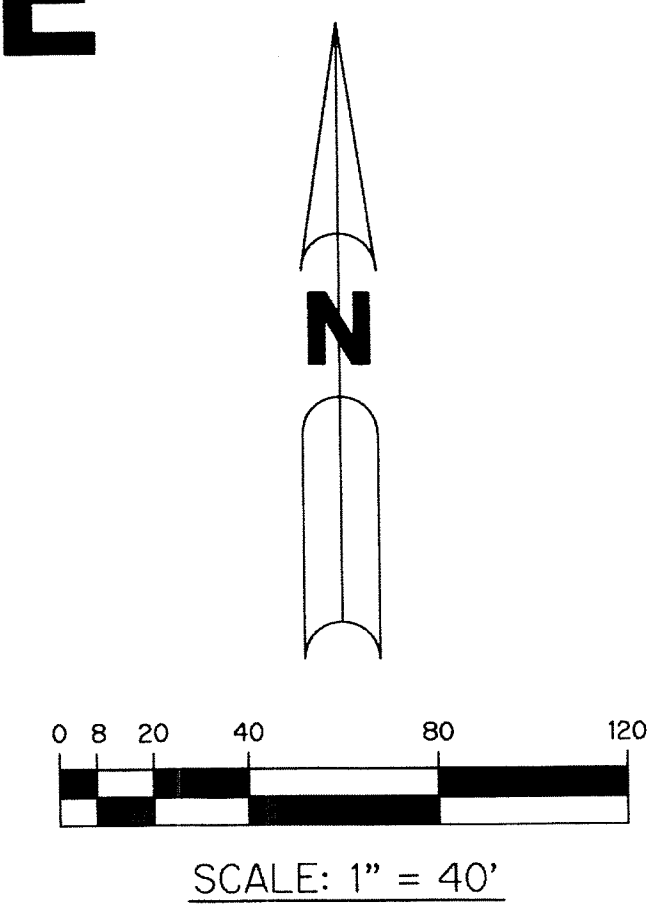


VALENCIA COVE AGR-P.U.D. - PLAT THREE

83

BEING A REPLAT OF A PORTION OF THE FOLLOWING TRACTS; TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 173 THROUGH 175, TRACT "A-1" AND "B" CANYON SPRINGS PRESERVE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 105 THROUGH 107, TRACTS 40, 41, 56, 57, AND A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, LYING ADJACENT TO AND CONTIGUOUS WITH SAID TRACTS, BLOCK 63, PALM BEACH FARMS PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TRACT "A-1" AND "C" CANYON ISLES PRESERVE PLAT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 139 THROUGH 140, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 9

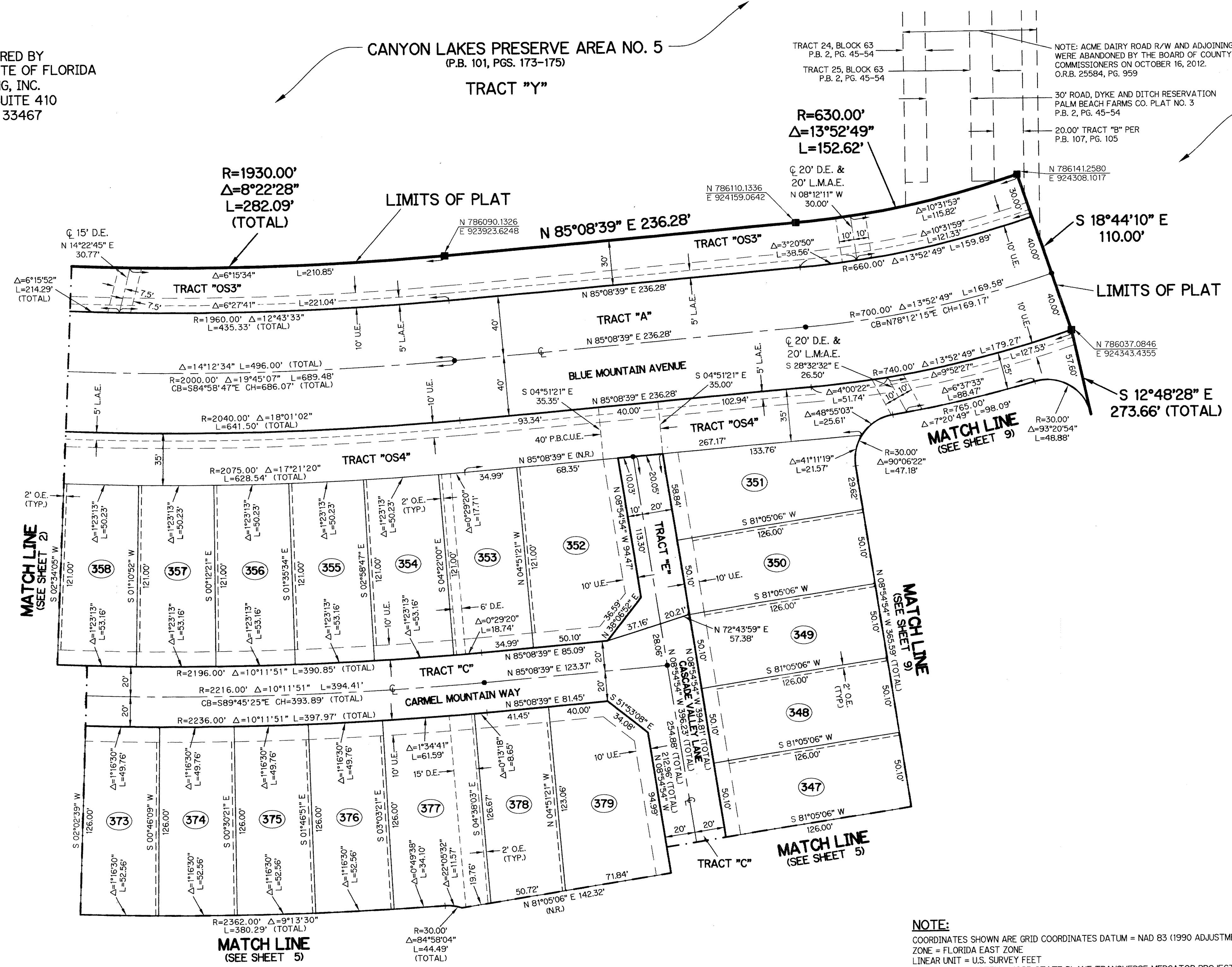


THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

CANYON LAKES PRESERVE AREA NO. 5
(P.B. 101, PGS. 173-175)

NOTE: ACME DAIRY ROAD R/W AND ADJOINING U.E. WERE ABANDONED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 16, 2012. O.R.B. 25584, PG. 959

CANYON SPRINGS PRESERVE PLAT NO. 2
(P.B. 107, PGS. 105-107)
TRACT "A-1"



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT WITH 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT WITH 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
 - CL - 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
 - N.T.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

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

