

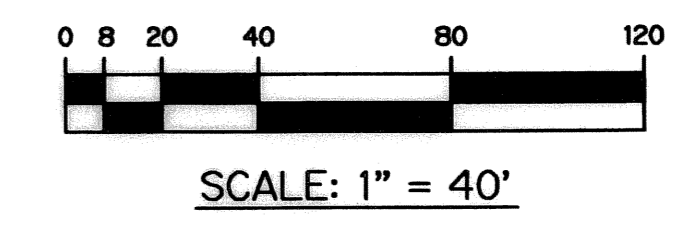
# VALENCIA VII (A.K.A. FICHERA) PLANNED UNIT DEVELOPMENT

## VALENCIA PALMS - PLAT THREE

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 2 OF 5 MAY, 2004

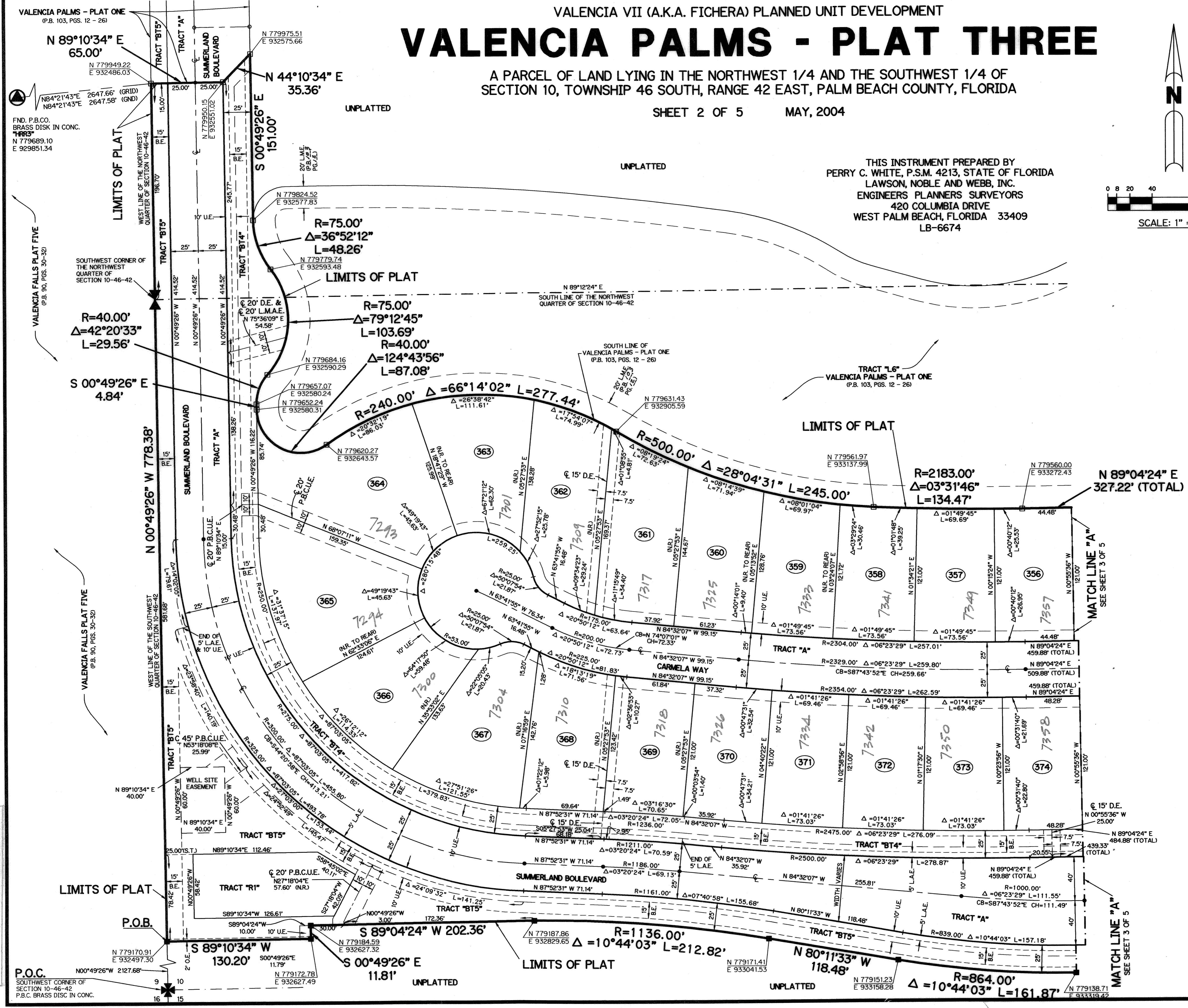
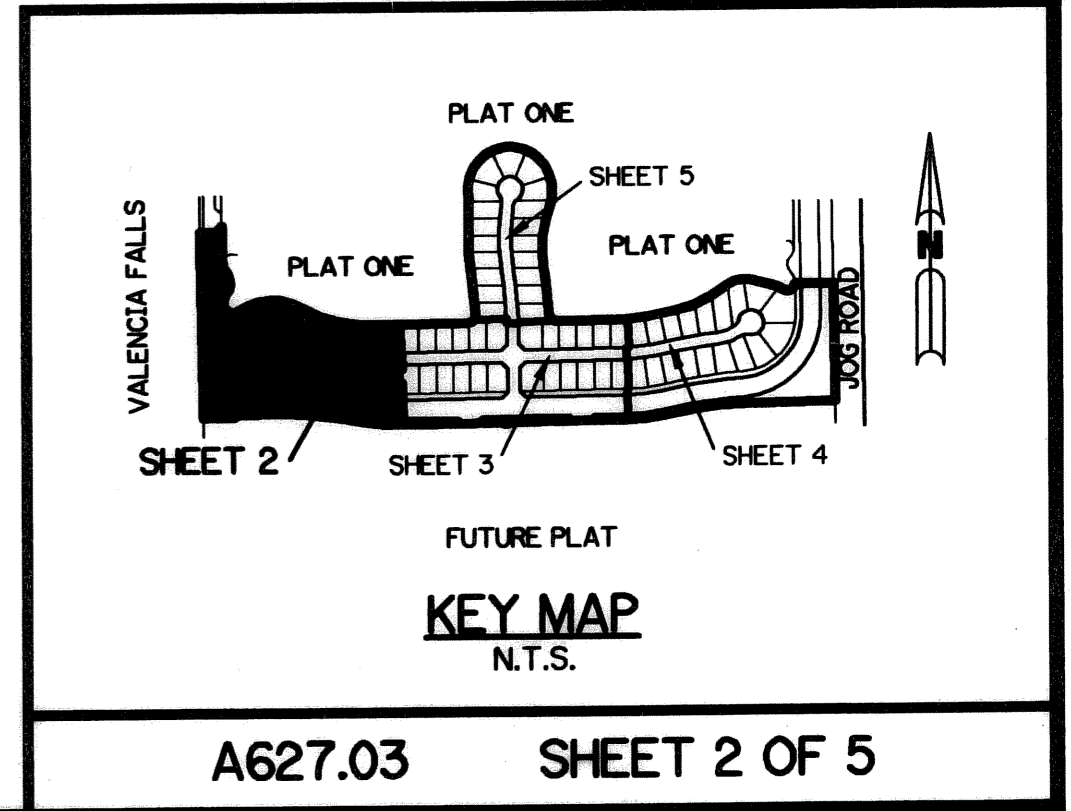
41



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

- 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
  - C - 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
  - 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/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 = 1.0000304  
 PLAT BEARING = GRID BEARING  
 NO ROTATION



SUBDIVISION VALENCIA PALMS - PLAT 3  
 BOOK 104 PAGE 041  
 FLOOD ZONE 4  
 ZONING MAP # 200 Δ  
 QUAD # 36  
 SE  
 TAZ 400  
 PUD NAME VALENCIA VII

P.O.C.  
 SOUTHWEST CORNER OF SECTION 10-46-42  
 P.B.C. BRASS DISC IN CONC.  
 N 779170.91 E 932497.30  
 N 779172.78 E 932627.49  
 N 779187.86 E 932829.65  
 N 779171.41 E 933041.53  
 N 779151.23 E 933158.28  
 N 779138.71 E 933318.42