

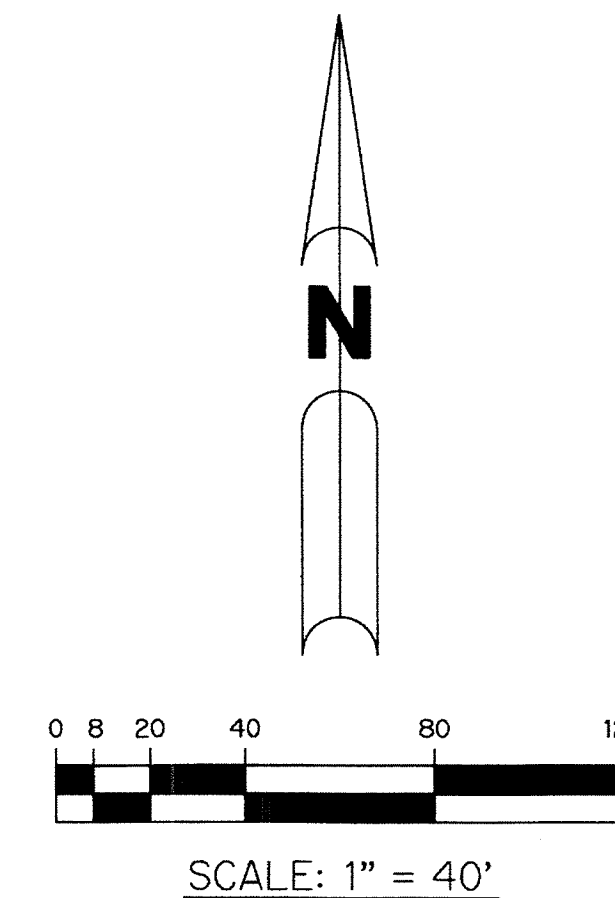
VALENCIA COVE AGR-P.U.D. - PLAT THREE

84

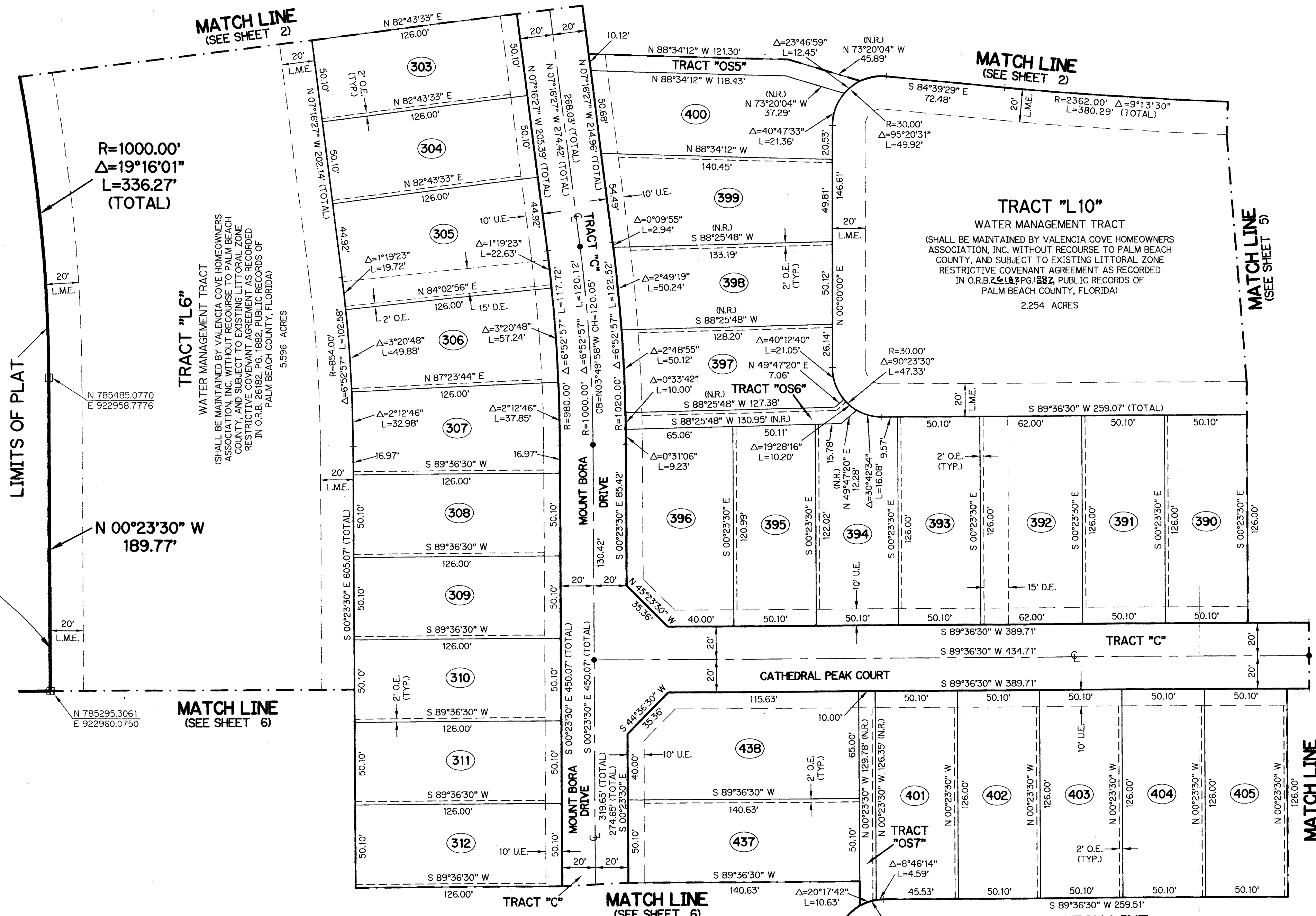
BEING A REPLAT OF A PORTION OF THE FOLLOWING TRACTS; TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 173 THROUGH 175, TRACT "A-1" AND "B" CANYON SPRINGS PRESERVE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 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

SHEET 4 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



VALENCIA COVE
 AGR-P.U.D. - PLAT TWO
 (P.B. 122, PG. 22)



R=1000.00'
 $\Delta=19^{\circ}16'01''$
 L=336.27'
 (TOTAL)

TRACT "L6"
 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. 1882, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)
 5.596 ACRES

LIMITS OF PLAT

MATCH LINE
 (SEE SHEET 6)

MATCH LINE
 (SEE SHEET 6)

MATCH LINE
 (SEE SHEET 7)

MATCH LINE
 (SEE SHEET 5)

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
 - C - 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

