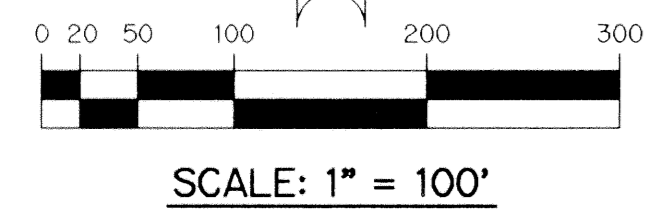


VALENCIA ISLES PLANNED UNIT DEVELOPMENT

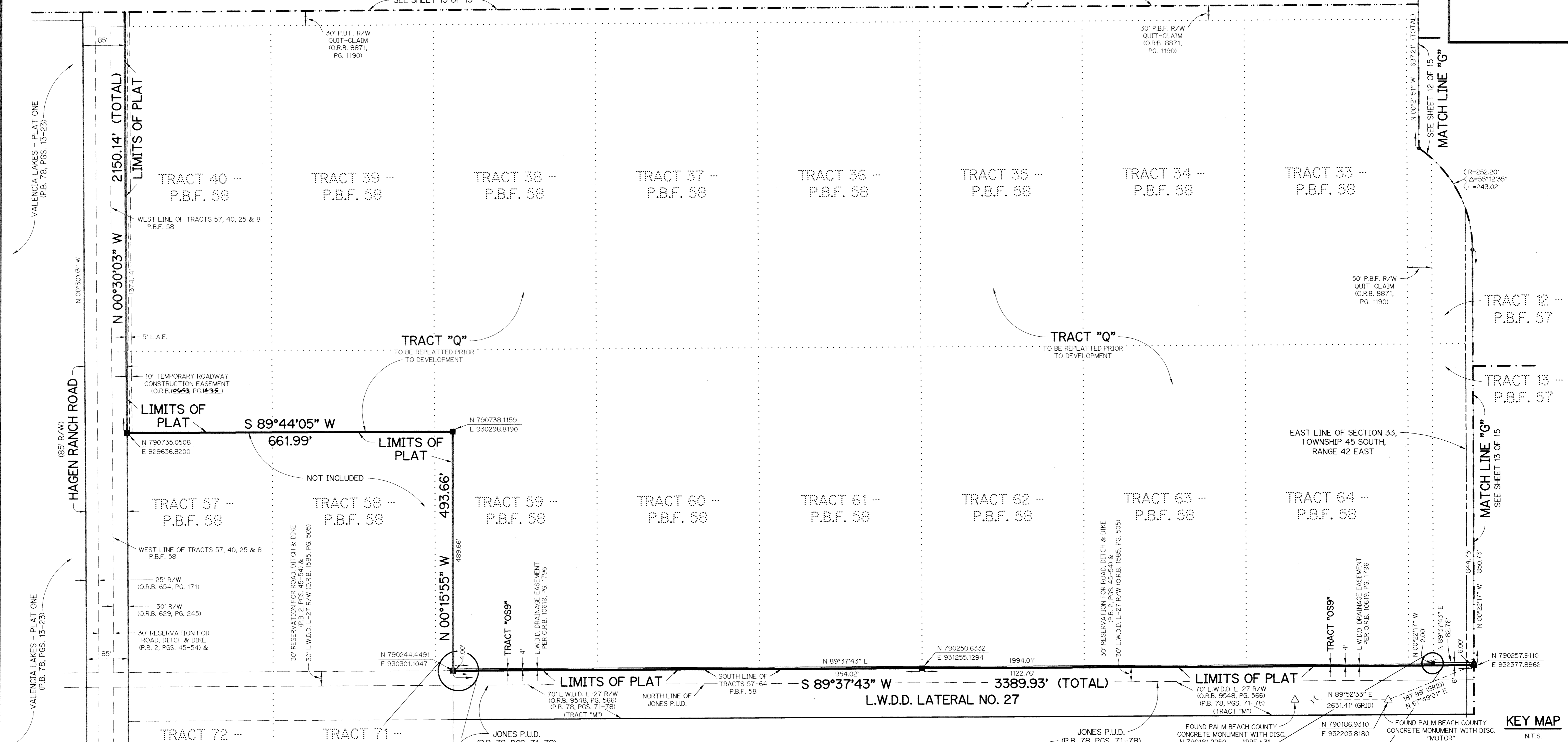
# VALENCIA ISLES - PLAT ONE

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.

**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)

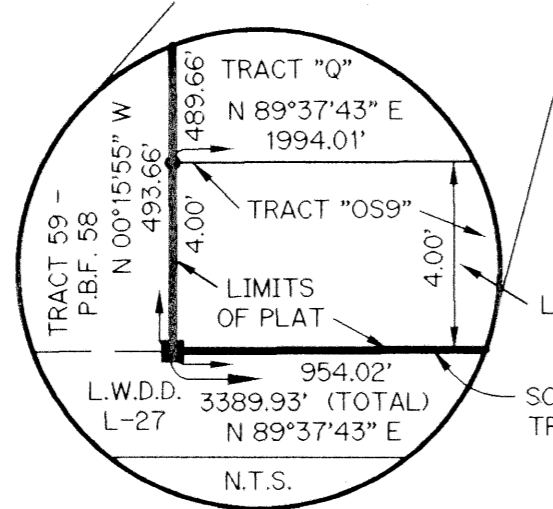


MATCH LINE "H" SEE SHEET 15 OF 15 SHEET 14 OF 15 JANUARY, 1998 MATCH LINE "H" SEE SHEET 15 OF 15

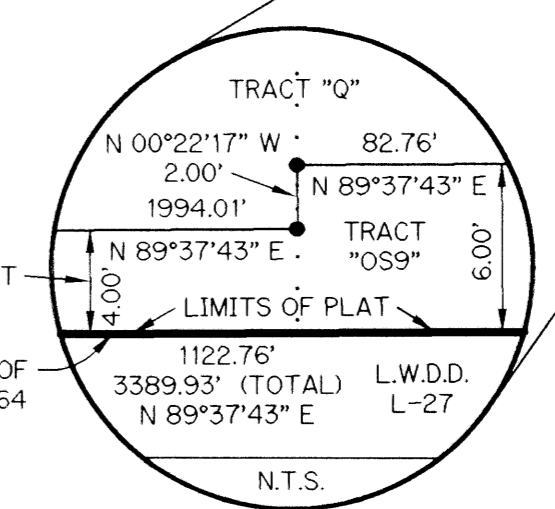


SUBDIVISION  
BOOK 24  
PAGE 16  
FLOOD ZONE AA  
FLOOD MAP # 200A  
QUAD # 50 F. 55  
SE - 47-74  
TAZ 452  
PUD NAME Valencia Isles

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. #213, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA  
LB-6674



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, PSM #4213
  - - PERMANENT CONTROL POINT, PSM #4213
  - ▲ - SET 5/8" IRON ROD WITH CAP, LB 6674
  - Δ - DELTA ANGLE
  - BE - BUFFER EASEMENT
  - C - CENTERLINE
  - DB - DEED BOOK
  - DE - 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. 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.
  - 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 - DENOTES STATE PLANE COORDINATES
  - E 905258.2326



**KEY MAP**  
N.T.S.

