

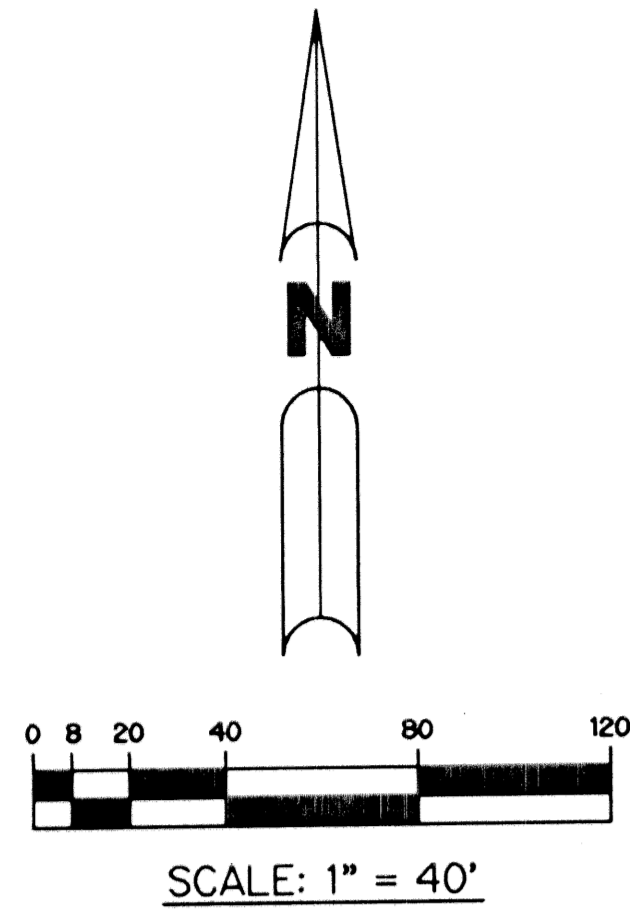
0788-001

VALENCIA IV (AKA VALENCIA SHORES P.U.D.) PLANNED UNIT DEVELOPMENT

# 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 19 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



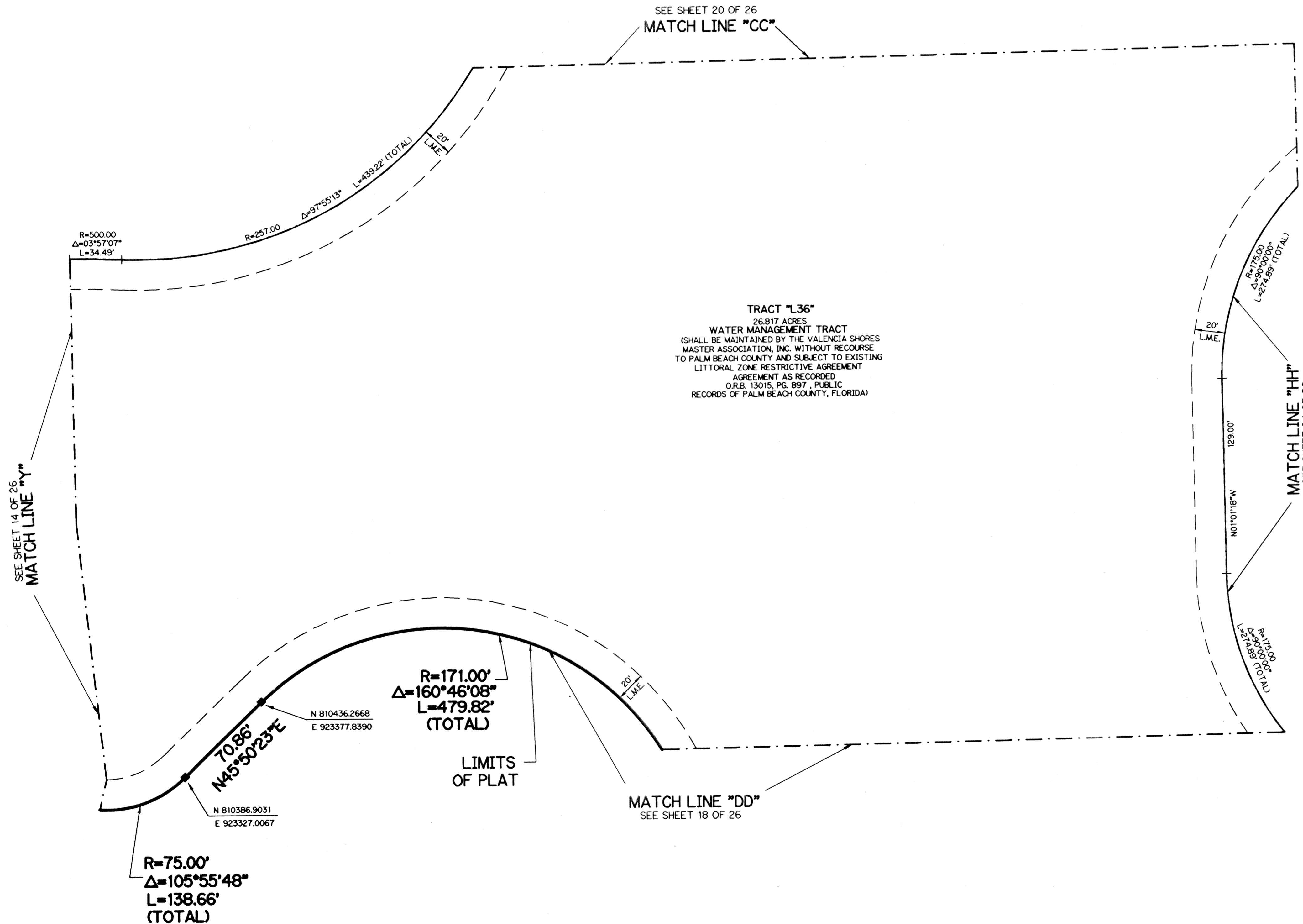
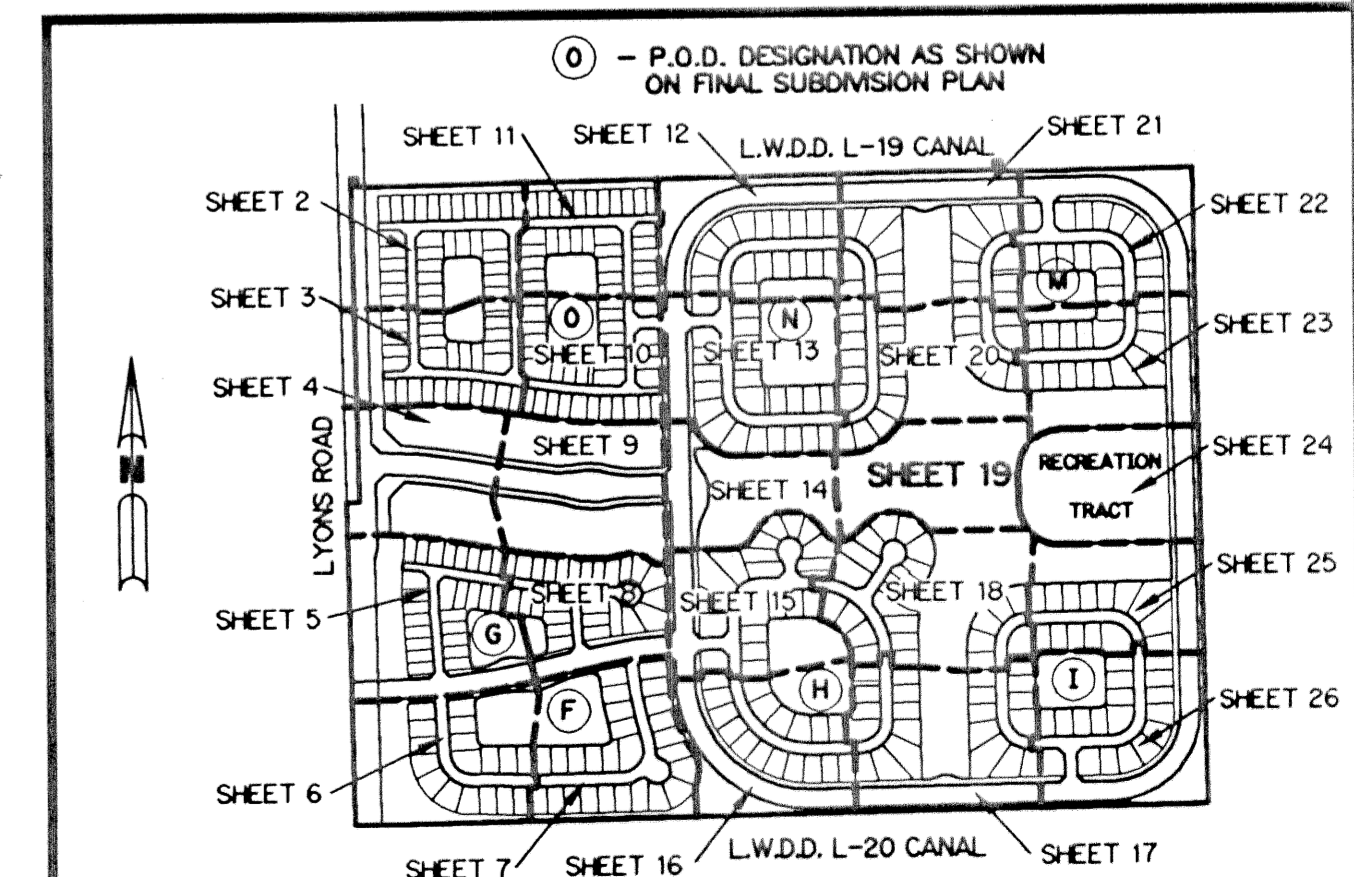
**LEGEND:**

- - 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.L. - 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
- PGS. - 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 = 1.0000217  
PLAT BEARING = GRID BEARING  
NO ROTATION

**KEY MAP**  
N.T.S.



SUBDIVISION VALENCIA SHORES- PL 1  
BOOK 03 PAGE 106  
FLOOD MAP # 105A  
ZONING PUD  
QUAD # 40  
SE  
TAZ 744  
PUD NAME VALENCIA IV (VALENCIA SHORES)