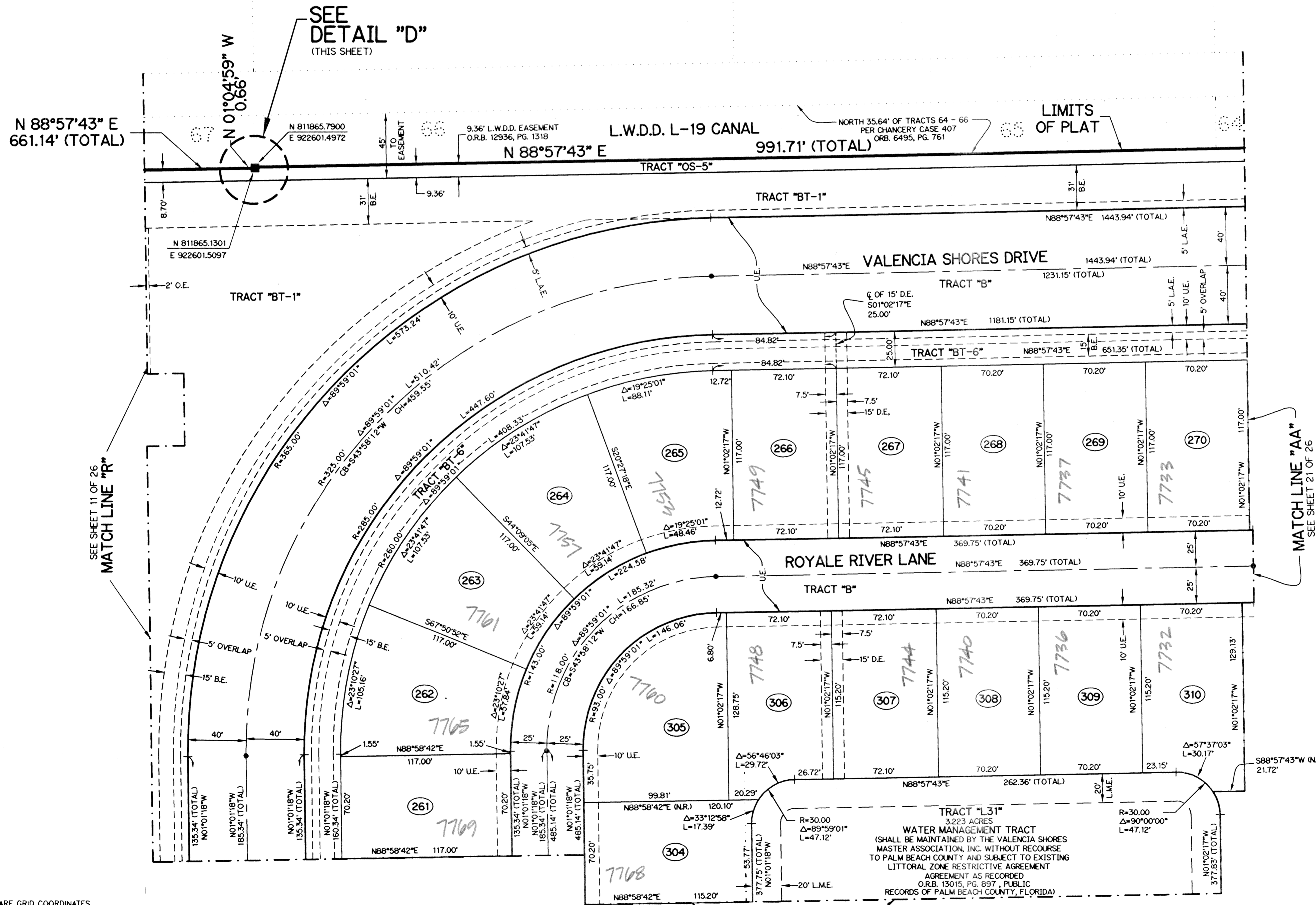
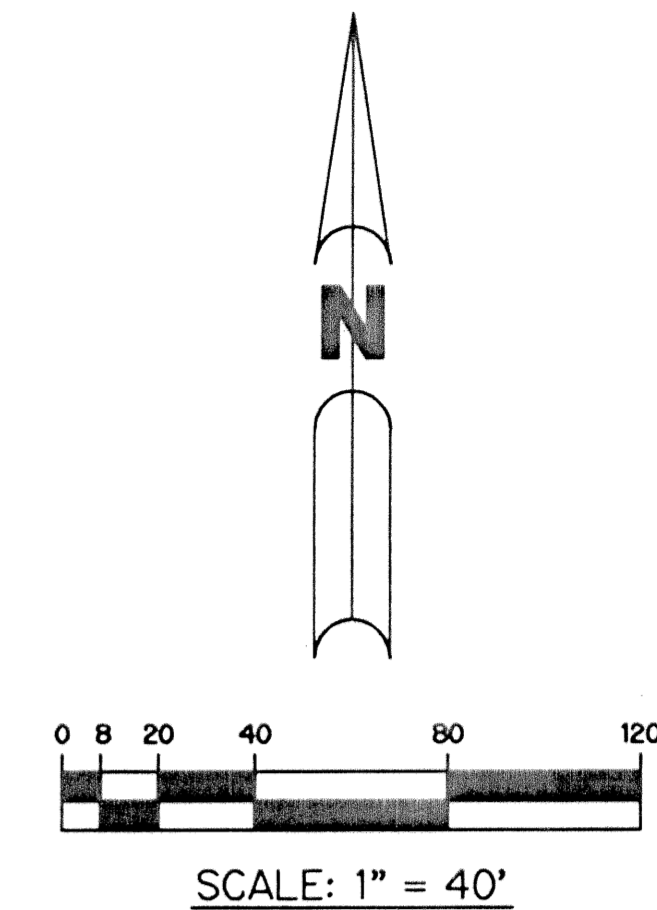
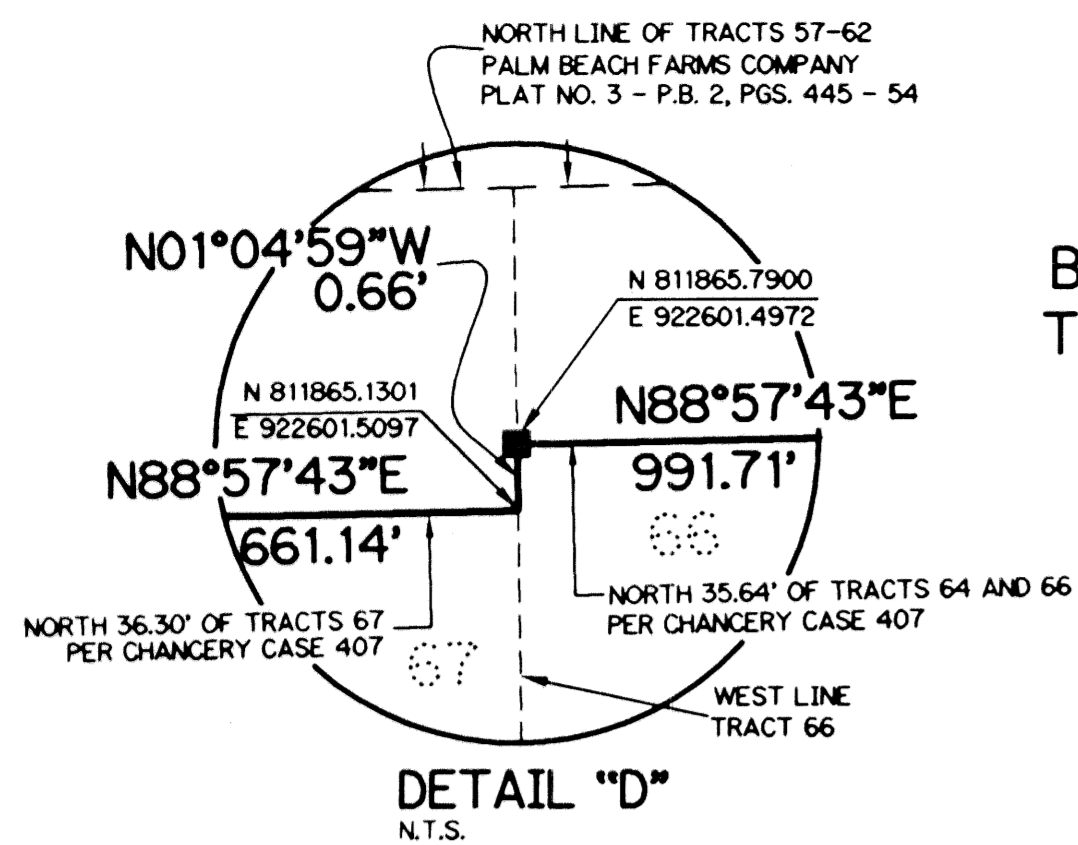


VALENCIA SHORES-PLAT ONE

BEING A REPLAT OF A PORTION OF TRACTS 60 THROUGH 69, 79, 88 AND 105 AND ALL OF TRACTS 70 THROUGH 78 AND TRACTS 89 THROUGH 104, BLOCK 42 PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 12 OF 26 JUNE, 2001

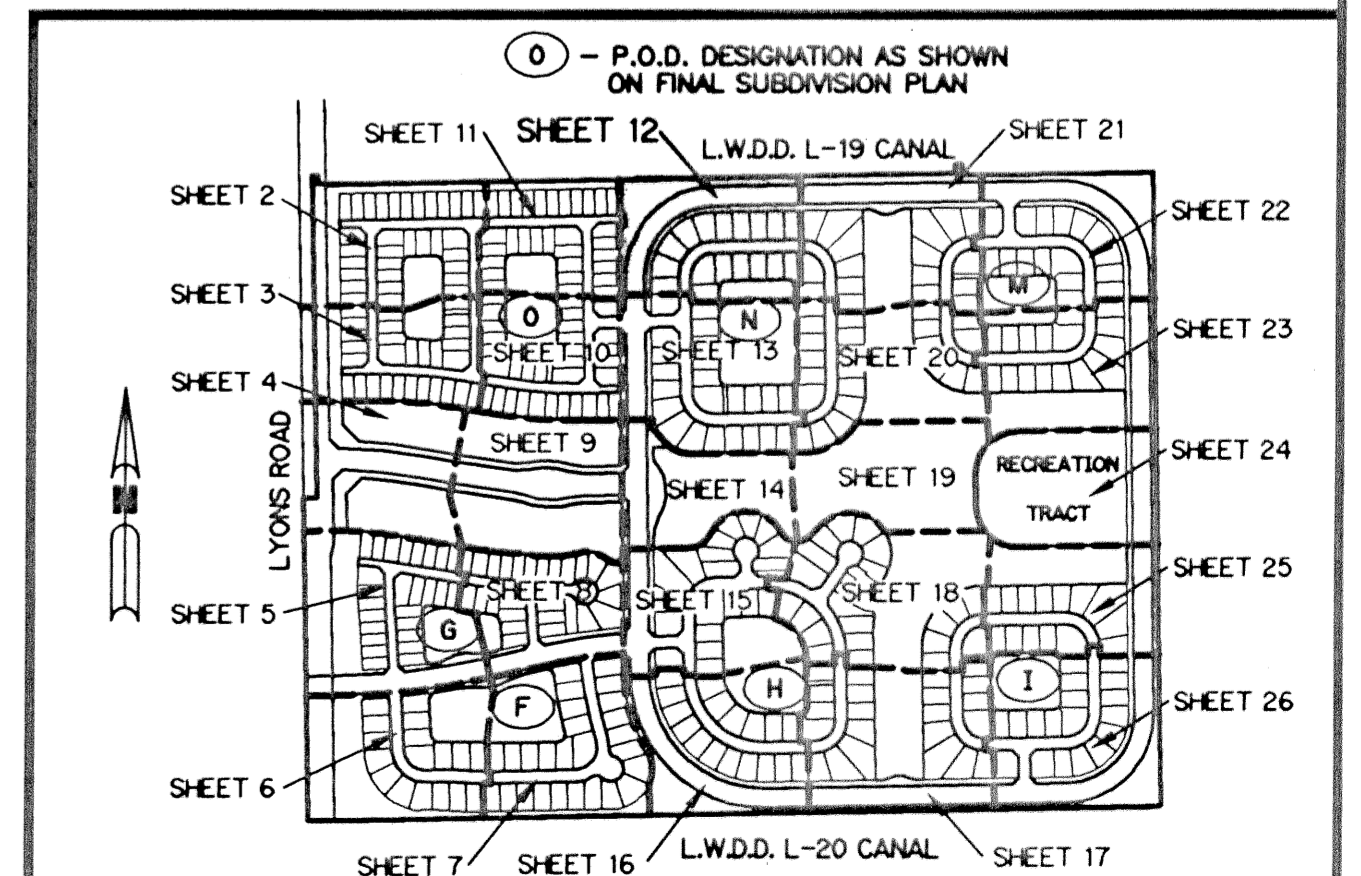
THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB-6674
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA



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
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- C.L. - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- GRD. - 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
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- P.G.S. - 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
- S.F. - SQUARE FEET
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- P.B.F.C. - PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
- (with number) - DENOTES TRACT NUMBER PER PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54)
- (with coordinates) - DENOTES STATE PLANE COORDINATES

KEY MAP
N.T.S.



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 = 1.0000217
PLAT BEARING = GRID BEARING
NO ROTATION

SUBDIVISION VALENCIA SHORES-PLAT ONE
BOOK 99 PAGE 99
FLOOD MAP #185-A
ZONING PLD
QUAD # 49
SEE TRAZ 744
PUD NAME VALENCIA IV (VALENCIA SHORES)

WATER MANAGEMENT TRACT
3.223 ACRES
(SHALL BE MAINTAINED BY THE VALENCIA SHORES MASTER ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE AGREEMENT AGREEMENT AS RECORDED O.R.B. 13015, PG. 897, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)