

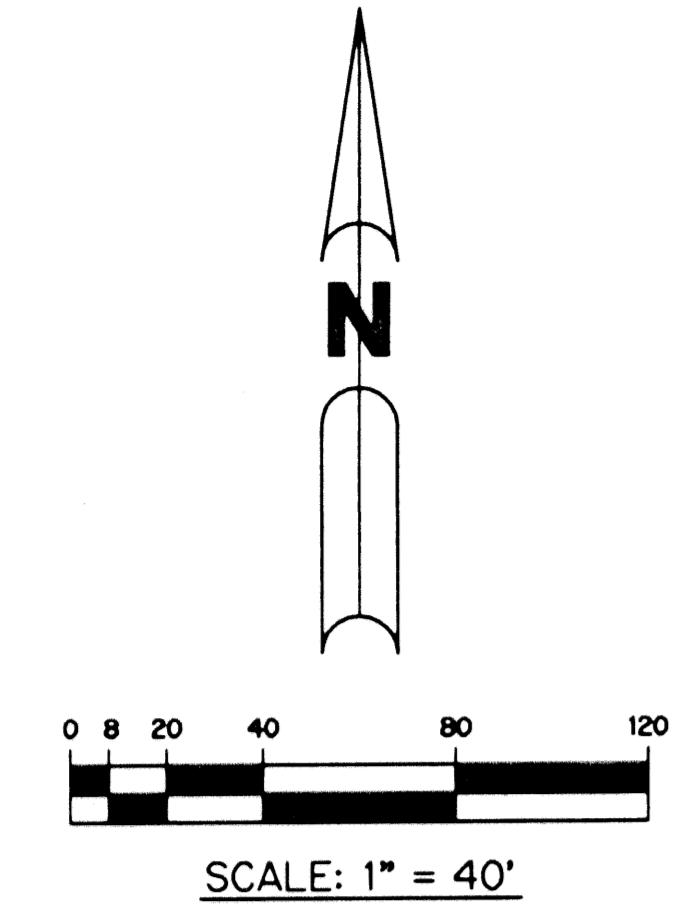
VALENCIA IV (AKA VALENCIA SHORES P.U.D.) PLANNED UNIT DEVELOPMENT

# VALENCIA SHORES - PLAT THREE

BEING A REPLAT OF ALL OF TRACTS 58, 59, 80, 81, 85 THROUGH 87, 106 AND 107, A PORTION OF TRACTS 57, 60, 79, 82 84, 88, 105 AND 108, BLOCK 42, AND A PORTION OF THE ROAD, DITCH AND DYKE RESERVATION LYING BETWEEN SAID TRACTS 79 THROUGH 82 AND SAID TRACTS 84 THROUGH 88, ALL ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TRACT "BT-9", VALENCIA SHORES - PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGES 88 THROUGH 113, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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 33409  
LB-6674

SHEET 6 OF 13 NOVEMBER, 2002

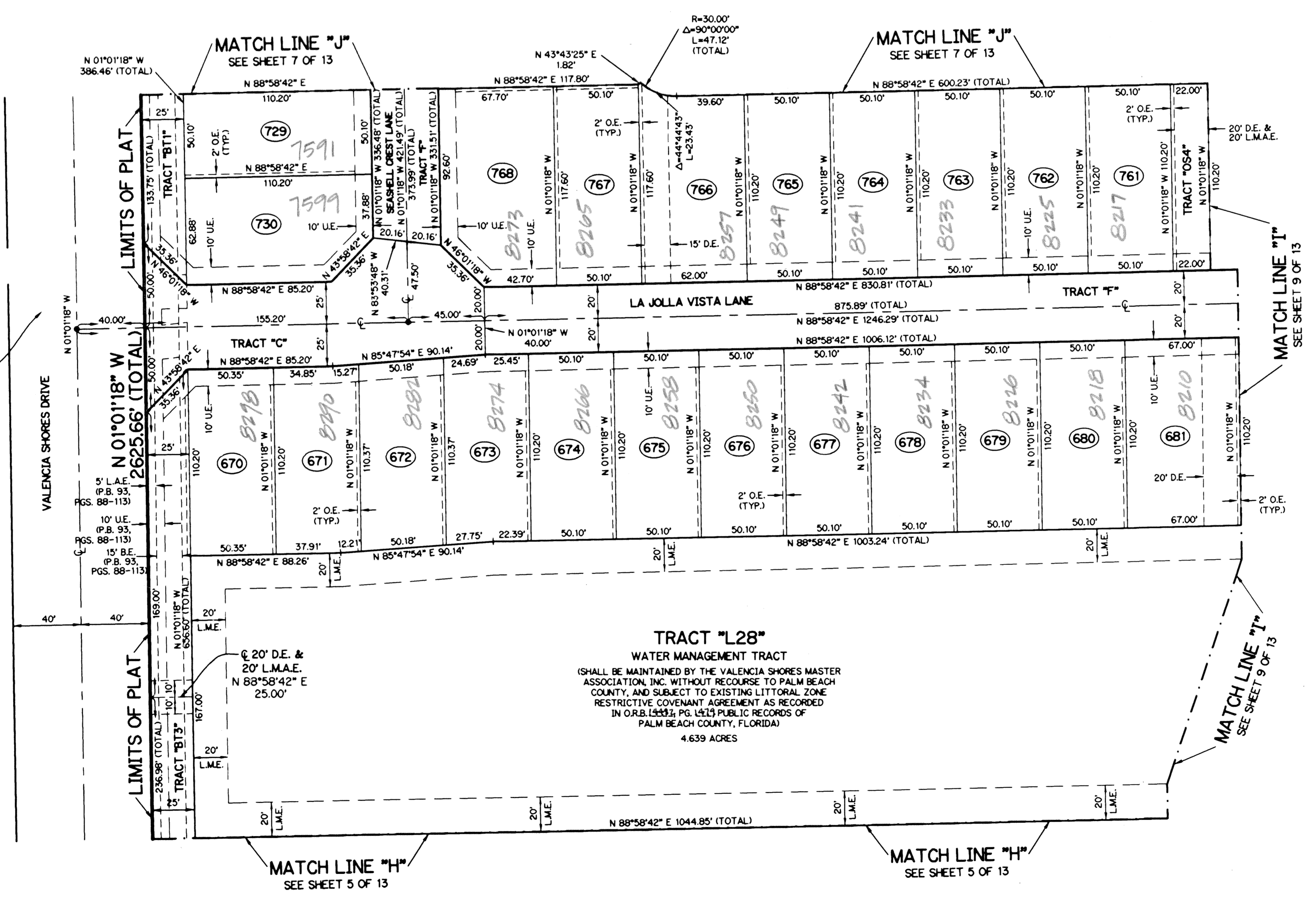


### LEGEND:

- - 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
- △ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- G - 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
- NR. - NOT RADIAL
- N.T.S. - NOT TO SCALE
- O.E. - OVERHANG EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
- 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
- NR. - NON-RADIAL

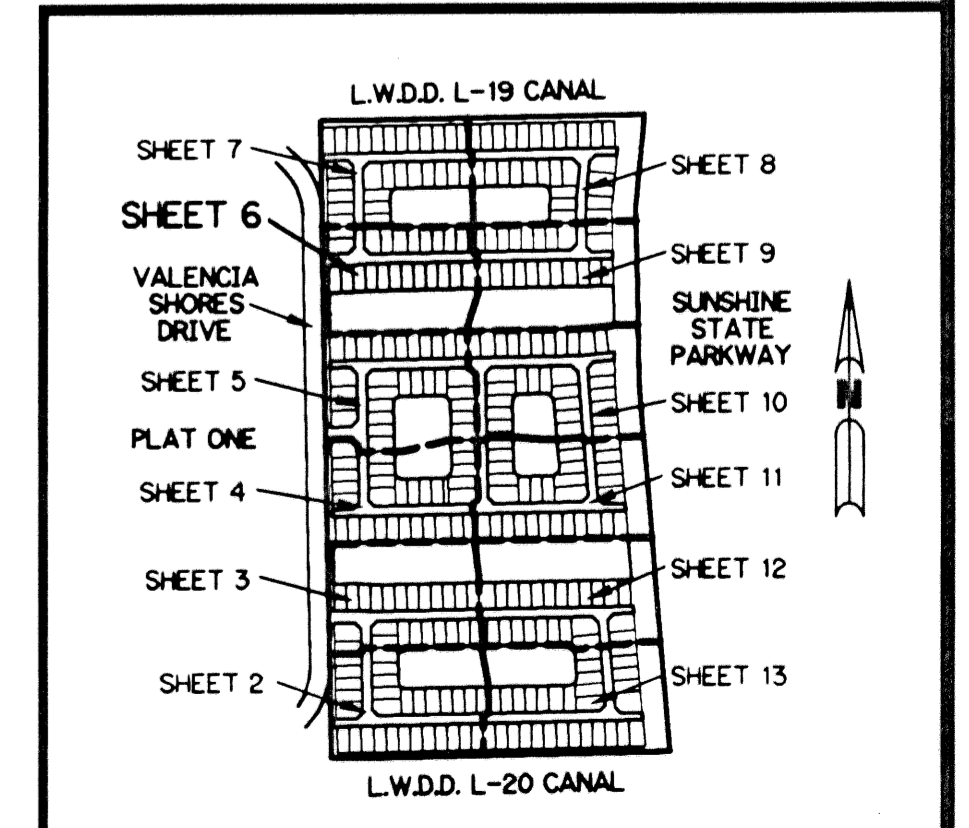
### NOTE:

COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998)  
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



VALENCIA SHORES PLAT ONE  
(P.B. 93, PGS. 88-113)

SUBDIVISION VALENCIA SHORES PL 3  
BOOK 97 PAGE 79 FLOOD MAP # 1854  
FLOOD ZONE B ZONING PUD  
QUAD # 40 ZIP CODE 33407  
TAL 744  
PID NAME VALENCIA SHORES



KEY MAP  
N.T.S.