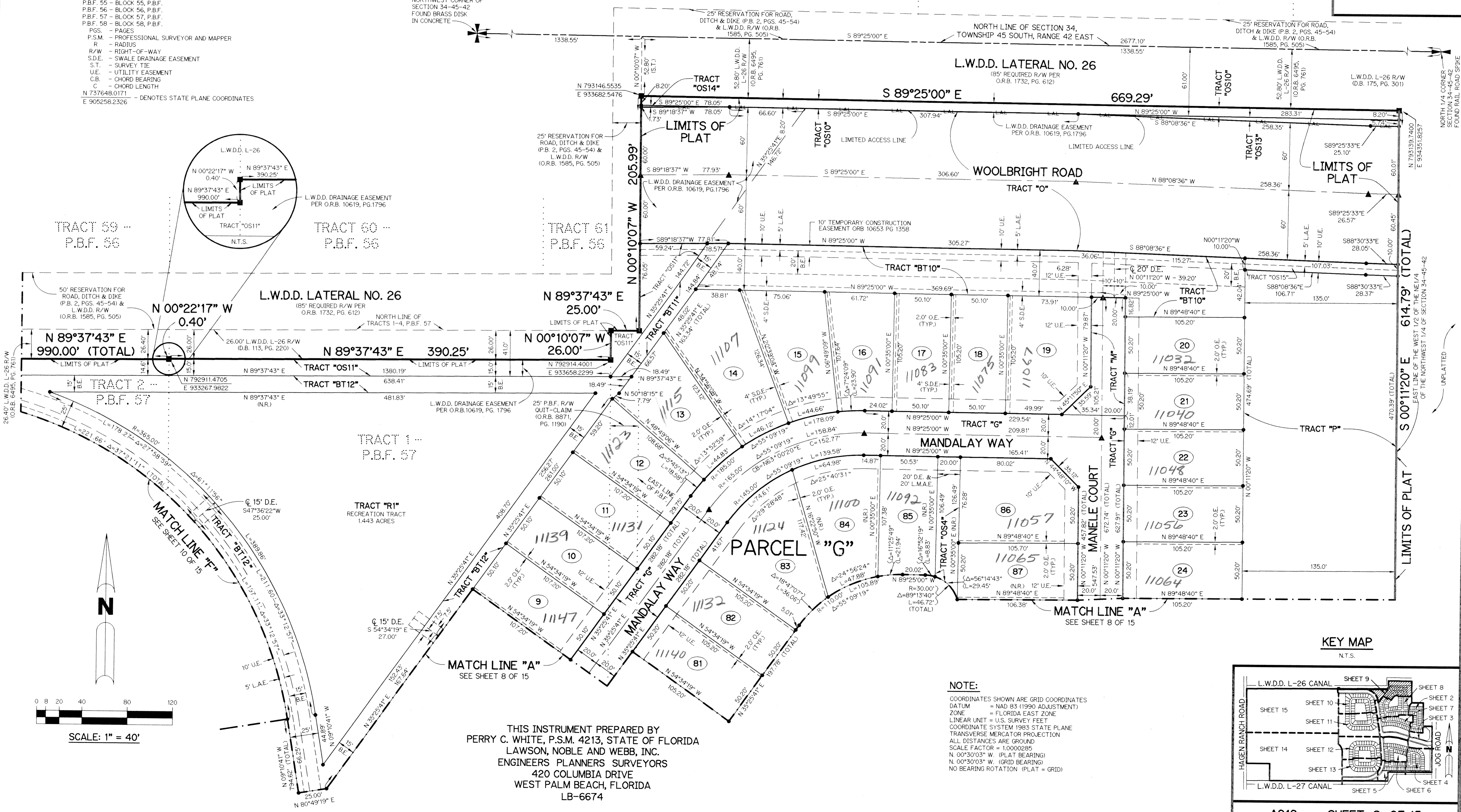
SHEET 9 OF 15 JANUARY, 1998

- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, PSM #4213
 - ▲ - PERMANENT CONTROL POINT, PLS #4213
 - - SET 5/8" IRON ROD WITH CAP, LB 6674
 - △ - DELTA ANGLE
 - B.E. - BUFFER EASEMENT
 - ☉ - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - L. - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.A.L. - LIMITED ACCESS LINE
 - 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. 55 - BLOCK 55, P.B.F.
 - P.B.F. 56 - BLOCK 56, P.B.F.
 - P.B.F. 57 - BLOCK 57, P.B.F.
 - P.B.F. 58 - BLOCK 58, P.B.F.
 - P.G.S. - PAGES
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - R. - RADIUS
 - R/W. - RIGHT-OF-WAY
 - S.D.E. - SWALE DRAINAGE EASEMENT
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - C.B. - CHORD BEARING
 - C. - CHORD LENGTH
 - N 737648.0171 E 905258.2326 - DENOTES STATE PLANE COORDINATES

TRACT 61 - P.B.F. 56

TRACT 62 - P.B.F. 56

NORTHWEST CORNER OF SECTION 34-45-42 FOUND BRASS DISK IN CONCRETE



LIMITS OF PLAT 614.79' (TOTAL) S 00°11'20" E 470.39' (TOTAL) EAST LINE OF THE WEST 1/2 OF SECTION 34-45-42 OF THE NORTHWEST 1/4 OF SECTION 34-45-42 UNPLATTED

SUBDIVISION: Valencia Isles Plat
 BOOK: 84
 PAGE: 11
 FLOOD ZONE: 0
 FLOOD MAP # 200A
 ZONING: AR
 QUAD # 50T-35
 SE: -47-74
 TAZ CODE: 33437
 TAZ: 452
 PUD NAME: Valencia Isles

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
 LB-6674

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 = 1.0000285
 N 00°30'03" W (PLAT BEARING)
 N 00°30'03" W (GRID BEARING)
 NO BEARING ROTATION (PLAT = GRID)

KEY MAP N.T.S.

