0577-010

VALENCIA GRAND ISLES (AKA POLO TRACE PRD) PLANNED UNIT DEVELOPMENT

VALENCIA FALLS - PLAT NINE

BEING A REPLAT OF A PORTION OF TRACTS 1 THROUGH 5 AND A PORTION OF TRACTS 28 THOUGH 32, PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SHEET 4 OF 5 JULY, 2001

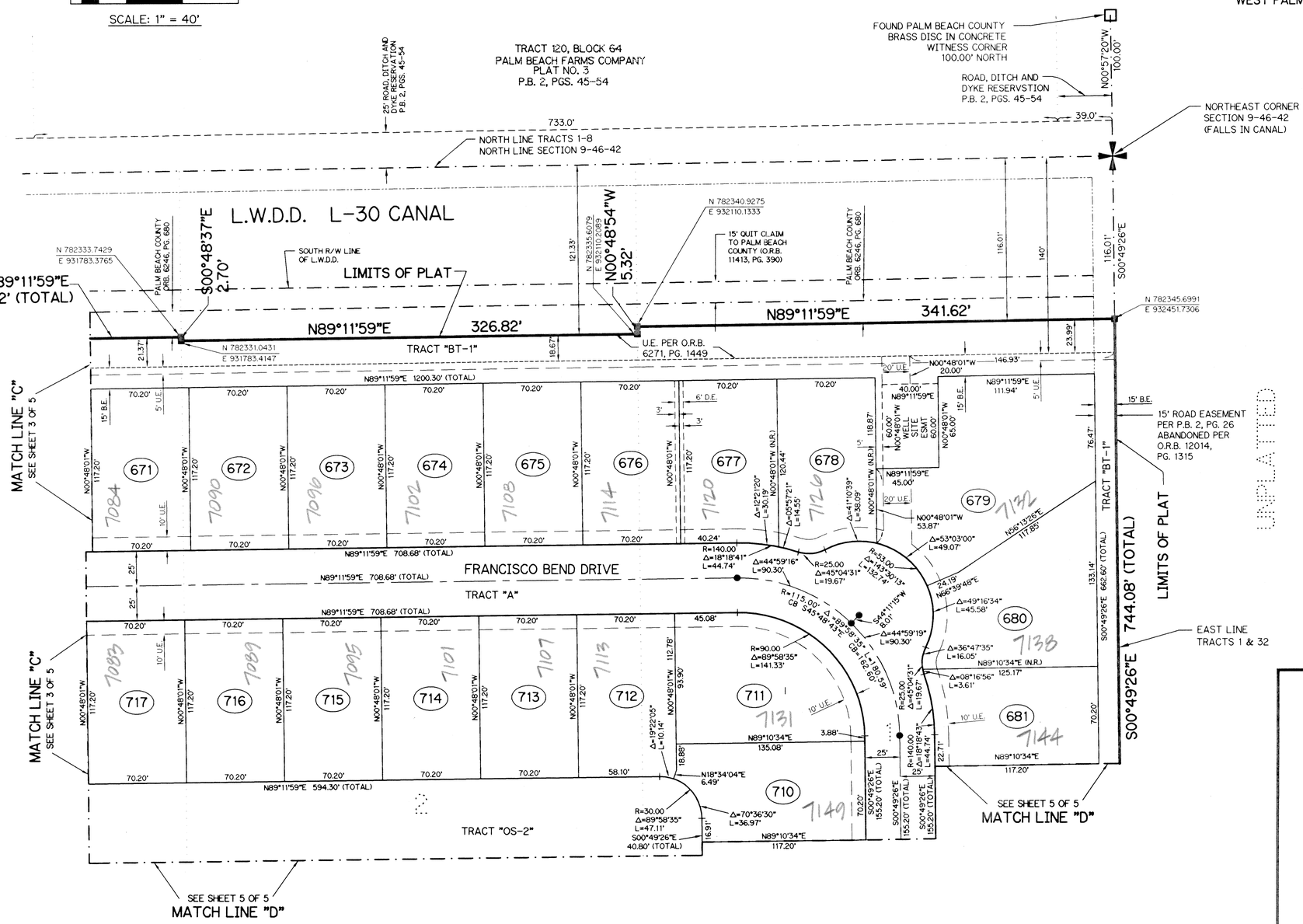
141

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB-6674
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA

N

0 8 20 40 80 120

SCALE: 1" = 40'

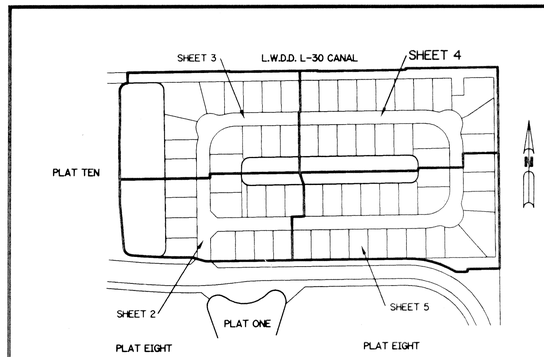


LEGEND:

- ■ – SET PERMANENT REFERENCE MONUMENT, L.B. #6674
- – FOUND PERMANENT REFERENCE MONUMENT, L.B. #6674
- ● – SET PERMANENT CONTROL POINT, L.B. #6674
- ○ – FOUND PERMANENT CONTROL POINT, L.B. #6674
- Δ – DELTA ANGLE
- B.E. – BUFFER EASEMENT
- CB – CHORD BEARING
- CH – CHORD DISTANCE
- ℄ – 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
- PGS. – PAGES
- P.S.M. – PROFESSIONAL SURVEYOR AND MAPPER
- R – RADIUS
- RAD. – RADIAL
- R/W – RIGHT-OF-WAY
- S.T. – SURVEY TIE
- U.E. – UTILITY EASEMENT
- P.B.F.C. – PALM BEACH FARMS COMPANY PLAT NO. 1 (P.B. 2, PGS. 26 – 28)
- – DENOTES TRACT NUMBER PER PALM BEACH FARMS COMPANY PLAT NO. 1 (P.B. 2, PG. 26)
- N 737648.0171 / E 905258.2326 – DENOTES STATE PLANE COORDINATES

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 = 1.0000278
PLAT BEARING = GRID BEARING
NO ROTATION



KEY MAP
N.T.S.

A223-09 SHEET 4 OF 5

SUBDIVISION: Valencia Falls - Plat 9
PAGE: 141
PLAT BOOK: 2
ZONING: PUD
SECTION: 9
TOWNSHIP: 46
RANGE: 42
TAX ACCT: 490
PETITION: Valencia Grand Isles (Polo Trace)