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

VALENCIA SHORES - PLAT FIVE

BEING ALL OF TRACTS 101 AND 102, AND A PORTION OF TRACTS 98, 99, 100 & 103
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
SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET 5 OF 5 FEBRUARY, 2004

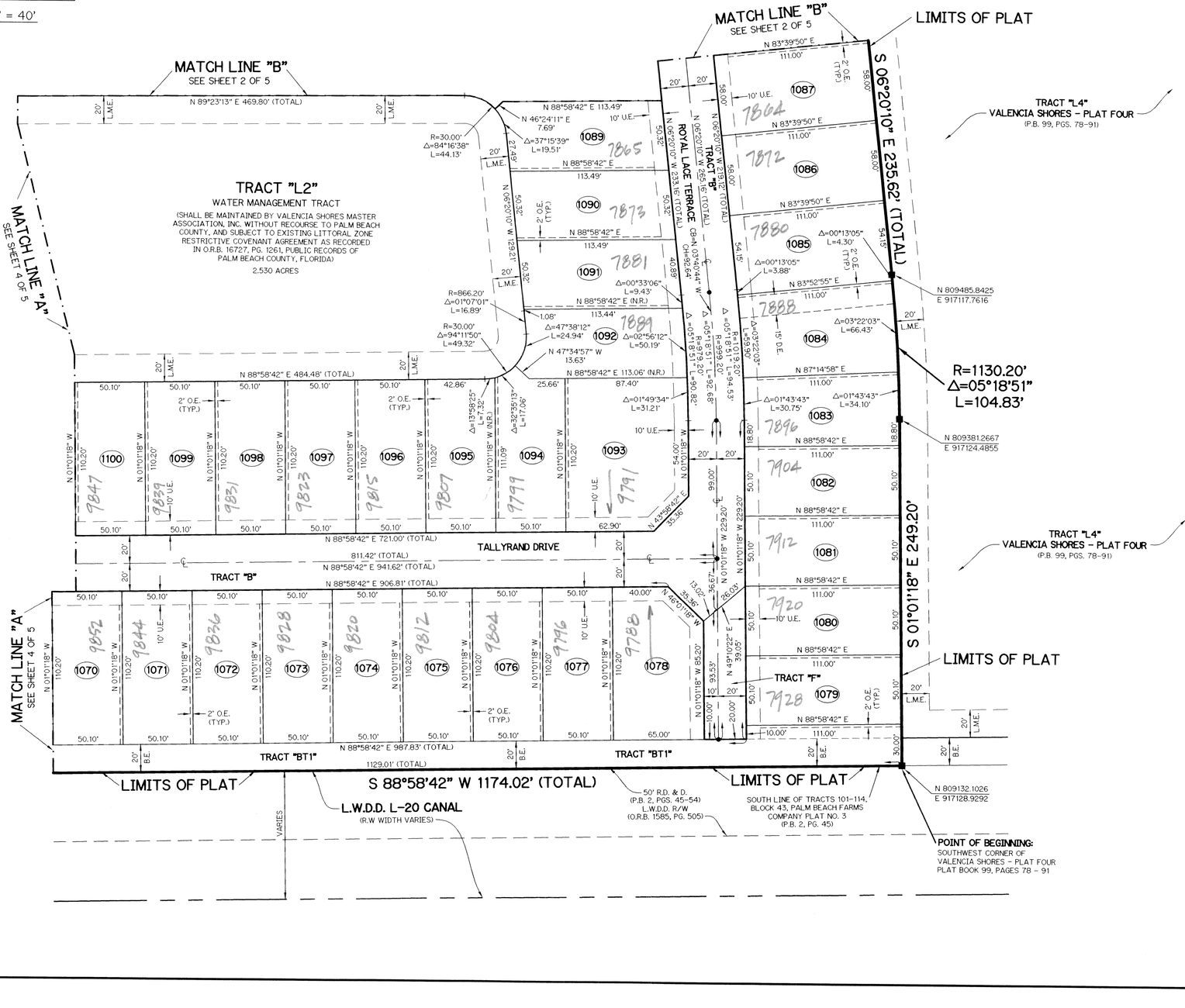
THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB-6674

32

N

0 8 20 40 80 120

SCALE: 1" = 40'

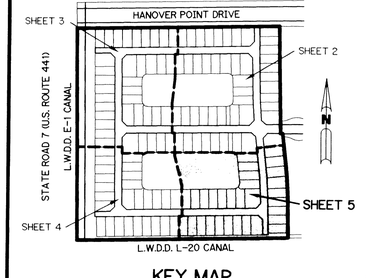


LEGEND:

- ■ – 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
- 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
- S.T. – SURVEY TIE
- TYP. – TYPICAL
- U.E. – UTILITY EASEMENT
- N 737648.0171 / E 905258.2326 – DENOTES STATE PLANE COORDINATES

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.

A528.05 SHEET 5 OF 5

SUBDIVISION VALENCIA SHORES - PL 5
PAGE 32
PLAT BOOK #185 A
PAGE 102
ZONING PUD
PCN ZONE B
QUAD # 69
SEC 7
TWP 45S
RGE 42E
SUBDIVISION VALENCIA SHORES
ZIP CODE 33467