

0662-004

113

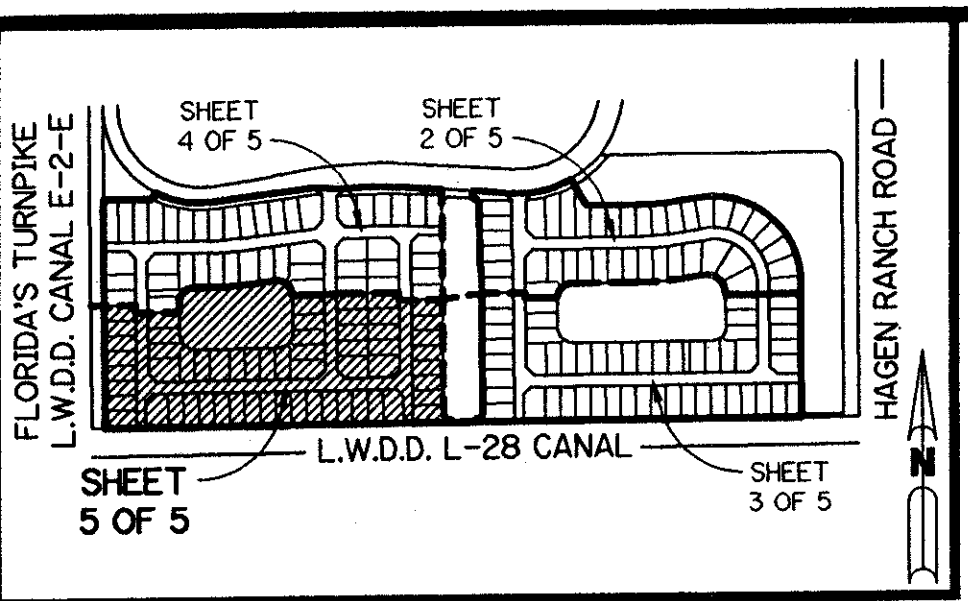
VALENCIA LAKES - PLAT THREE

A PLANNED UNIT DEVELOPMENT
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.

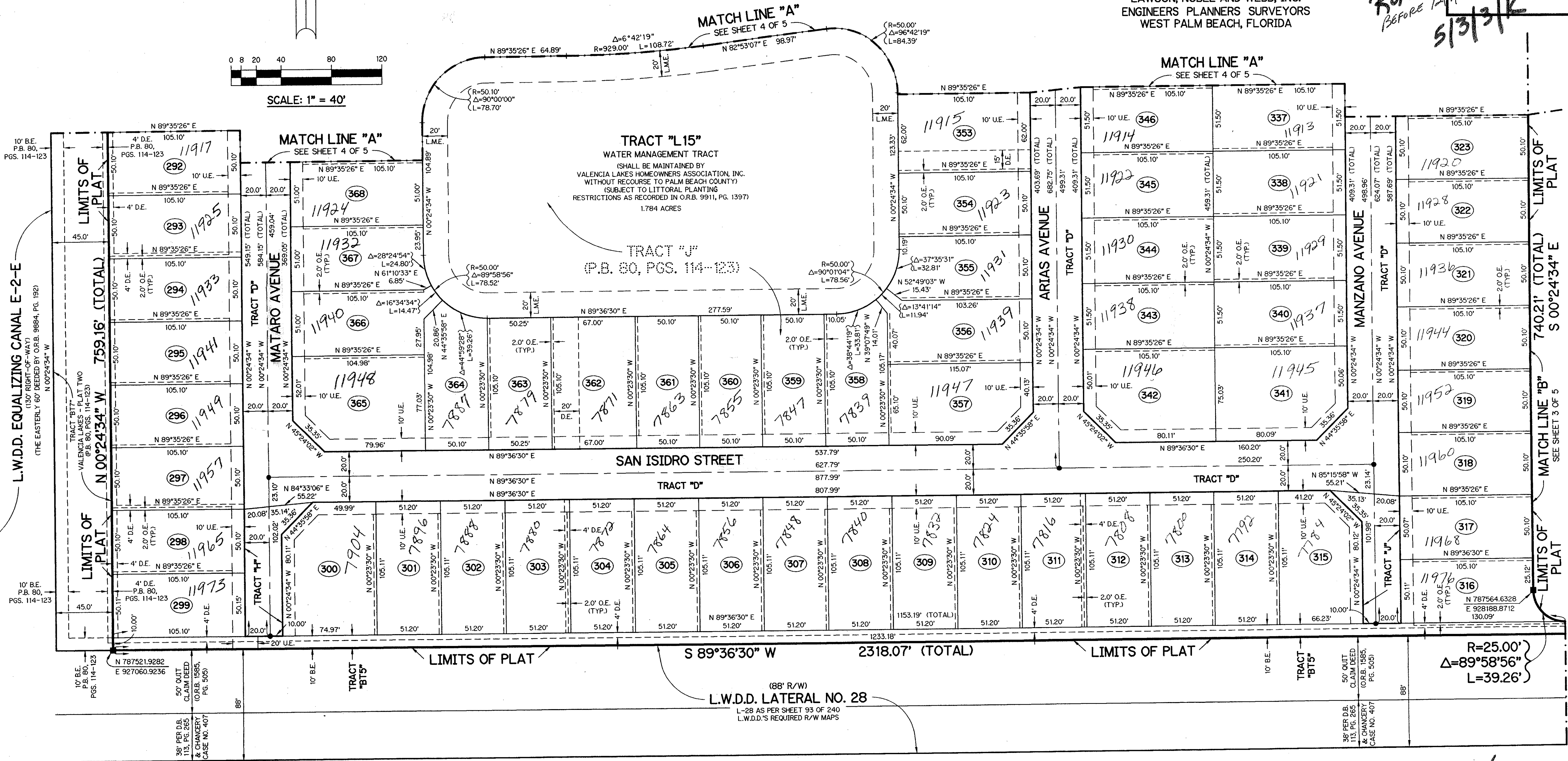
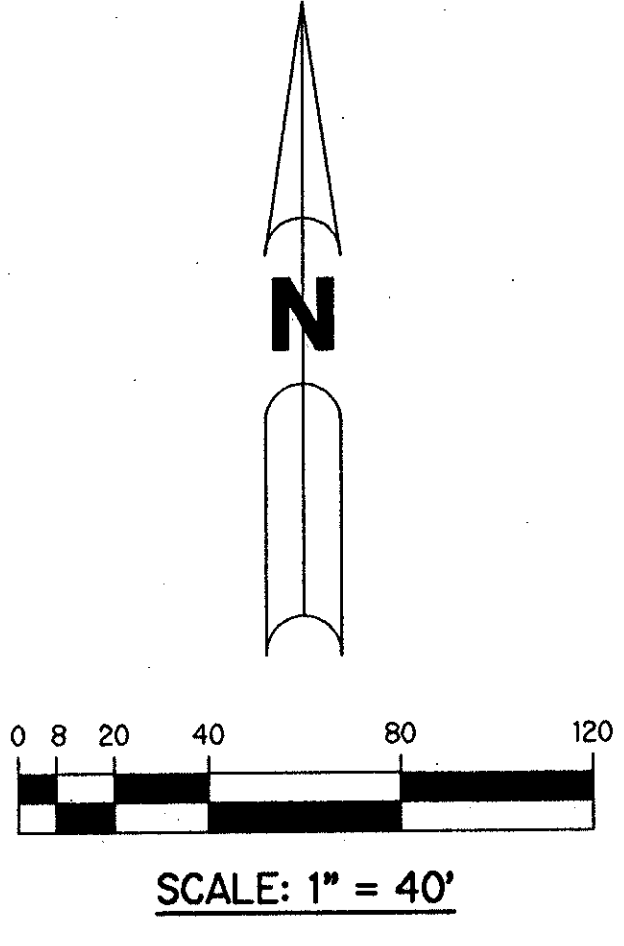
SHEET 5 OF 5 JUNE, 1997

PET. 95-40
NO SCHOOLS - RESTRICTIVE
COVENANT
ROADS - \$1320⁰⁰ PER UNIT
Before 12/1/97
5/3/97

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



KEY MAP
N.T.S.



SUBDIVISION Valencia Lakes
BOOK 81 PAGE 113
FLOOD ZONE AH FLOOD MAP #200A
QUAD # 50 ZONING PUD
SE 95-40 ZIP CODE 33437
PUD NAME Valencia Lakes

LEGEND:

- - FOUND PERMANENT REFERENCE MONUMENT, PSM #4213
- - SET PERMANENT REFERENCE MONUMENT, PSM #4213
- - PERMANENT CONTROL POINT, PSM #4213
- △ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- C. - 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
- P.G.S. - 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 - DENOTES STATE PLANE COORDINATES
- E 905258.2326

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)

0662-004

PET. 95-40
PARCELS I+J
81/113