

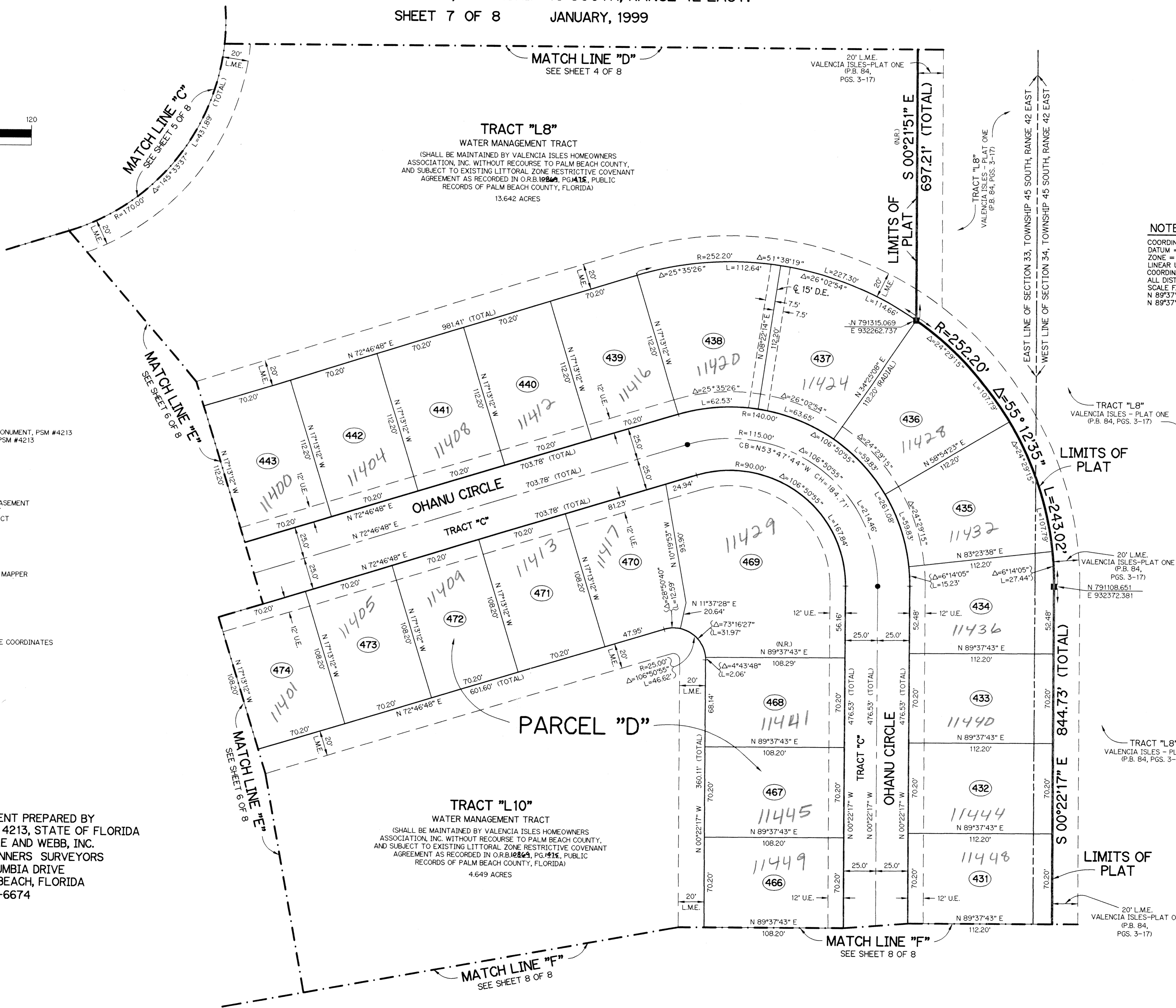
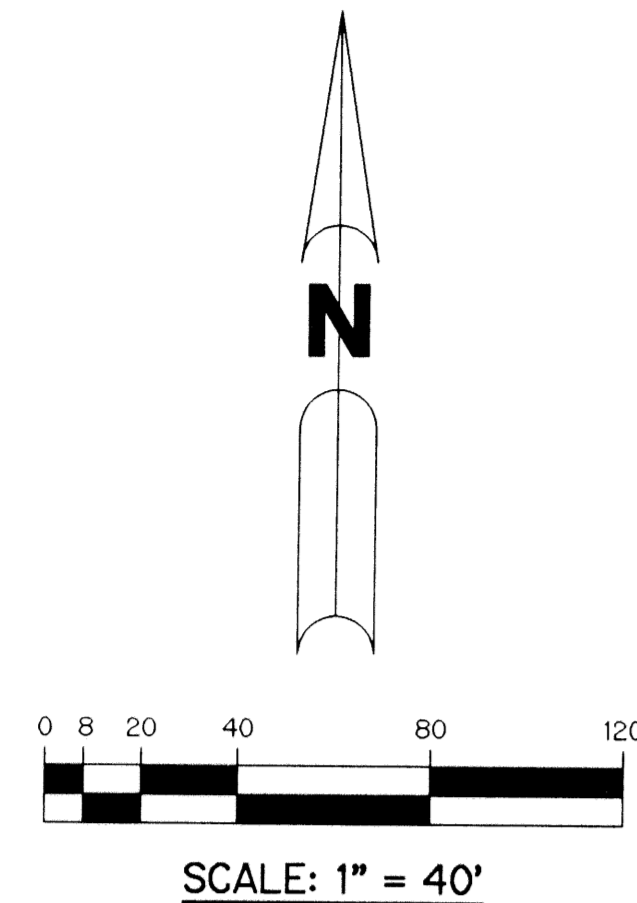
VALENCIA ISLES PLANNED UNIT DEVELOPMENT

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 7 OF 8 JANUARY, 1999

105



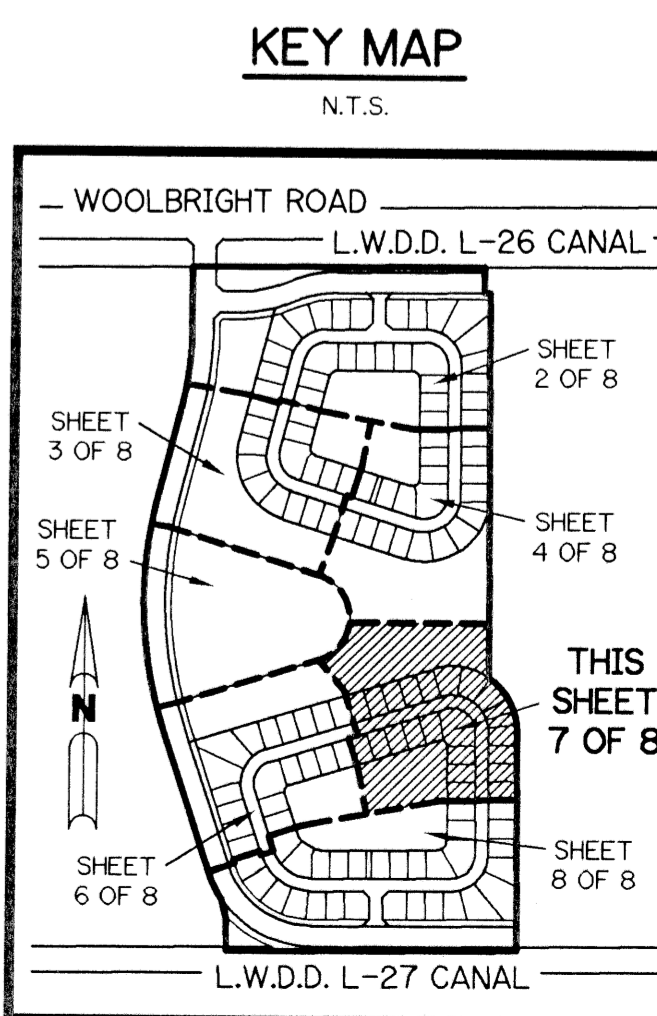
- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, PSM #4213
 - ▲ - PERMANENT CONTROL POINT, PSM #4213
 - Δ - DELTA ANGLE
 - BE - BUFFER EASEMENT
 - CL - CENTERLINE
 - DB - DEED BOOK
 - DE - DRAINAGE EASEMENT
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - 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
 - 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
 - V.I.-1 - VALENCIA ISLES - PLAT ONE PER P.B. 84, PGS. 3-17
 - N 737648.0171 - DENOTES STATE PLANE COORDINATES
 - E 905258.2326
 - CB - CHORD BEARING
 - CH - CHORD

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

TRACT "L10"
 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. 10869, PG. 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)
 4.649 ACRES

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. 10869, PG. 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)
 13.642 ACRES

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 89°37'43" E (PLAT BEARING)
 N 89°37'43" E (GRID BEARING) (PLAT = GRID)



BOOK 84
 FLOOD ZONE 114
 ZONING PD
 SE 97-74
 TAZ 462
 PUD NAME M.V. FARMS