

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 6 OF 15 JANUARY, 1998

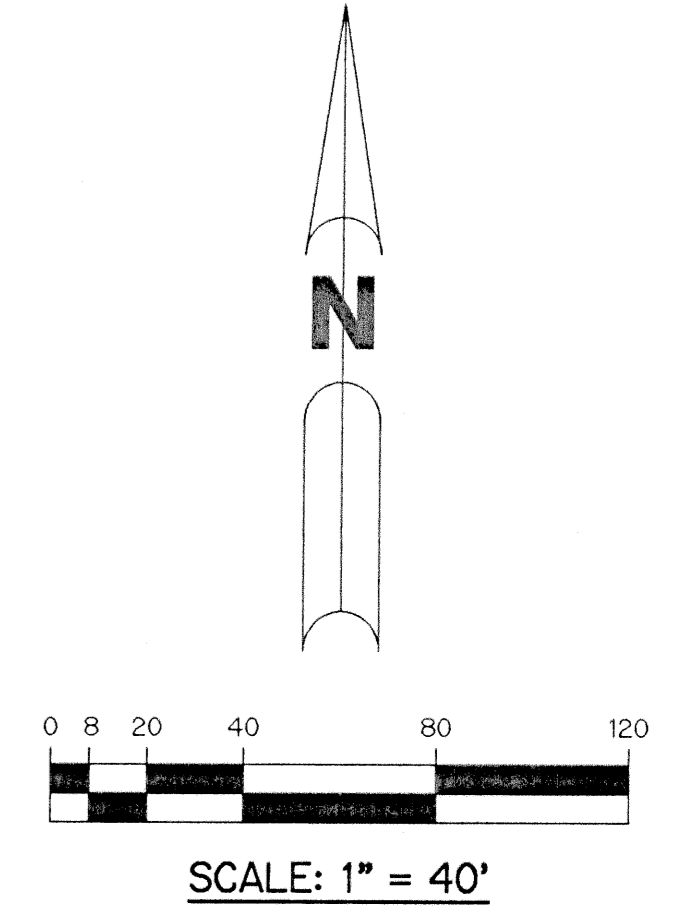
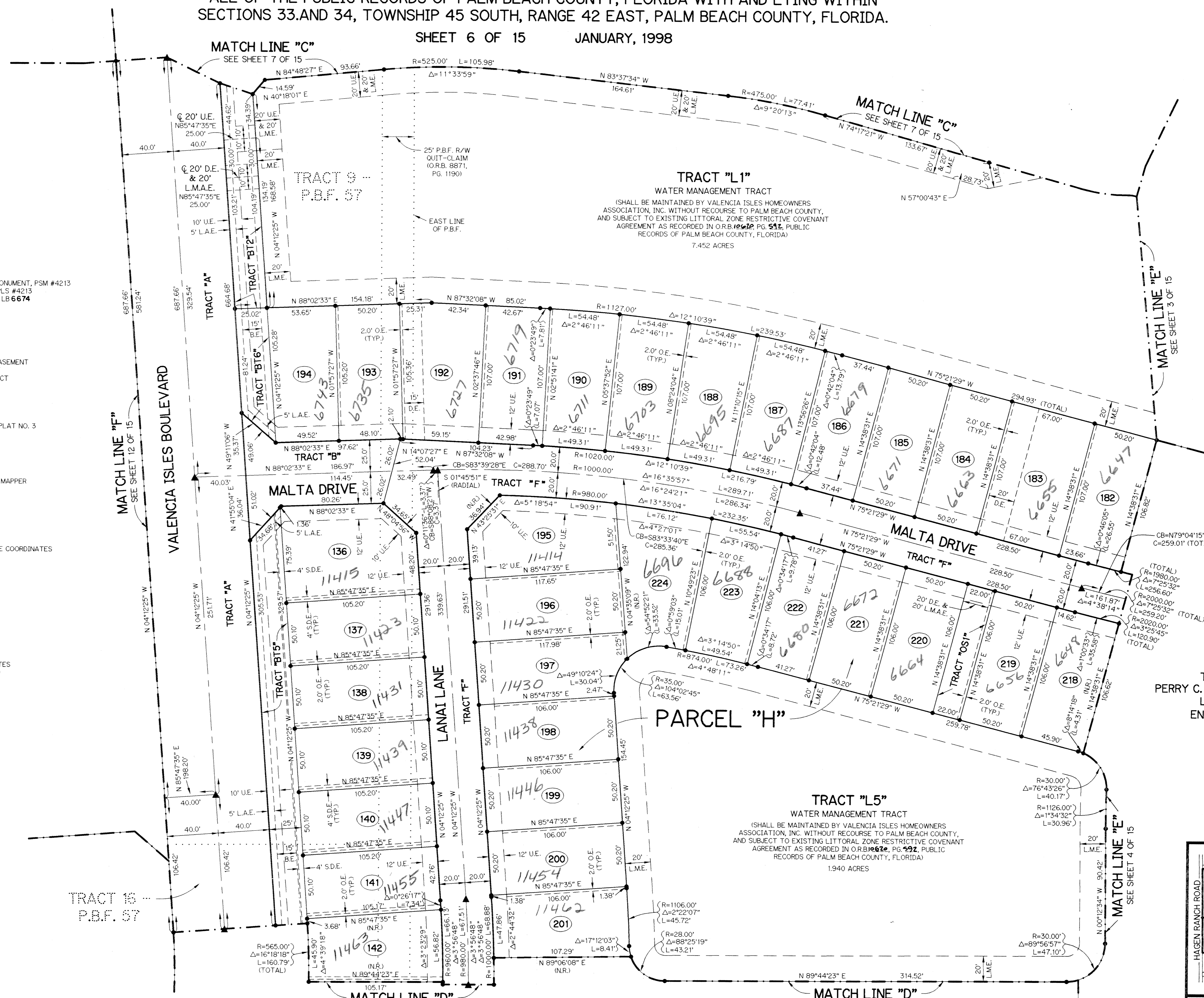
### LEGEND:

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

Valencia Isles  
 Subdivision  
 BOOK 84  
 FLOOD ZONE B  
 QUAD # 50+35  
 SE - 91-74  
 TAZ 452  
 FUD NAME Valencia Isles



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

### KEY MAP

