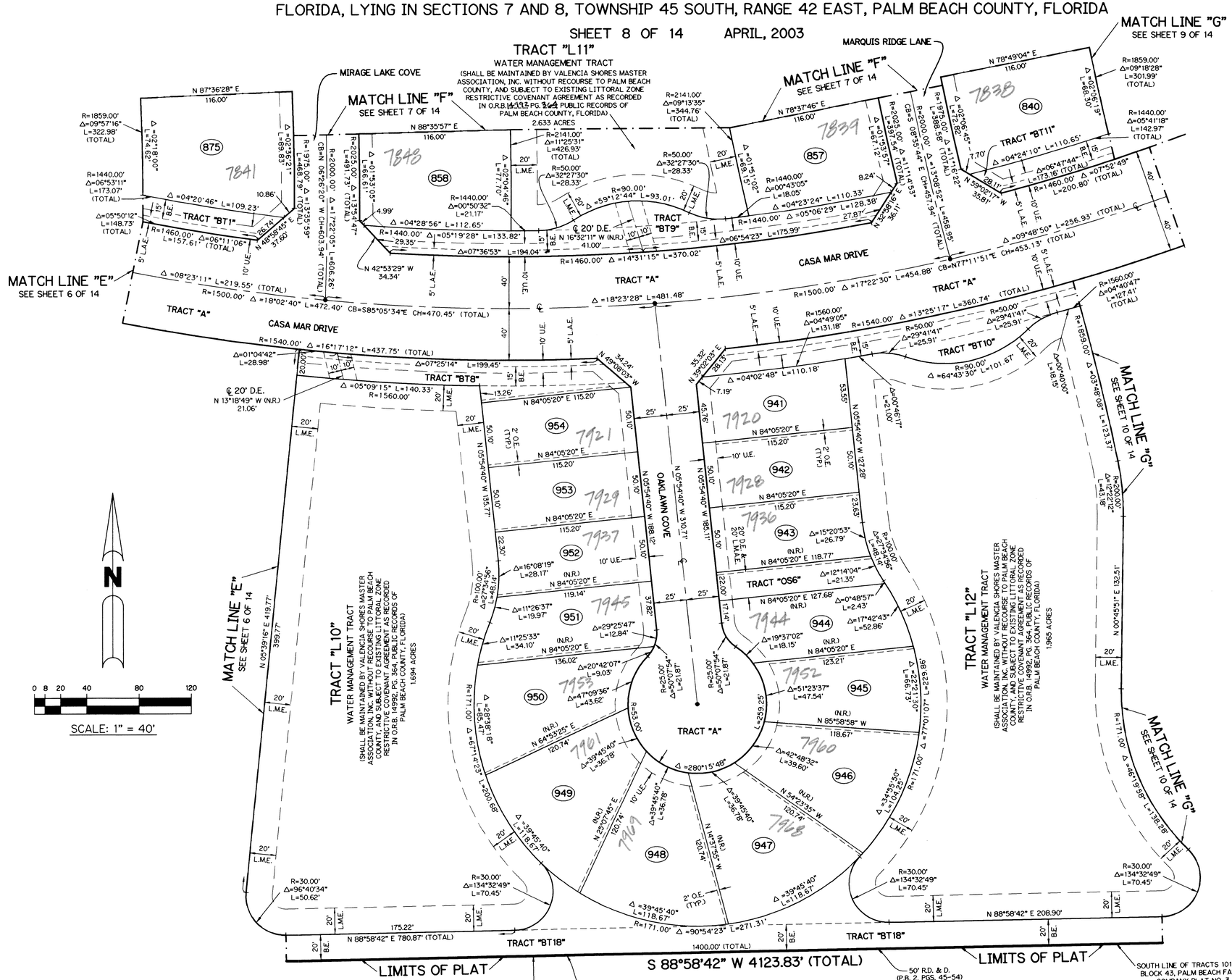
VALENCIA IV (AKA VALENCIA SHORES P.U.D.) PLANNED UNIT DEVELOPMENT

VALENCIA SHORES - PLAT FOUR

BEING ALL OF TRACTS 90 THROUGH 97, AND 104 THROUGH 113, AND A PORTION OF TRACTS 89, 98, 99, 100, 103 AND 114, AND A PORTION OF THE SOUTH 15 FEET OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING NORTH OF AND PARALLEL TO SAID TRACTS 89 THROUGH 100, BLOCK 43, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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 33409
LB-6674

SHEET 8 OF 14 APRIL, 2003

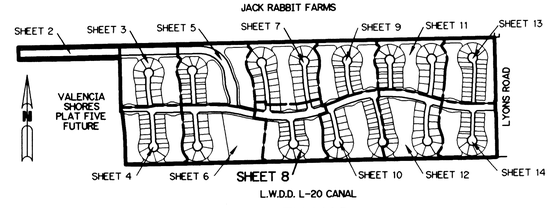


LEGEND:

- ■ – 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
- △ – DELTA ANGLE
- B.E. – BUFFER EASEMENT
- CB – CHORD BEARING
- CH – CHORD DISTANCE
- ℄ – CENTERLINE
- D.B. – DEED BOOK
- D.E. – DRAINAGE EASEMENT
- GND. – 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.B.C.U.E. – PALM BEACH COUNTY UTILITY EASEMENT
- P.C. – POINT OF CURVATURE
- 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
- 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
- TYP. – TYPICAL
- U.E. – UTILITY EASEMENT

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



KEY MAP
N.T.S.

A528.04 SHEET 8 OF 14

SUBDIVISION Valencia Shores Pl. 4
BOOK 99 PAGE 85
FLOOD ZONE B FLOOD MAP # 185 4
QUAD # 49 ZONING PUD
SE ZIP CODE 33407
TAZ 745
PUD NAME Valencia Shores