0701-001

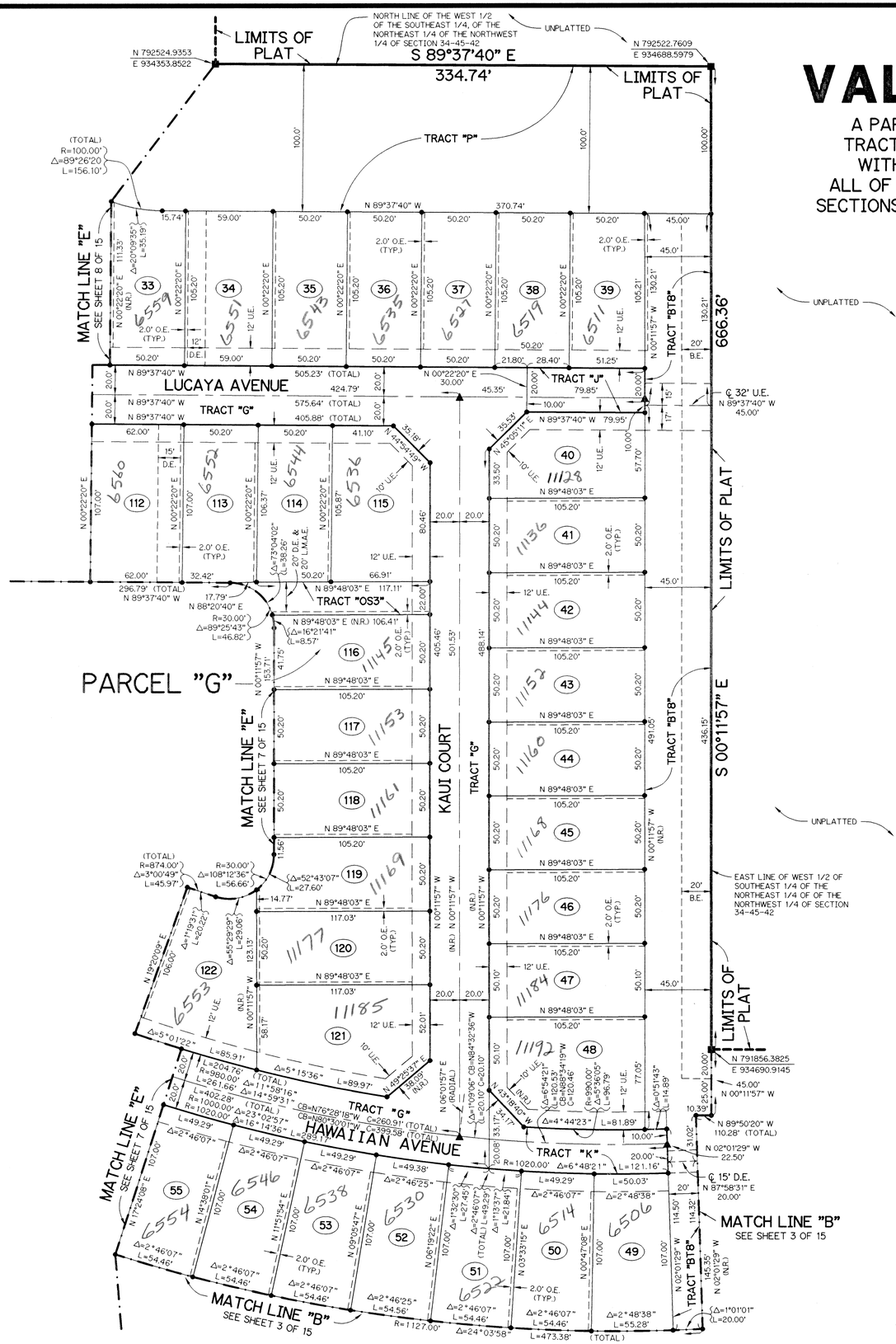
4

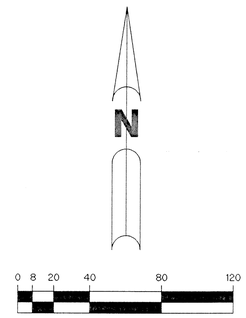
VALENCIA ISLES PLANNED UNIT DEVELOPMENT

VALENCIA ISLES - PLAT ONE

A PARCEL OF LAND LYING WITHIN TRACTS 1-8, 25-32, 33-40, 57-64, BLOCK 58 AND TRACTS 1-8, 9-16, BLOCK 57, PALM BEACH FARMS PLAT NO. 3, PLAT BOOK 2, PAGE 45, WITH RIGHT-OF-WAY QUIT-CLAIMED PER OFFICIAL RECORD BOOK 8871, PAGE 1190 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WITH AND LYING WITHIN SECTIONS 33.AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 15 JANUARY, 1998





SCALE: 1" = 40'

LEGEND:

- ■ – SET PERMANENT REFERENCE MONUMENT, PSM #4213
- ▲ – PERMANENT CONTROL POINT, PLS #4213
- ● – SET 5/8" IRON ROD WITH CAP, LB 6674
- Δ – DELTA ANGLE
- B.E. – BUFFER EASEMENT
- ℄ – 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.E. – OVERHANG EASEMENT
- O.R.B. – OFFICIAL RECORD BOOK
- P.B. – PLAT BOOK
- P.B.F. – PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
- P.B.F. 55 – BLOCK 55, P.B.F.
- P.B.F. 56 – BLOCK 56, P.B.F.
- P.B.F. 57 – BLOCK 57, P.B.F.
- P.B.F. 58 – BLOCK 58, P.B.F.
- PGS. – PAGES
- P.S.M. – PROFESSIONAL SURVEYOR AND MAPPER
- R – RADIUS
- R/W – RIGHT-OF-WAY
- S.D.E. – SWALE DRAINAGE EASEMENT
- S.T. – SURVEY TIE
- U.E. – UTILITY EASEMENT
- C.B. – CHORD BEARING
- C – CHORD LENGTH

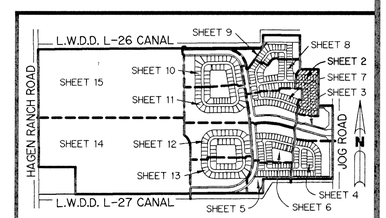
N 737648.0171 E 905258.2326 – DENOTES STATE PLANE COORDINATES

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA
LB-6674

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 = 1.0000285
N. 00°30'03" W. (PLAT BEARING)
N. 00°30'03" W. (GRID BEARING)
NO BEARING ROTATION (PLAT = GRID)

KEY MAP
N.T.S.



A212 SHEET 2 OF 15

SUBDIVISION Valencia Isles
BOOK 84 PAGE 4
FLOOD ZONE B FLOOD MAP # 2004
QUAD # 50+35 ZONING AR
SE 4-14 ZIP CODE 33957
TAZ 1552
PUD NAME Valencia Isles