

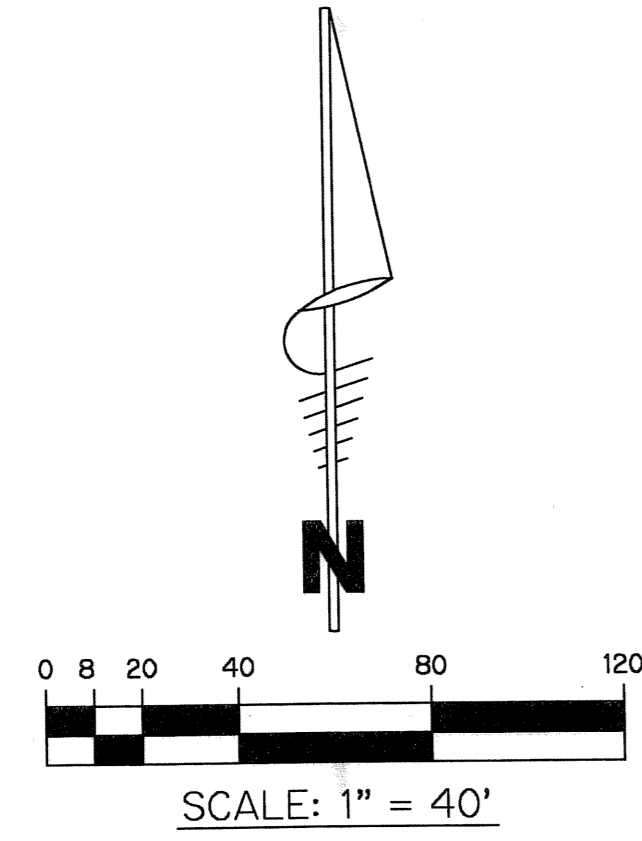
0862-002

# VALENCIA POINTE - PLAT TWO

(HAGEN ASSEMBLAGE PLANNED UNIT DEVELOPMENT)

BEING A PORTION OF TRACTS 41, 42, 55, AND 56, BLOCK 56 AND TRACTS 95 THROUGH 98, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 50.00 FEET IN WIDTH, LYING 25 FEET WEST OF AND ADJACENT TO THE EAST LINE OF SAID BLOCK 55 AND LYING 25 FEET EAST OF AND ADJACENT TO THE WEST LINE OF SAID BLOCK 56, AND TOGETHER WITH A PORTION OF THE PLATTED ROAD, DITCH AND DIKE RESERVATION, 30.00 FEET IN WIDTH, LYING 30 FEET NORTH OF AND ADJACENT TO TRACTS 97 AND 98, BLOCK 55 AND TRACTS 55 AND 56, BLOCK 56, LYING IN SECTIONS 27 AND 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,

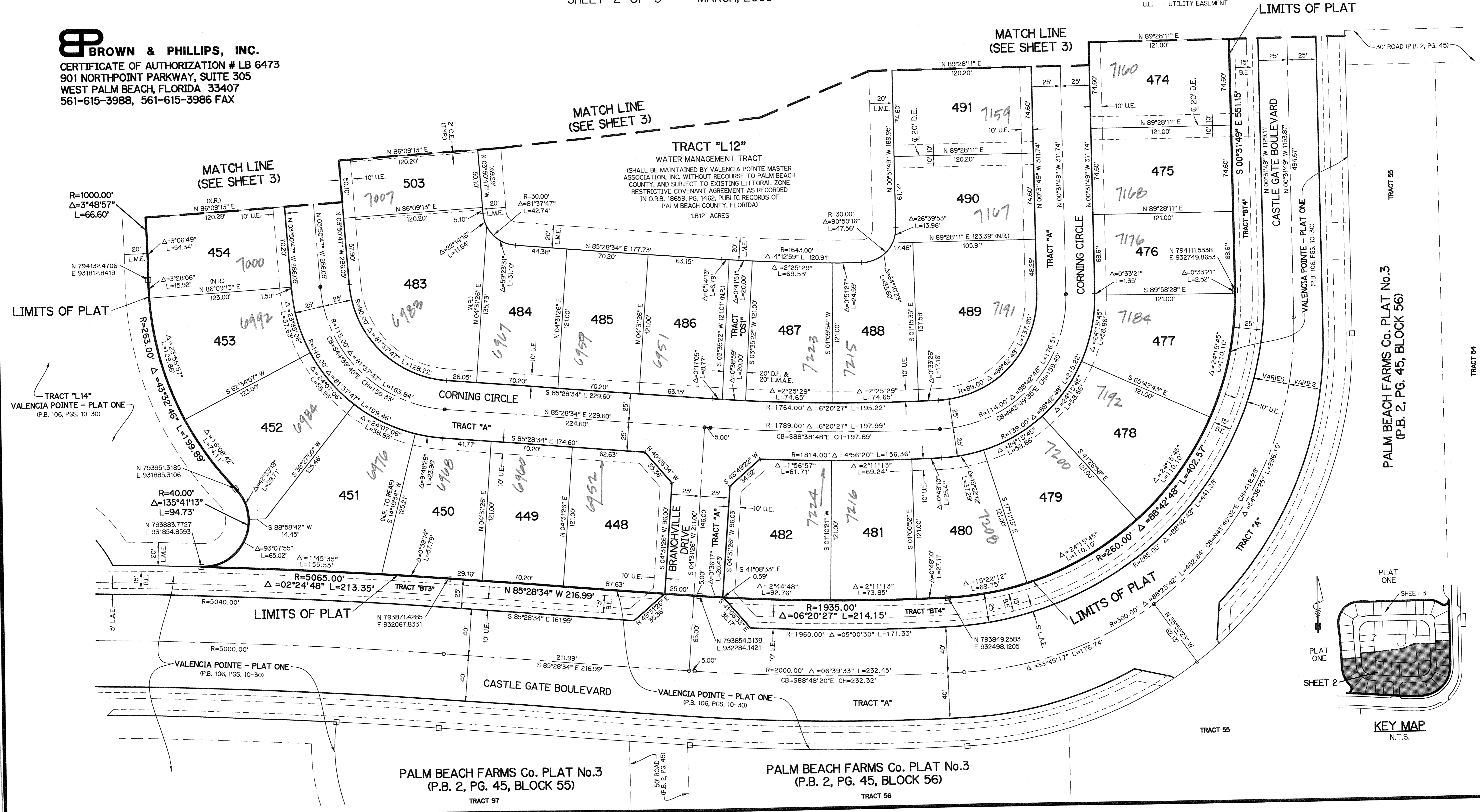
SHEET 2 OF 3 MARCH, 2005



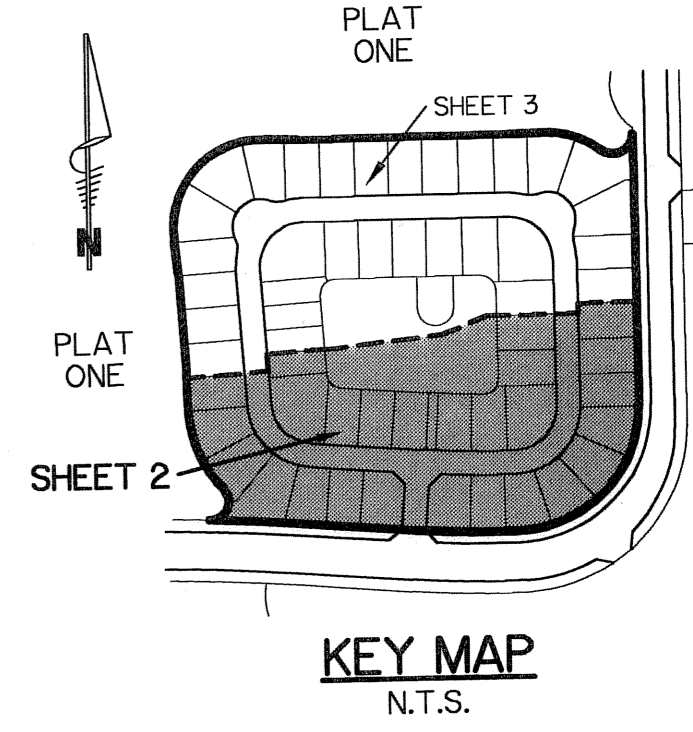
- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6473
  - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #6473
  - - SET PERMANENT CONTROL POINT, L.B. #6473
  - - FOUND PERMANENT CONTROL POINT, L.B. #6473
  - Δ - DELTA ANGLE
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CH - CHORD DISTANCE
  - CL - CENTERLINE
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - 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.R.B. - OFFICIAL RECORD BOOK
  - O.E. - OVERHANG EASEMENT
  - P.B. - PLAT BOOK
  - P.C.P. - PERMANENT CONTROL POINT
  - P.G.S. - PAGES
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT

# 87

**BROWN & PHILLIPS, INC.**  
 CERTIFICATE OF AUTHORIZATION # LB 6473  
 901 NORTHPOINT PARKWAY, SUITE 305  
 WEST PALM BEACH, FLORIDA 33407  
 561-615-3988, 561-615-3986 FAX



SUBDIVISION Valencia Pointe - Plat 2  
 BOOK 106 FLOOD MAP # 105 A  
 FLOOD ZONE B  
 ZONING PDD  
 QUAD # 095  
 SE. TAZ. 0157 HAGEN ASSEMBLAGE  
 PUD NAME



PALM BEACH FARMS Co. PLAT No.3  
 (P.B. 2, PG. 45, BLOCK 56)

PALM BEACH FARMS Co. PLAT No.3  
 (P.B. 2, PG. 45, BLOCK 55)

PALM BEACH FARMS Co. PLAT No.3  
 (P.B. 2, PG. 45, BLOCK 56)