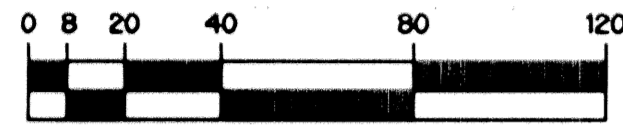


# VALENCIA SHORES-PLAT ONE

BEING A REPLAT OF A PORTION OF TRACTS 60 THROUGH 69, 79, 88 AND 105 AND ALL OF TRACTS 70 THROUGH 78 AND TRACTS 89 THROUGH 104, BLOCK 42 PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
SHEET 3 OF 26 JUNE, 2001



SCALE: 1" = 40'

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

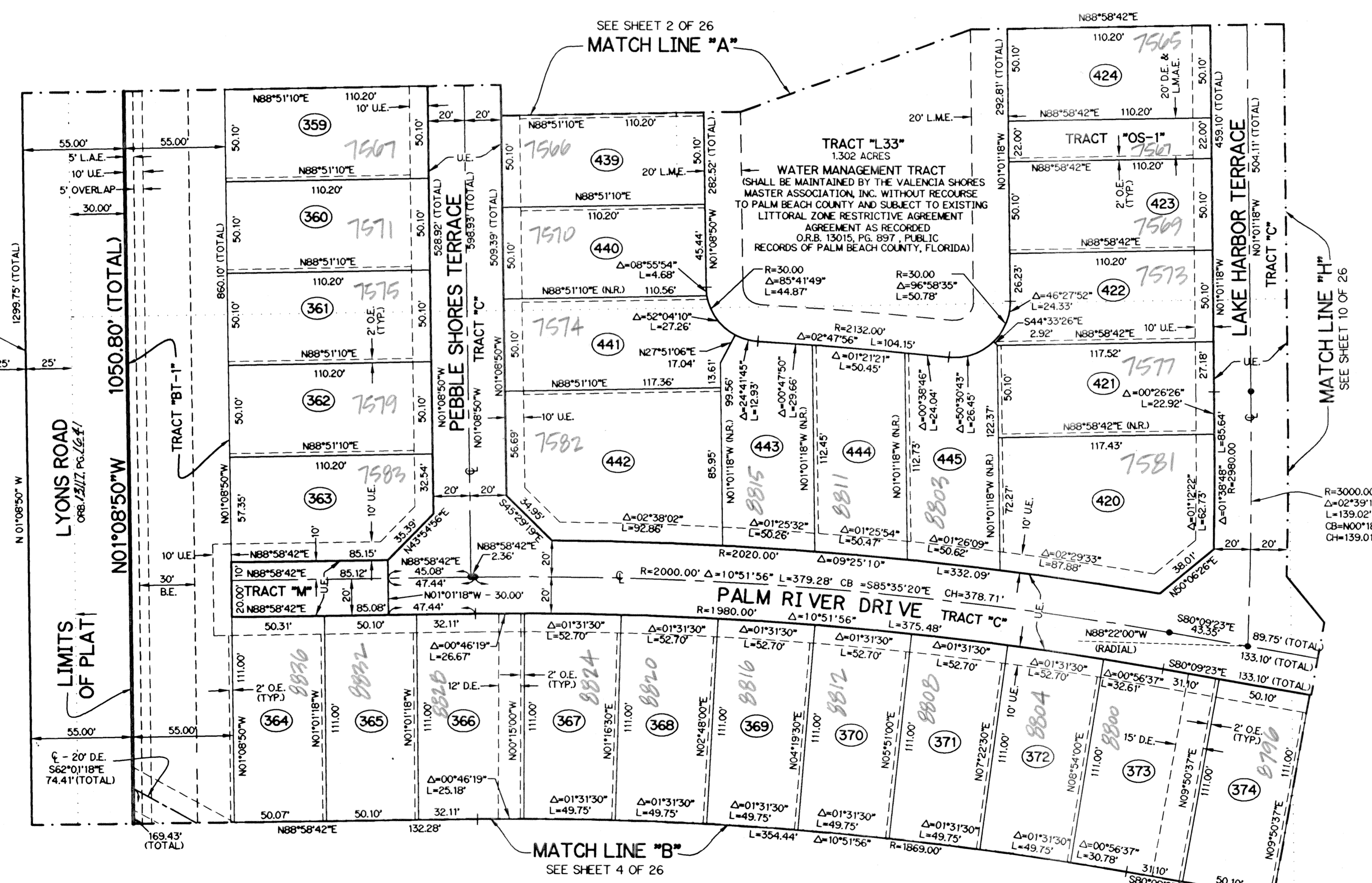
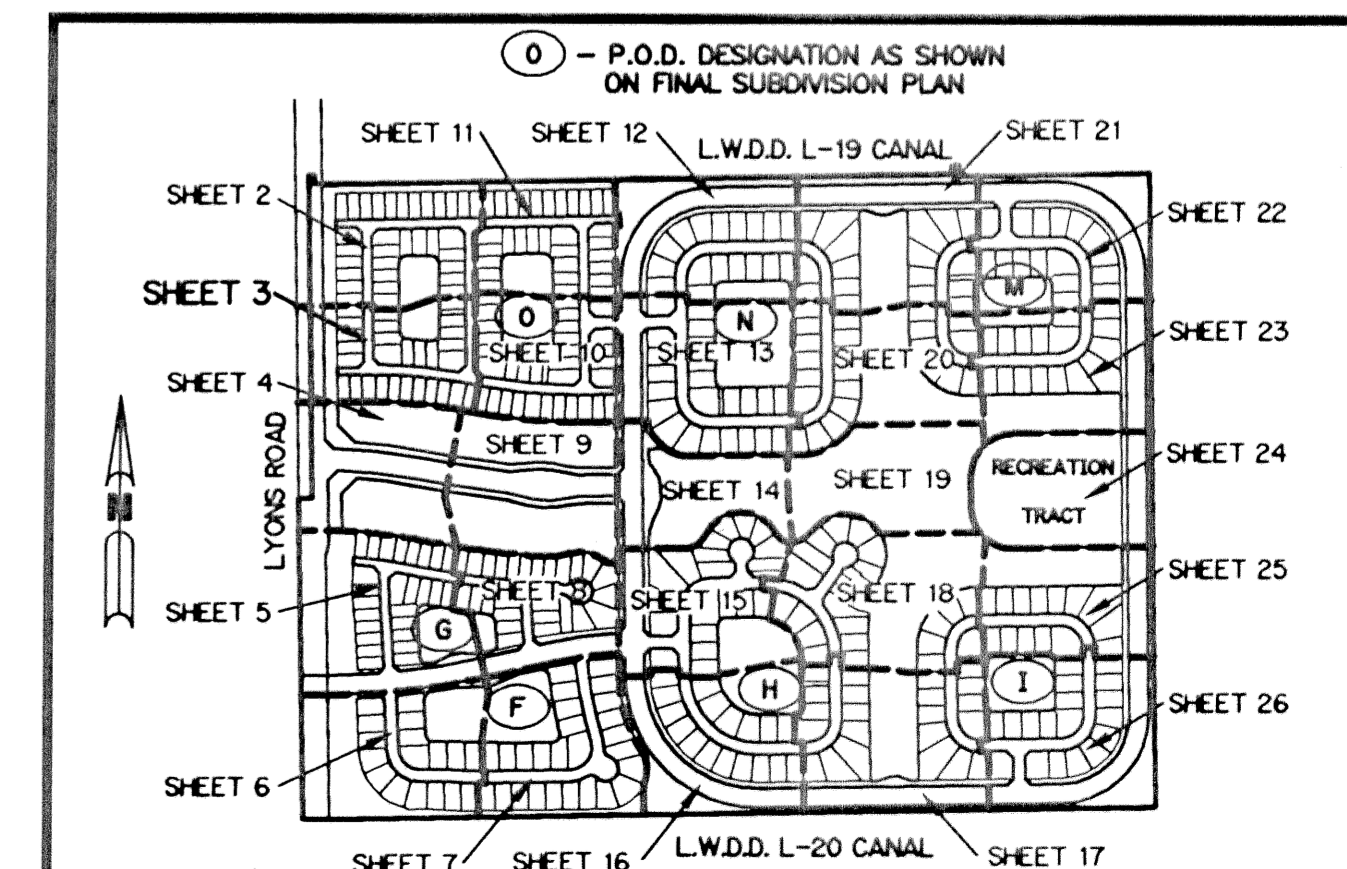
### LEGEND:

- - 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
- BE - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- CL - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- GND. - GROUND
- 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.C. - POINT OF CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- P.S. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.T. - POINT OF TANGENCY
- R. - RADIUS
- RAD. - RADIAL
- R.D. & D. - ROAD, DITCH & DYKE RESERVATION PER P.B. 2, PG. 45-54
- R/W - RIGHT-OF-WAY
- S.F. - SQUARE FEET
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- P.B.F.C. - PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
- - DENOTES TRACT NUMBER PER PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
- 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 = 1.0000217  
PLAT BEARING = GRID BEARING  
NO ROTATION

### KEY MAP N.T.S.



WEST LINE OF BLOCK 42  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 - P.B. 2, PGS. 45 - 54

50' R.D. & D.  
P.B. 2, PGS. 45 - 54

SUBDIVISION VALENCIA SHORES-PL 1  
BOOK 90  
PAGE 90  
FLOOD MAP # 1854  
FLOOD ZONE FD  
ZONING PLD  
QUAD # 49  
SE  
TAZ 744  
PUD NAME VALENCIA IV (VALENCIA SHORES)