

0719-002

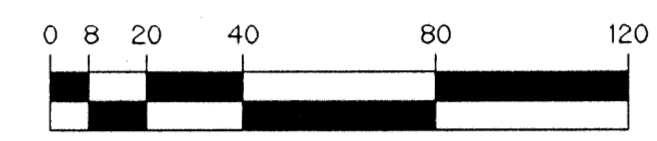
VALENCIA ISLES PLANNED UNIT DEVELOPMENT

# VALENCIA ISLES - PLAT TWO

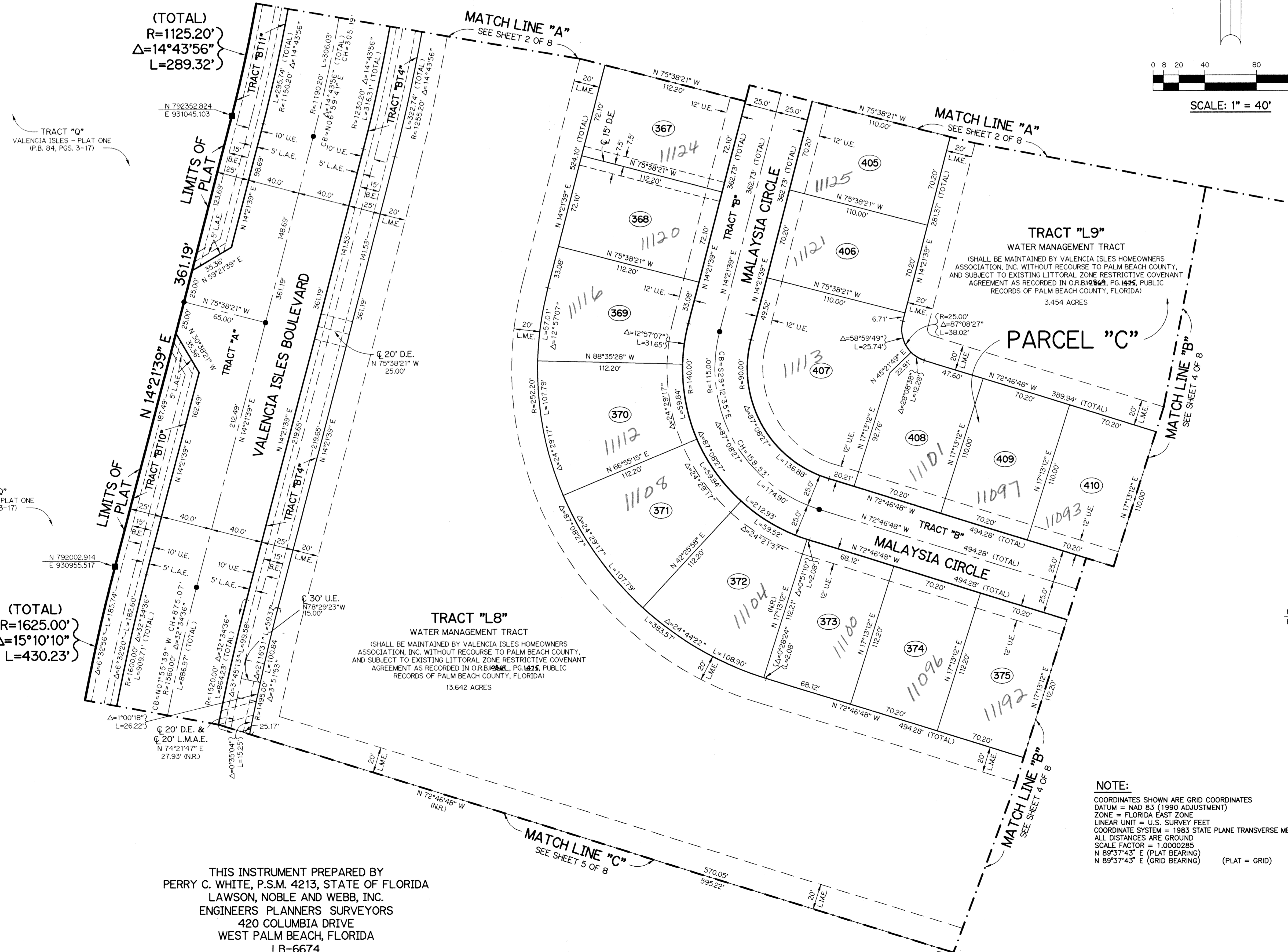
BEING A REPLAT OF A PORTION OF TRACT "Q" ACCORDING TO THE PLAT OF VALENCIA ISLES - PLAT ONE, AS RECORDED IN PLAT BOOK 84, PAGES 3 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 33 AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SHEET 3 OF 8 JANUARY, 1999

# 101



SCALE: 1" = 40'



(TOTAL)  
R=1125.20'  
Δ=14°43'56"  
L=289.32'

(TOTAL)  
R=1625.00'  
Δ=15°10'10"  
L=430.23'

**TRACT "L8"**  
WATER MANAGEMENT TRACT  
(SHALL BE MAINTAINED BY VALENCIA ISLES HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 10842, PG. 1425, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)  
13.642 ACRES

**TRACT "L9"**  
WATER MANAGEMENT TRACT  
(SHALL BE MAINTAINED BY VALENCIA ISLES HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 10843, PG. 1424, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)  
3.454 ACRES

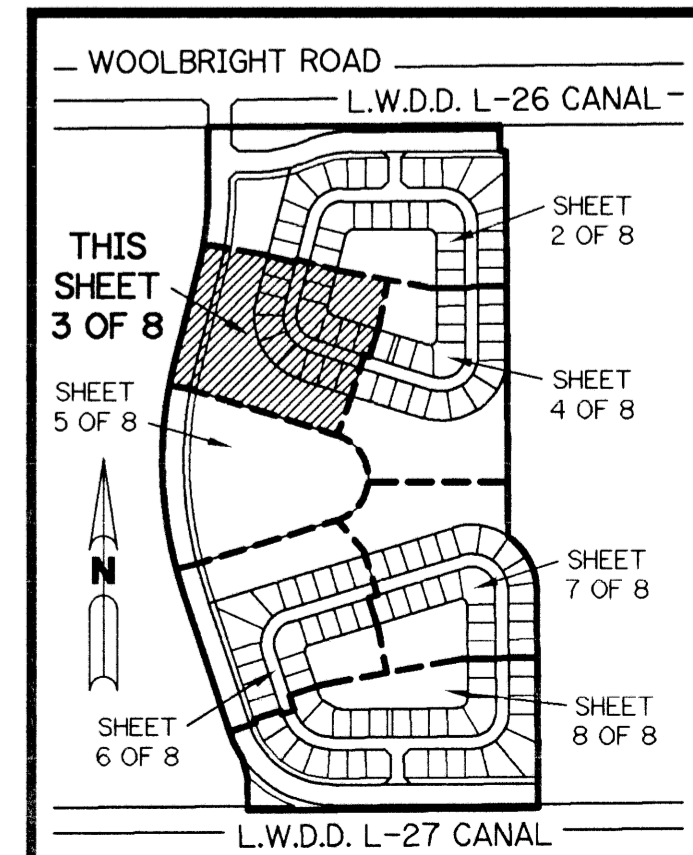
**PARCEL "C"**

### LEGEND:

- - SET PERMANENT REFERENCE MONUMENT, PSM #4213
- △ - PERMANENT CONTROL POINT, PSM #4213
- 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
- NR - NOT RADIAL
- N.T.S. - NOT TO SCALE
- O.E. - OVERHANG EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.S. - 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
- V.I-1 - VALENCIA ISLES - PLAT ONE PER P.B. 84, PGS. 3-17
- CB - CHORD BEARING
- CH - CHORD
- N 737648.0171 E 905258.2326' - DENOTES STATE PLANE COORDINATES

### KEY MAP

N.T.S.



**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  
SCALE FACTOR = 1.0000285  
N 89°37'43" E (PLAT BEARING)  
N 89°37'43" E (GRID BEARING) (PLAT = GRID)

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

Valencia Isles Plat  
FACE 101  
BLOCK 84  
PLANNED UNIT DEVELOPMENT  
ZONING PD  
QUAD 50-35  
ZIP CODE 33437  
03-97-71  
TAX 482  
FEDNAME Milin Formis

Handwritten initials and date: *Handwritten*  
4-27-99