

VALENCIA SHORES - PLAT FIVE

BEING ALL OF TRACTS 101 AND 102, AND A PORTION OF TRACTS 98, 99, 100 & 103, 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 SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 5 FEBRUARY, 2004

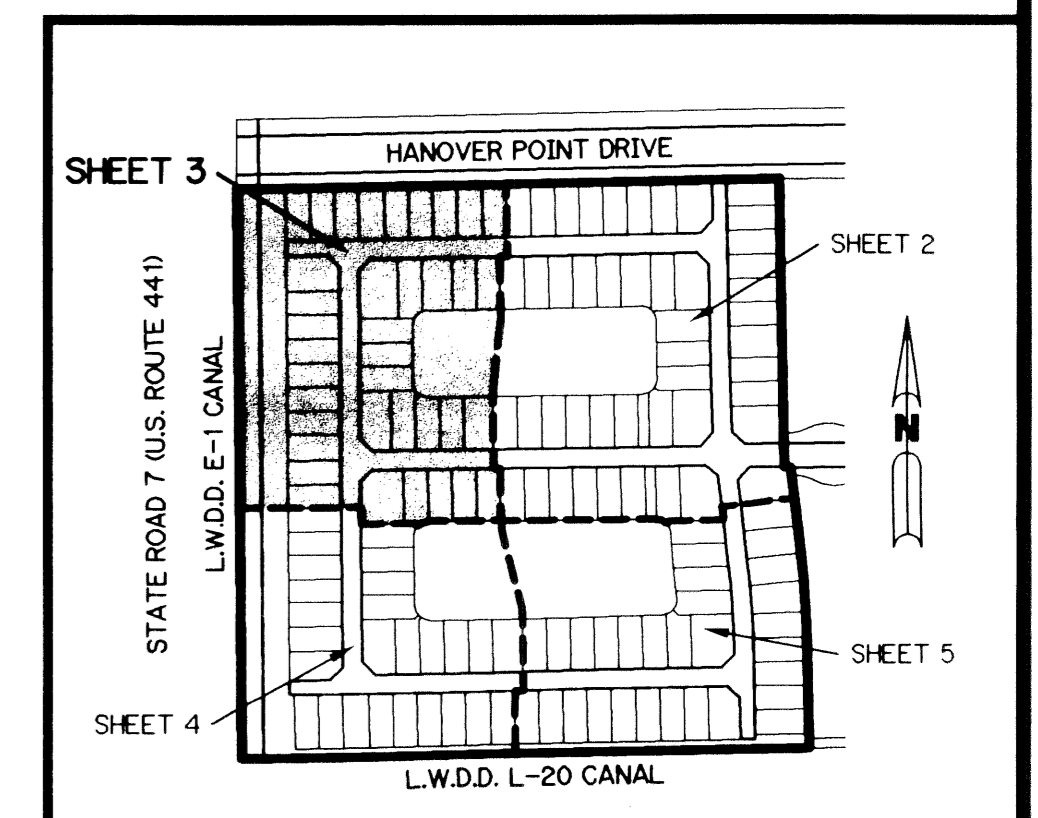
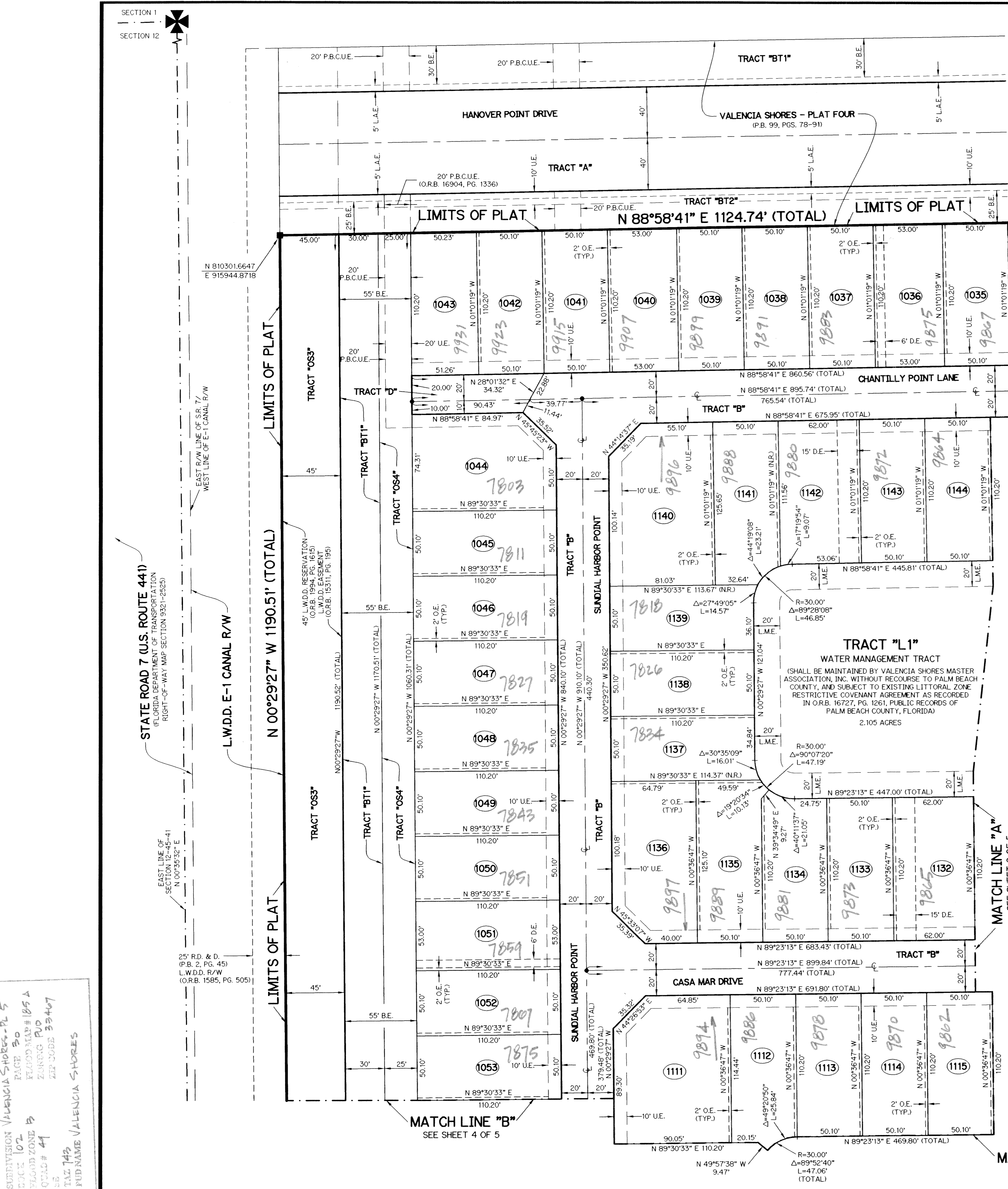
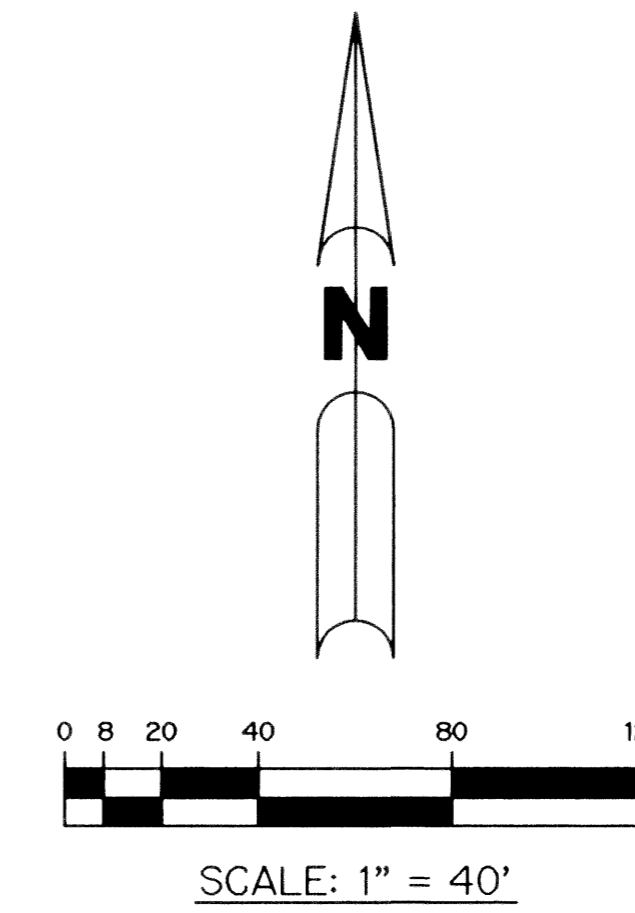
THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB-6674

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
- BT1 - BUFFER TRACT 1
- 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
- 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
- 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



KEY MAP N.T.S.

SUBDIVISION VALENCIA SHORES - PL 5
 PLAT NO. 102
 PLANNED UNIT DEVELOPMENT
 ZONING PUD
 PLAT # 41
 ZIP CODE 33407
 PUD NAME VALENCIA SHORES

STATE ROAD 7 (U.S. ROUTE 441)
 (FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY MAP SECTION 9321-2525)

L.W.D.D. E-1 CANAL R/W

N 00°29'27" W 1190.51' (TOTAL)

TRACT "OS3"

TRACT "A"

TRACT "BT1"

MATCH LINE "B"
 SEE SHEET 4 OF 5

MATCH LINE "B"
 SEE SHEET 4 OF 5

MATCH LINE "A"
 SEE SHEET 2 OF 5

MATCH LINE "A"
 SEE SHEET 2 OF 5

SECTION 1
 SECTION 12

