

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

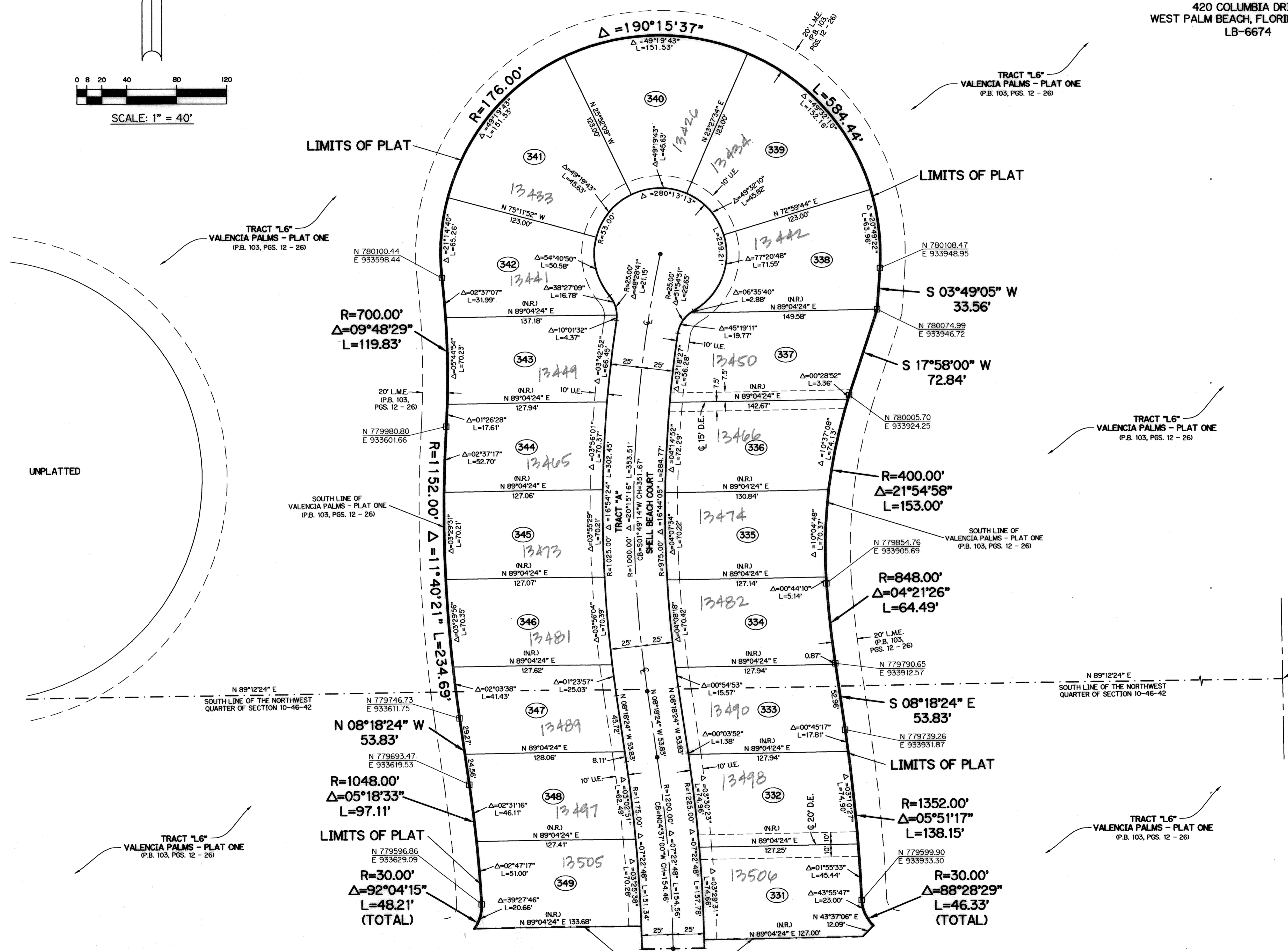
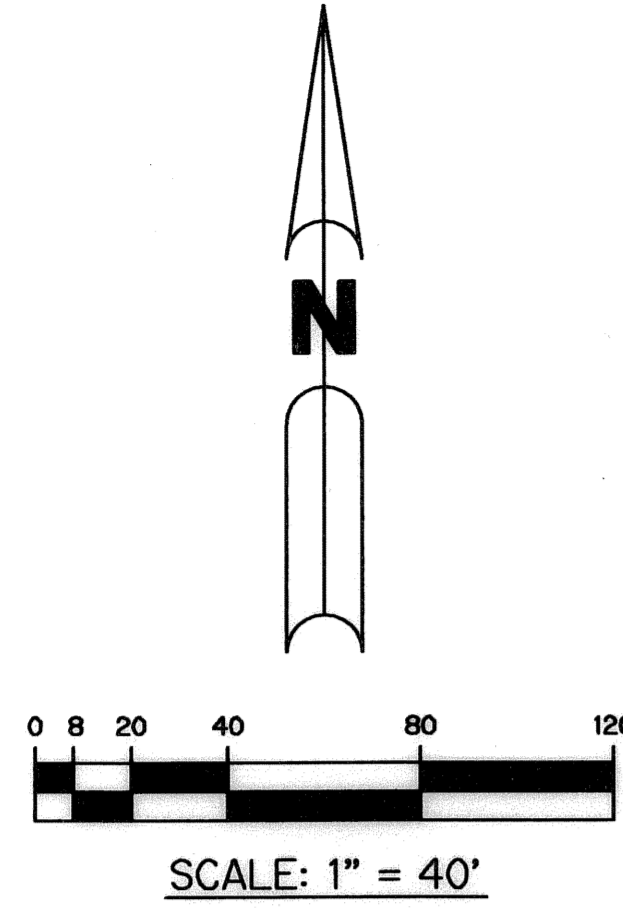
VALENCIA PALMS - PLAT THREE

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 5 OF 5 MAY, 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

44



- 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
 - 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
 - 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 (1980 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

SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST

SUBDIVISION VALENCIA PALMS - PLAT 3
 BOOK 104 PAGE 044
 FLOOD ZONE B FLOOD MAP # 260-A
 QUAD # 36 ZONING PUD
 SE ZIP CODE 33440
 TAZ 460
 FUD NAME VALENCIA VII

