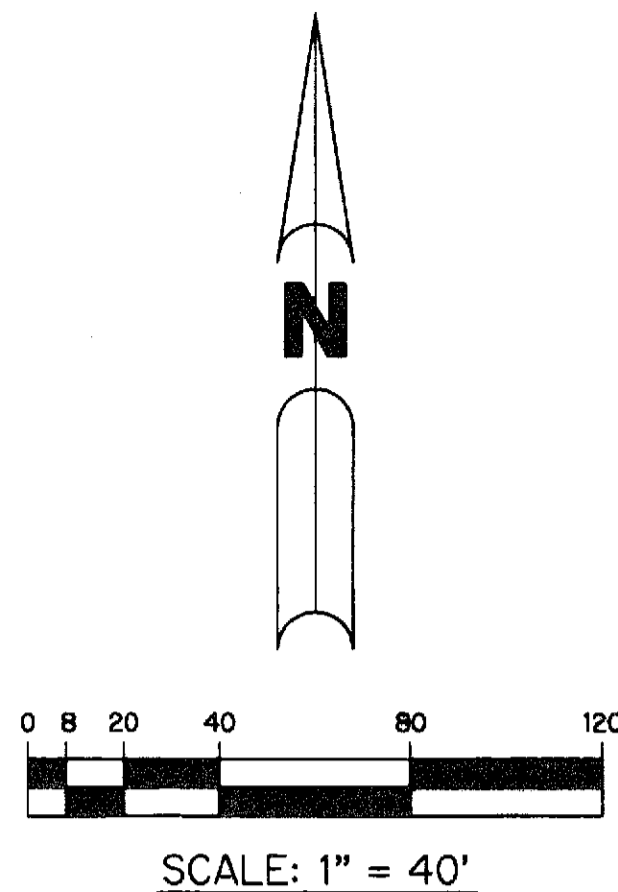


LYONS WEST AGR P.U.D. - PLAT THREE

BEING A REPLAT OF A PORTION OF TRACTS 63, 64, 81 THROUGH 83 AND 86 THROUGH 88 AND A PORTION OF A ROAD, DITCH AND DYKE RESERVATION 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND BEING A REPLAT OF ALL OF TRACT OS12, LYONS WEST AGR P.U.D. - PLAT FOUR, AS RECORDED IN PLAT BOOK 113, PAGES 21 - 28, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST

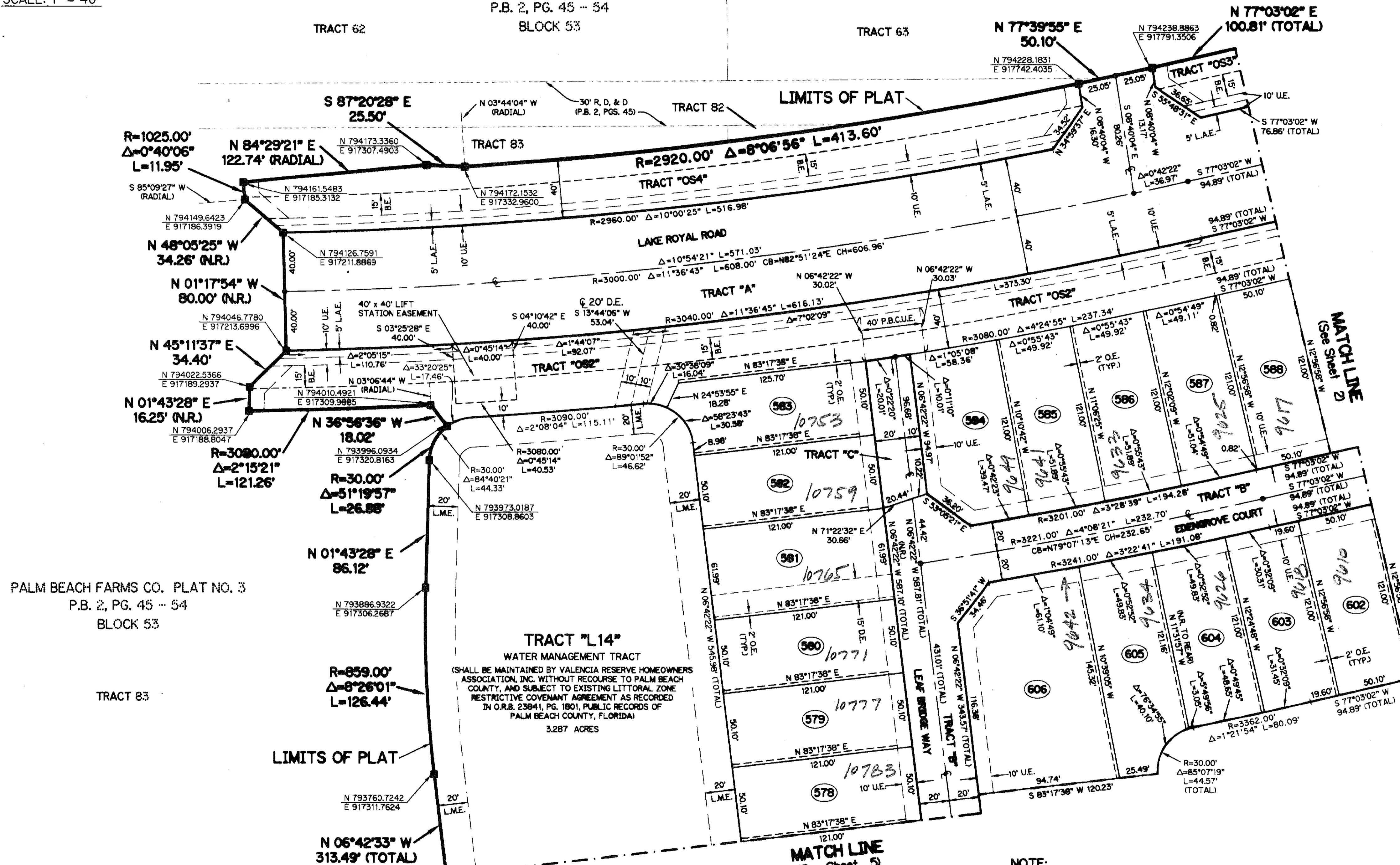
SHEET 3 OF 7 APRIL, 2010

THIS INSTRUMENT PREPARED BY
 PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
 SAND & HILLS SURVEYING, INC.
 8461 LAKE WORTH ROAD, SUITE 410
 LAKE WORTH, FLORIDA 33467
 LB-7741



SCALE: 1" = 40'

PALM BEACH FARMS CO. PLAT NO. 3
 P.B. 2, PG. 45 - 54
 BLOCK 53



PALM BEACH FARMS CO. PLAT NO. 3
 P.B. 2, PG. 45 - 54
 BLOCK 53

TRACT 83

LIMITS OF PLAT

TRACT "L14"
 WATER MANAGEMENT TRACT
 (SHALL BE MAINTAINED BY VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 23941, PG. 1801, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)
 3.287 ACRES

MATCH LINE
 (See Sheet 5)

- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #7062
 - - SET PERMANENT CONTROL POINT, L.B. #7741
 - - FOUND PERMANENT CONTROL POINT, L.B. #7062
 - Δ - DELTA ANGLE
 - B.E. - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - C.L. - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - F.P.L. - FLORIDA POWER & LIGHT
 - G.E. - GRADING 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.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
 - P.B. - PLAT BOOK
 - 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
 - R. - RADIUS
 - R/W - RIGHT-OF-WAY
 - R.D. & D. - ROAD, DYKE AND DITCH RESERVATION
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
- N 100000.0000 - DENOTES STATE PLANE COORDINATES
 E 100000.0000

NOTE:
 COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
 COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998.
 ZONE = FLORIDA EAST ZONE
 LINEAR UNIT = U.S. SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000207
 PLAT BEARING = GRID BEARING

