

# VALENCIA SHORES - PLAT FOUR

BEING ALL OF TRACTS 90 THROUGH 97, AND 104 THROUGH 113, AND A PORTION OF TRACTS 89, 98, 99, 100, 103 AND 114, AND A PORTION OF THE SOUTH 15 FEET OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING NORTH OF AND PARALLEL TO SAID TRACTS 89 THROUGH 100, BLOCK 43, 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, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 14 APRIL, 2003

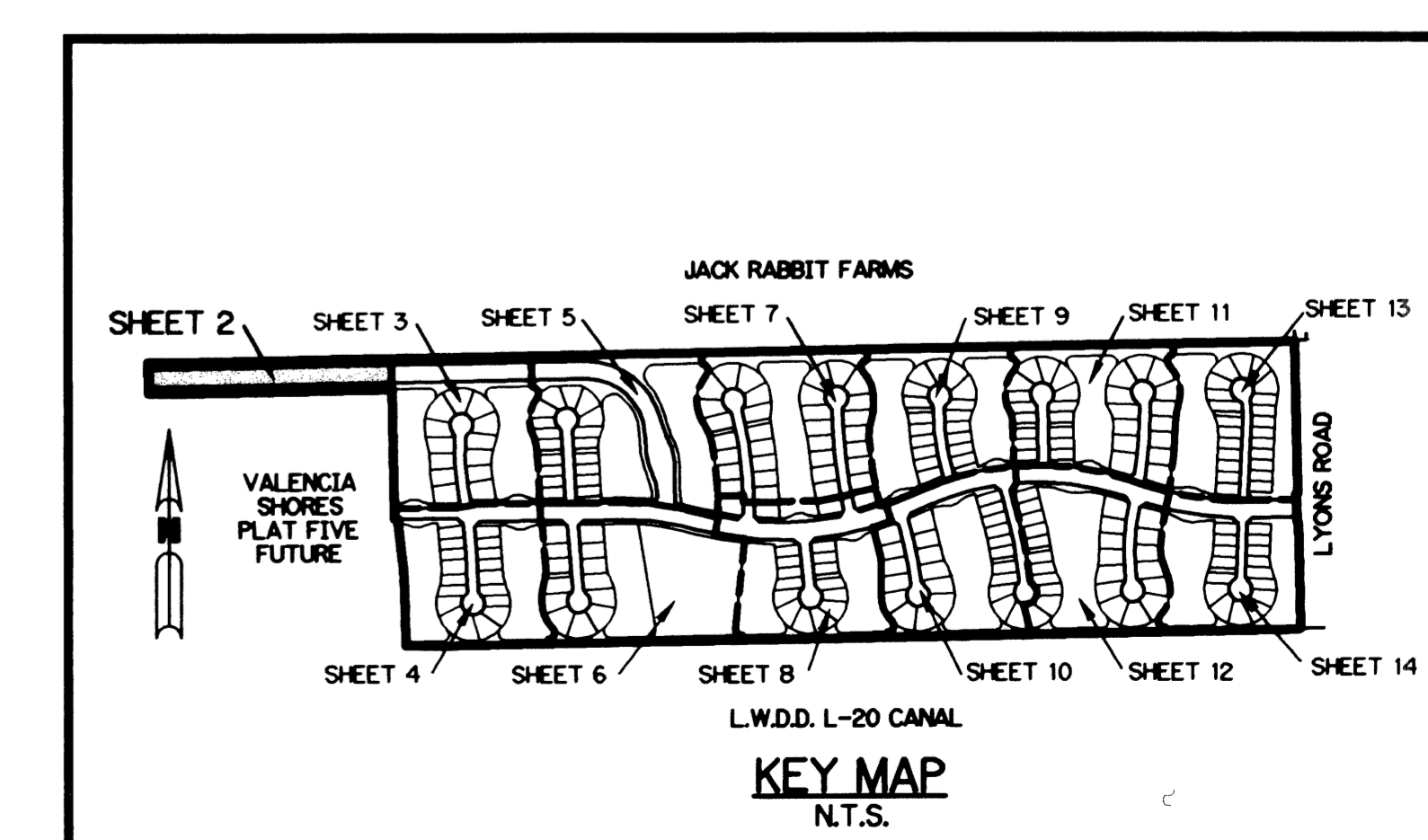
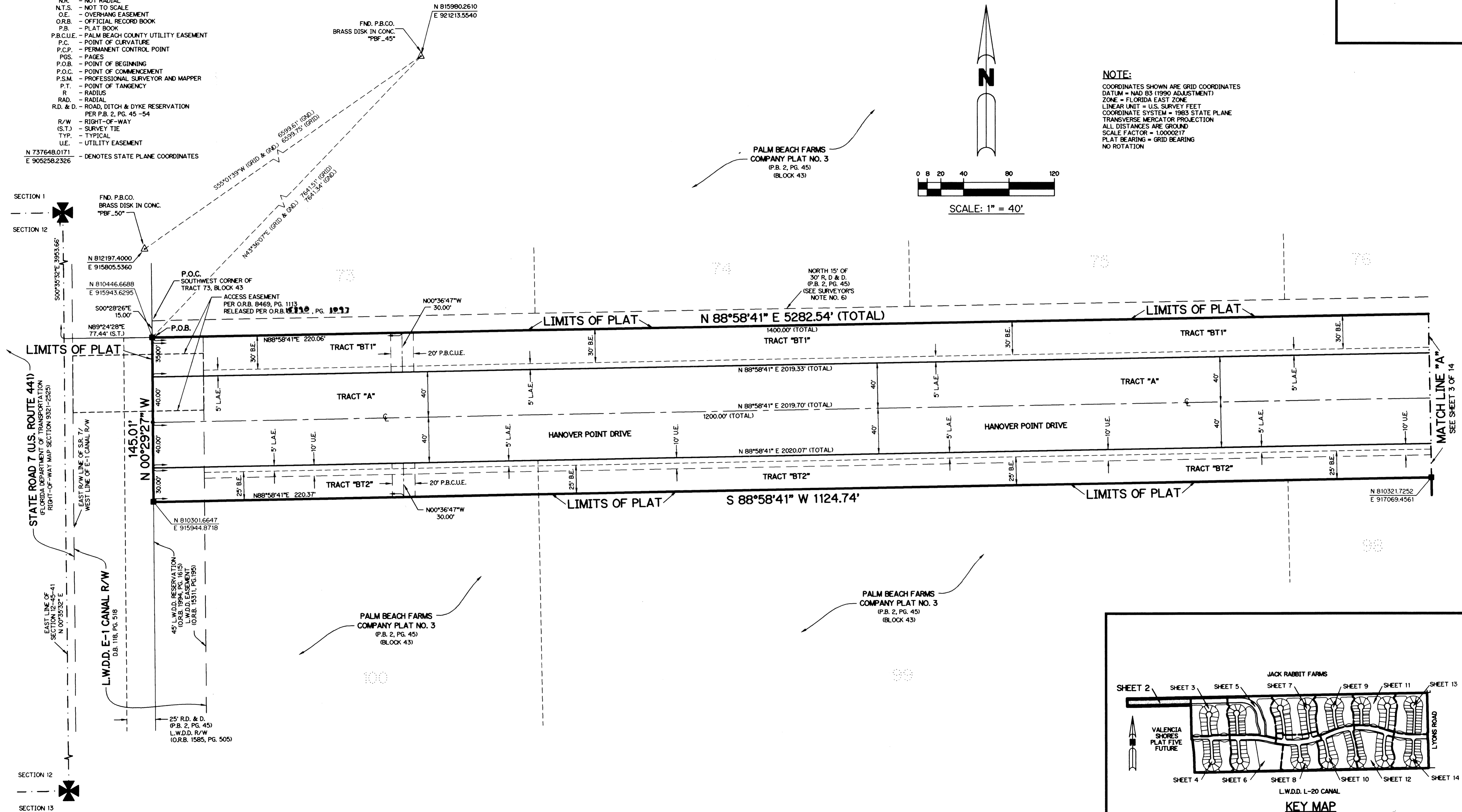
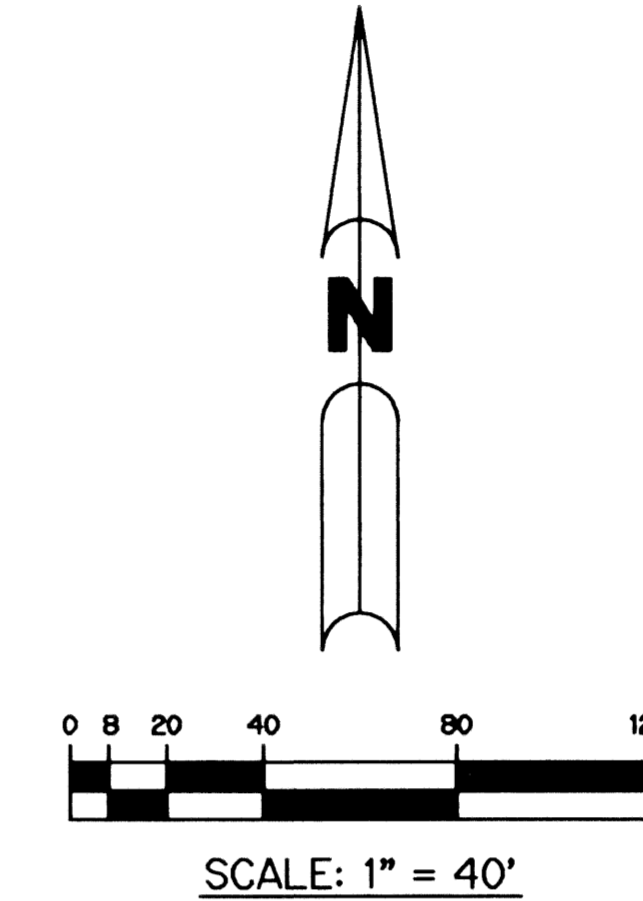
THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA 33409  
LB-6674

### 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
- 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.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
- P.C. - POINT OF CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- 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.T.) - SURVEY TIE
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- 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



SUBDIVISION VALENCIA SHORES PL 4  
BOOK 79  
PAGE 79  
FLOOD MAP # 185A  
FLOOD ZONE 6  
ZONING PUD  
QUAD # 49  
SE  
TAZ 743  
PUD NAME VALENCIA SHORES