

0662-004

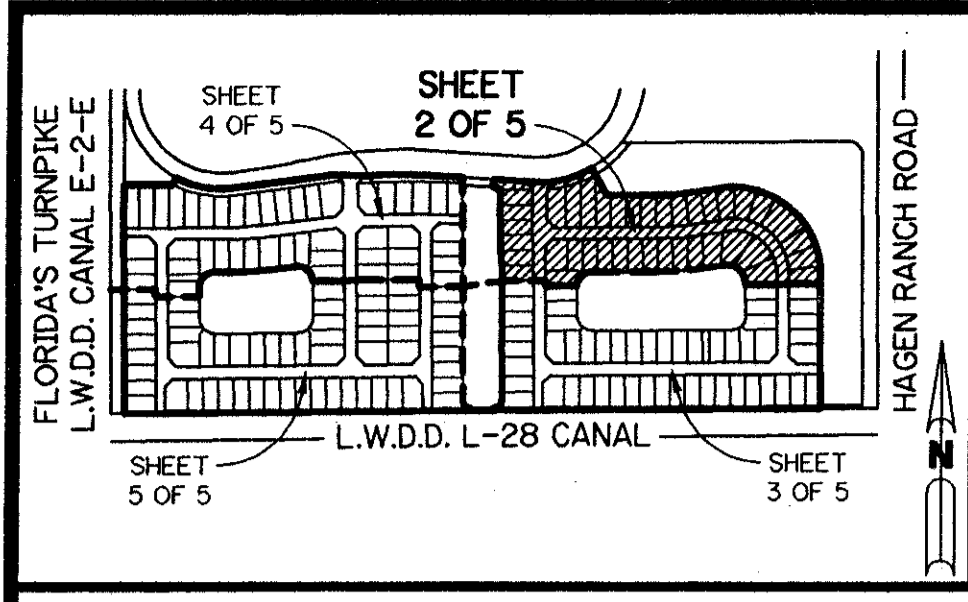
110

A PLANNED UNIT DEVELOPMENT

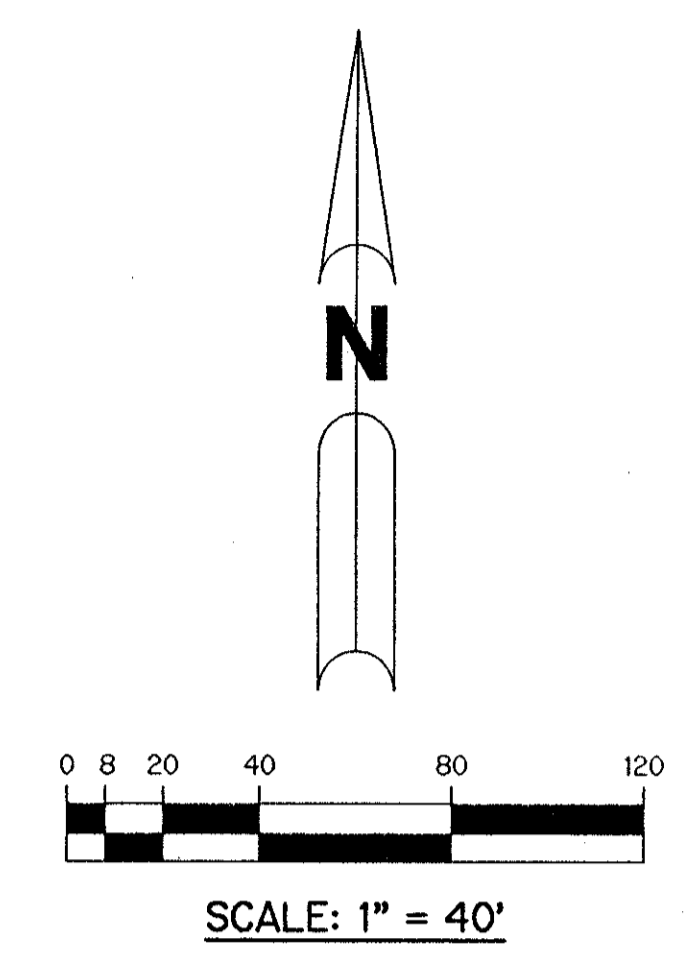
# VALENCIA LAKES - PLAT THREE

BEING A REPLAT OF ALL OF TRACTS "I" AND "J" ACCORDING TO THE PLAT OF VALENCIA LAKES - PLAT TWO, AS RECORDED IN PLAT BOOK 80, PAGES 114 THROUGH 123, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

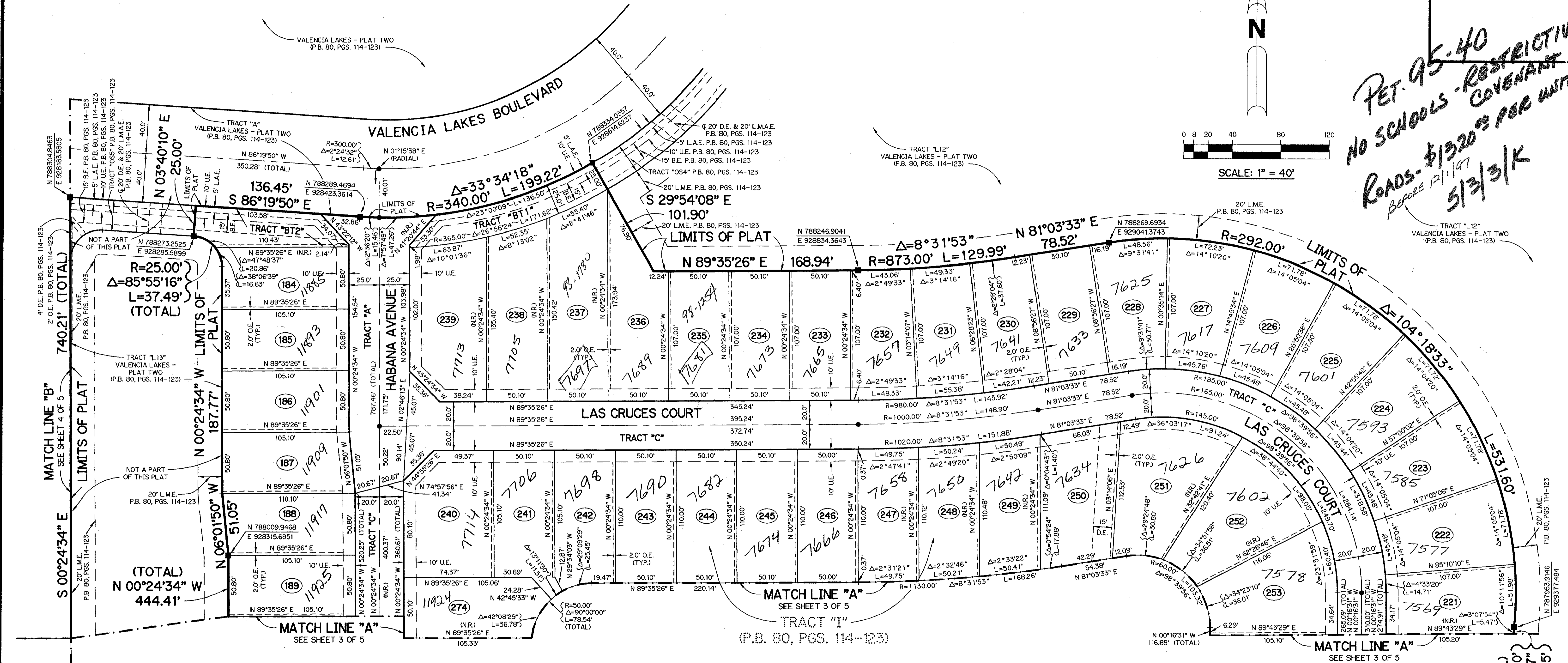
SHEET 2 OF 5 JUNE, 1997



KEY MAP  
N.T.S.



*PET. 95-40  
NO SCHOOLS - RESTRICTIVE  
ROADS - \$1320 PER UNIT  
Before 12/1/97  
5/3/3/K*



- LEGEND:**
- - FOUND PERMANENT REFERENCE MONUMENT, PSM #4213
  - - SET PERMANENT REFERENCE MONUMENT, PSM #4213
  - - PERMANENT CONTROL POINT, PSM #4213
  - Δ - DELTA ANGLE
  - B.E. - BUFFER EASEMENT
  - C.L. - 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
  - NR - NOT RADIAL
  - N.T.S. - NOT TO SCALE
  - O.E. - OVERHANG EASEMENT
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.B. - PLAT BOOK
  - PGS. - PAGES
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT
  - N 737648.0171  
E 905258.2326 - DENOTES STATE PLANE COORDINATES

THIS INSTRUMENT PREPARED BY  
 PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
 LAWSON, NOBLE AND WEBB, INC.  
 ENGINEERS PLANNERS SURVEYORS  
 WEST PALM BEACH, FLORIDA

**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 = 1.00002688  
 N. 90°00'00" E. (PLAT BEARING)  
 N. 90°00'00" E. (GRID BEARING)  
 NO BEARING ROTATION (PLAT = GRID)

SUBDIVISION VALENCIA LAKES  
 PLAT THREE  
 PAGE 110  
 BOOK 81  
 FLOOD ZONE AH  
 FLOOD MAP # 200A  
 QUAD # 50  
 SE 95-40  
 ZONING PUD  
 ZIP CODE 33437  
 PUD NAME VALENCIA LAKES

(TOTAL)  
 R=100.00'  
 Δ=538.37'  
 L=9.85'

*PET. 95-40  
PARCELS I+J*

0662-004

81/110