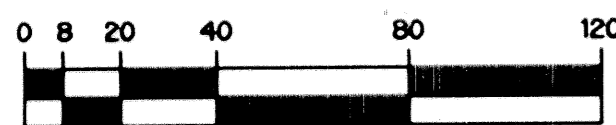


# VALENCIA SHORES-PLAT ONE

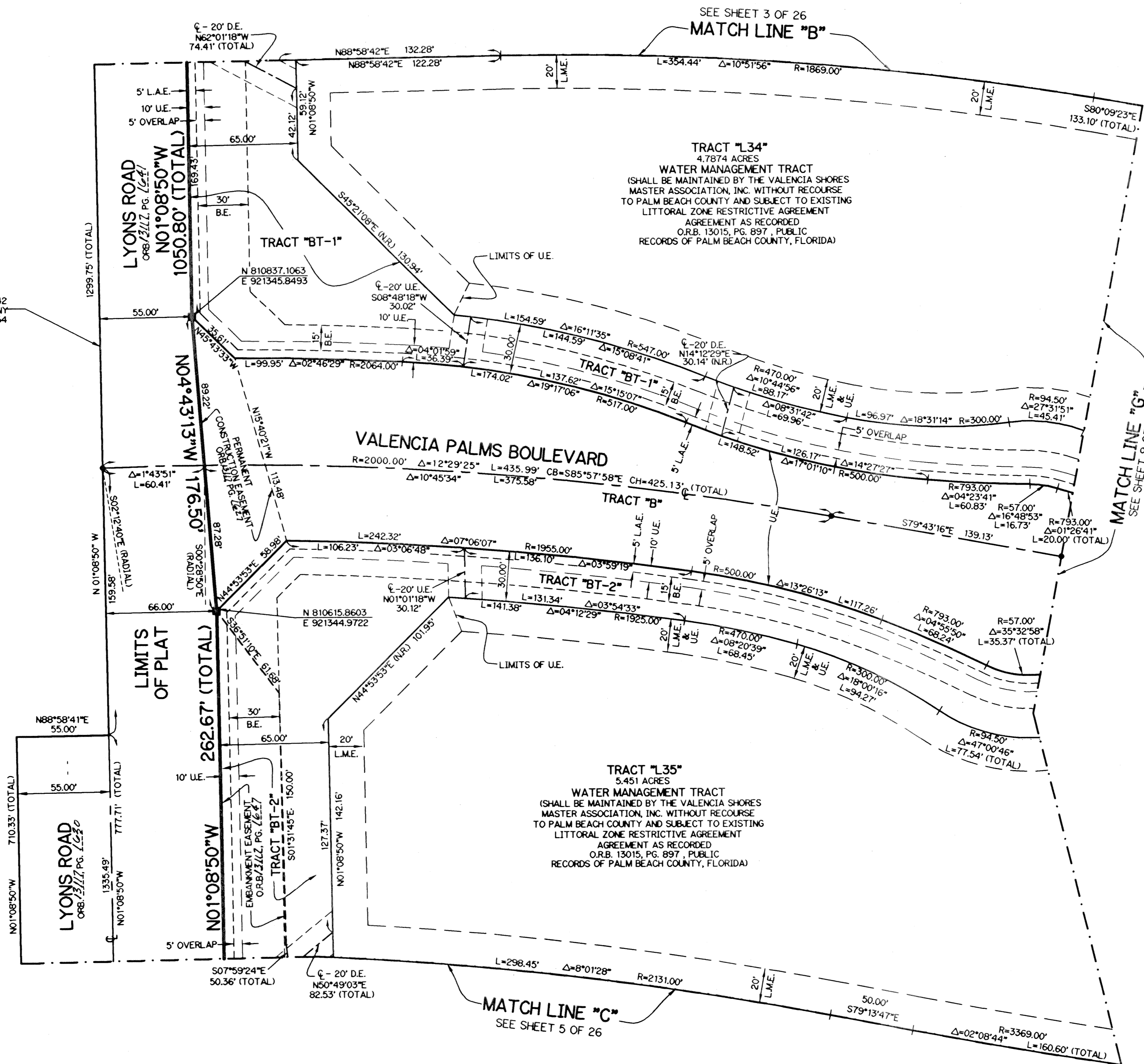
BEING A REPLAT OF A PORTION OF TRACTS 60 THROUGH 69, 79, 88 AND 105 AND ALL OF TRACTS 70 THROUGH 78 AND TRACTS 89 THROUGH 104, BLOCK 42 PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
SHEET 4 OF 26 JUNE, 2001

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



SCALE: 1" = 40'

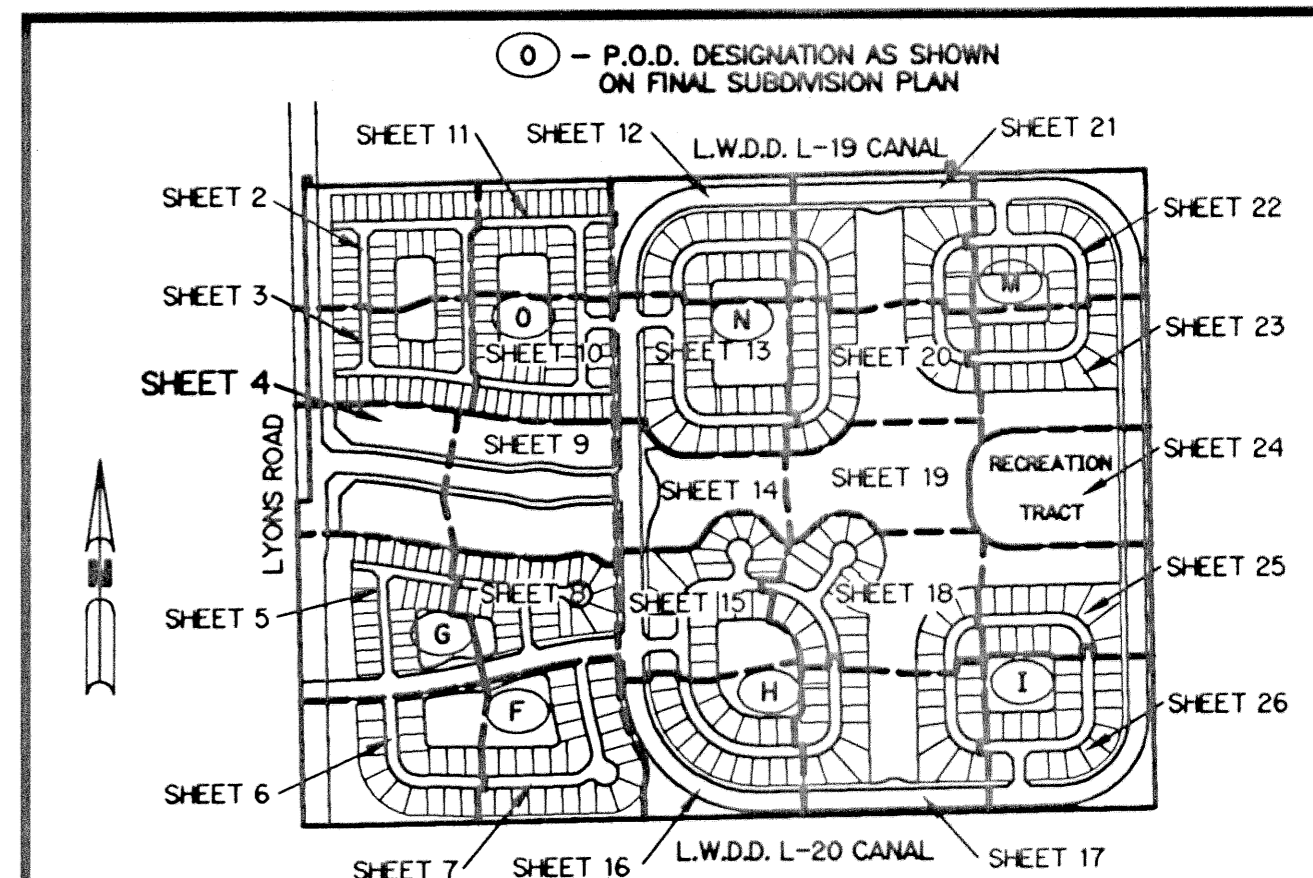
WEST LINE OF BLOCK 42  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 - P.B. 2, PGS. 45 - 54



- 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
  - C - 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.G.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, PG. 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 = 1.000217  
PLAT BEARING = GRID BEARING  
NO ROTATION

### KEY MAP



SUBDIVISION VALENCIA SHORES - PL 1  
BOOK 91  
PAGE 91  
FLOOD ZONE B  
ZONING PUD  
CLAD # 49  
SE  
TAZ 7144  
PUD NAME VALENCIA IV (VALENCIA SHORES)

89  
BLOCK 42