

# VALENCIA COVE AGR-P.U.D. - PLAT ONE

BEING A REPLAT OF A PORTION OF TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 173 THROUGH 175, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING WITHIN SECTIONS 5 AND 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 5 OF 7

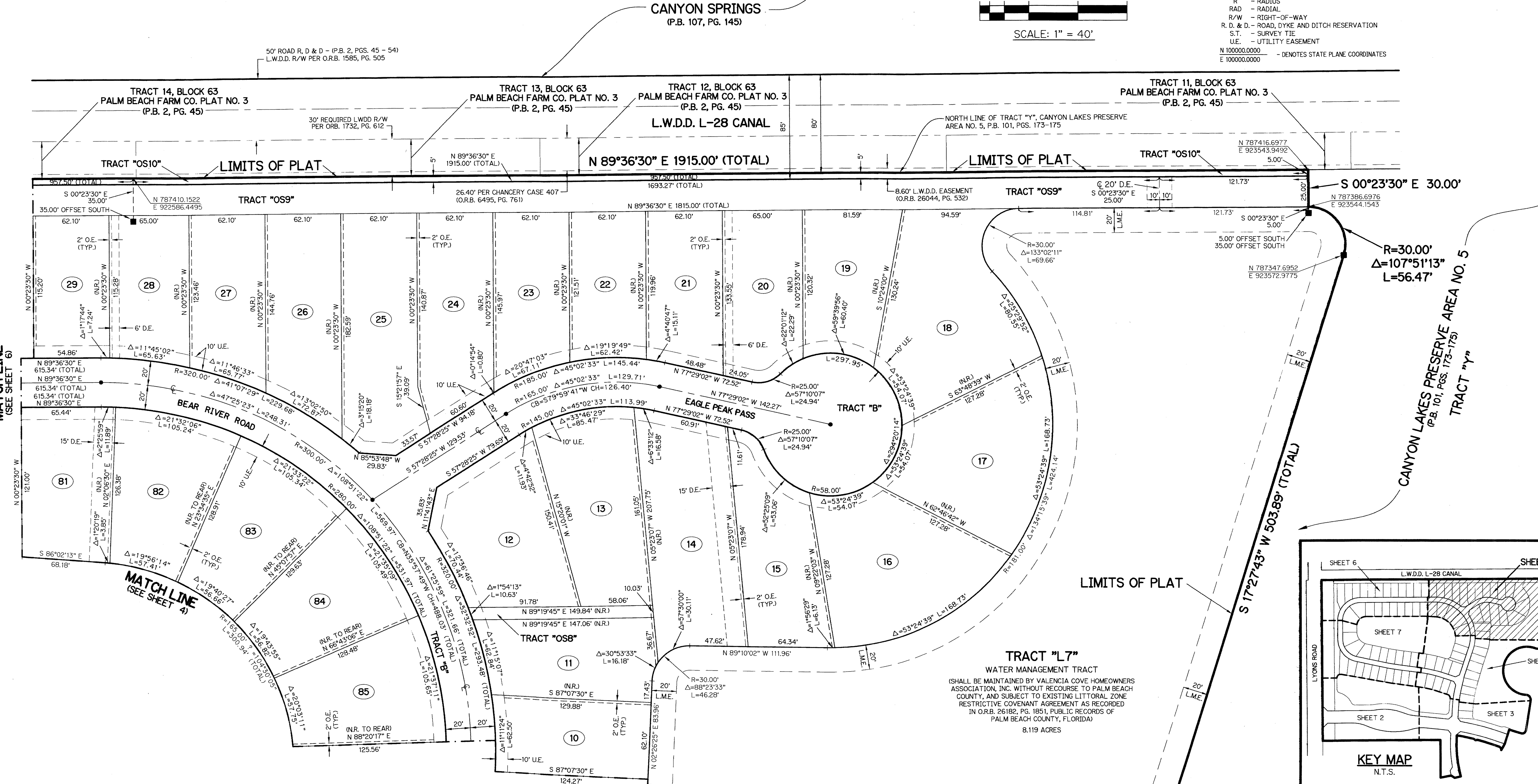
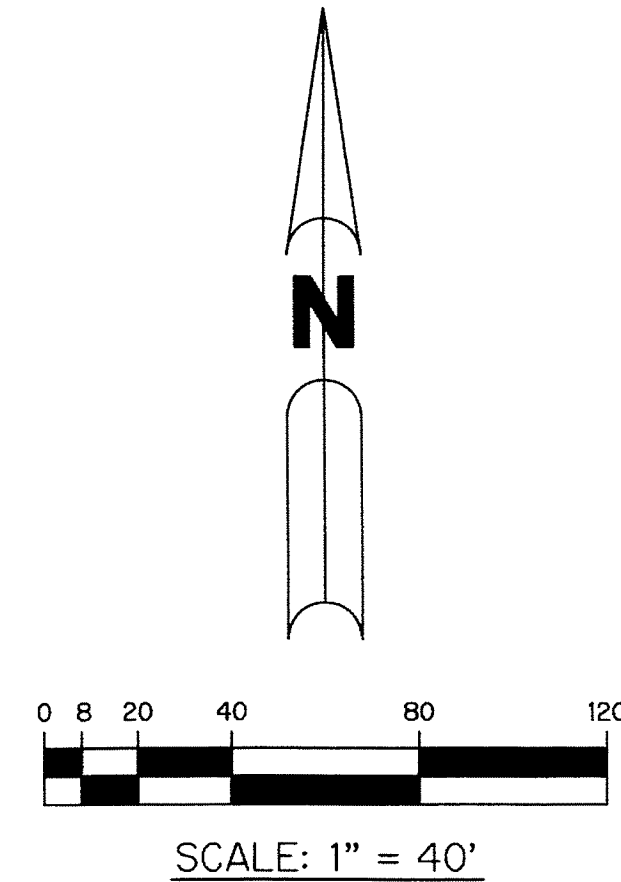
THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741

**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 = 1.0000240  
PLAT BEARING = GRID BEARING  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT  
4"x4" CONCRETE MONUMENT WITH  
1.5" DISK STAMPED L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
4"x4" CONCRETE MONUMENT WITH  
1.5" DISK STAMPED L.B. #7741
- - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED L.B. #7741
- - FOUND PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED L.B. #7741
- AGR - AGRICULTURAL
- Δ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- G - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- F.P.L. - FLORIDA POWER & LIGHT
- G.E. - GRADING EASEMENT
- 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
- NT.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
- P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
- P.B. - PLAT BOOK
- 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.U.D. - PLANNED UNIT DEVELOPMENT
- R - RADIUS
- RAD - RADIAL
- R/W - RIGHT-OF-WAY
- R.D. & D. - ROAD, DYKE AND DITCH RESERVATION
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- N 1000000.0000 - DENOTES STATE PLANE COORDINATES
- E 1000000.0000



**TRACT "L7"**  
WATER MANAGEMENT TRACT  
(SHALL BE MAINTAINED BY VALENCIA COVE HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 26182, PG. 1851, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)  
8.119 ACRES

