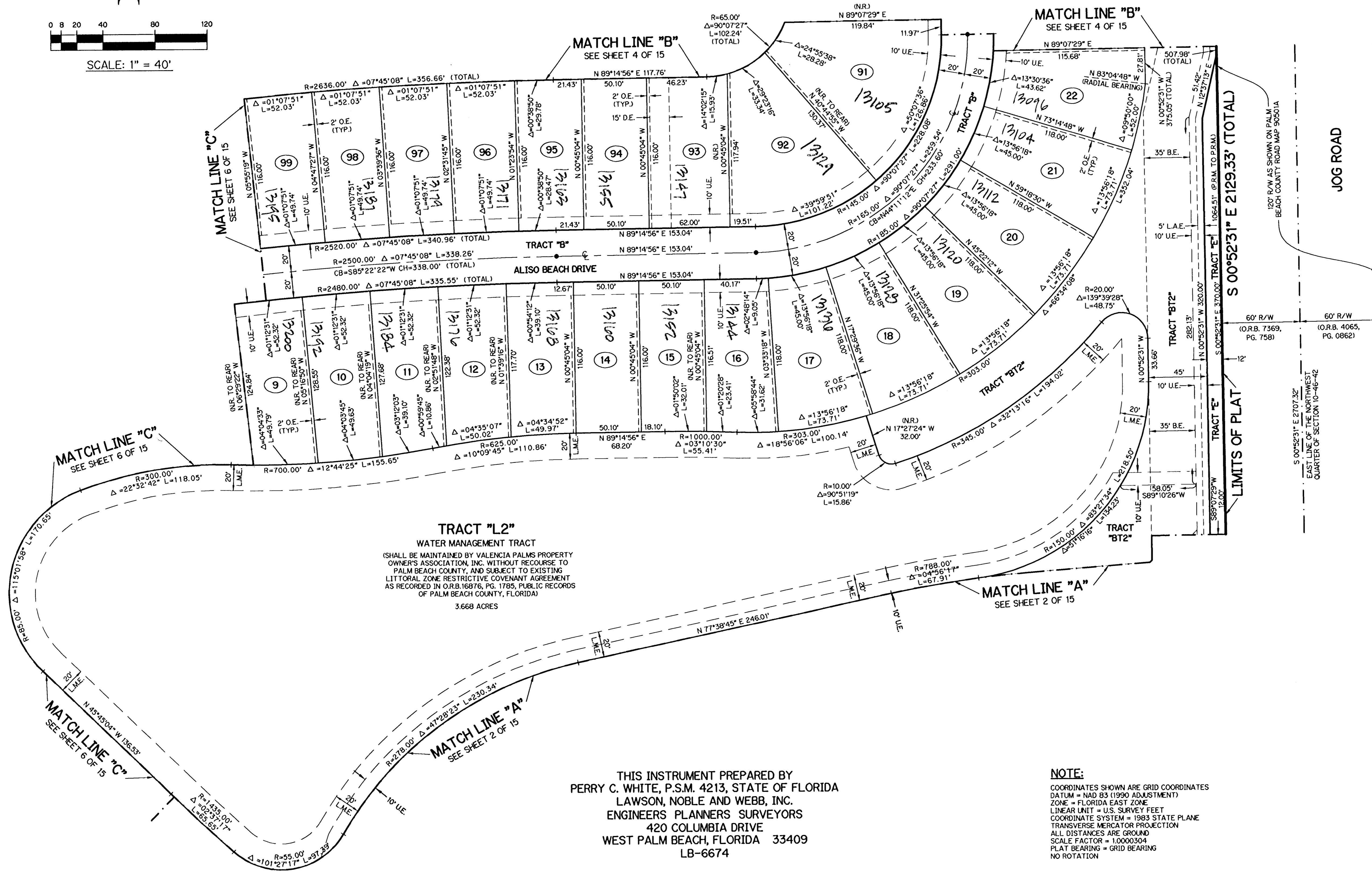
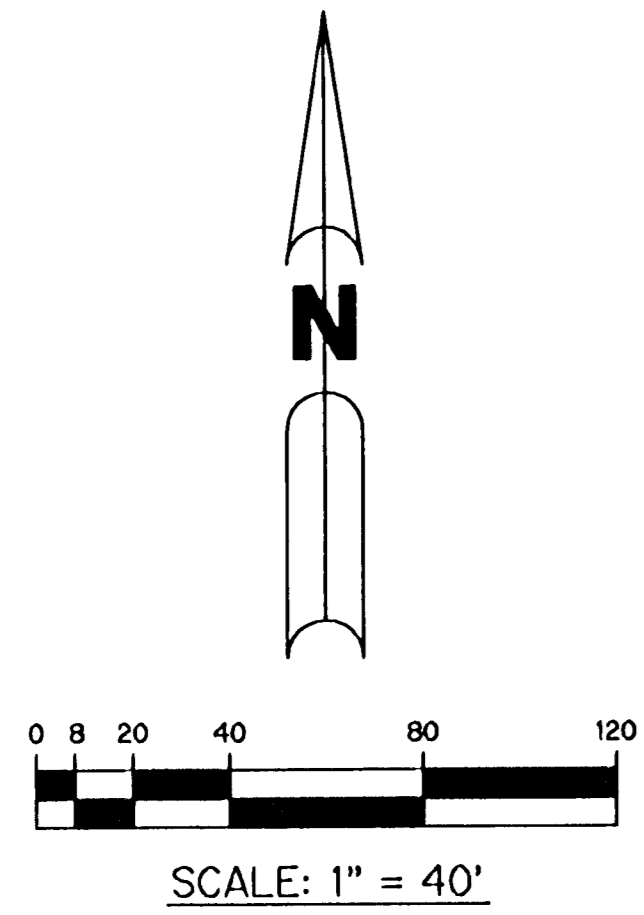


VALENCIA VII (A.K.A. FICHERA) PLANNED UNIT DEVELOPMENT
VALENCIA PALMS - PLAT ONE

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 15 FEBRUARY, 2004

14



- UNPLATTED**
- 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
 - BE - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - CL - 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
 - NR. - NOT RADIAL
 - N.T.S. - NOT TO SCALE
 - OE - 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 - RADIALS
 - (R.F.) - RADIAL TO FRONT
 - RAD. - RADIAL
 - R/W - RIGHT-OF-WAY
 - S.T. - SURVEY TIE
 - TYP. - TYPICAL
 - U.E. - UTILITY EASEMENT
- UNPLATTED**

TRACT "L2"
 WATER MANAGEMENT TRACT
 (SHALL BE MAINTAINED BY VALENCIA PALMS PROPERTY OWNER'S ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 16676, PG. 1765, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)
 3.668 ACRES

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

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 = 1.0000304
 PLAT BEARING = GRID BEARING
 NO ROTATION

SUBDIVISION: VALENCIA PALMS - PL 1
 BOOK: 109
 FLOOD ZONE: B
 QUAD: 30
 SE
 TAZ: 457, 403, 907
 PUD NAME: VALENCIA VII (FICHERA)

