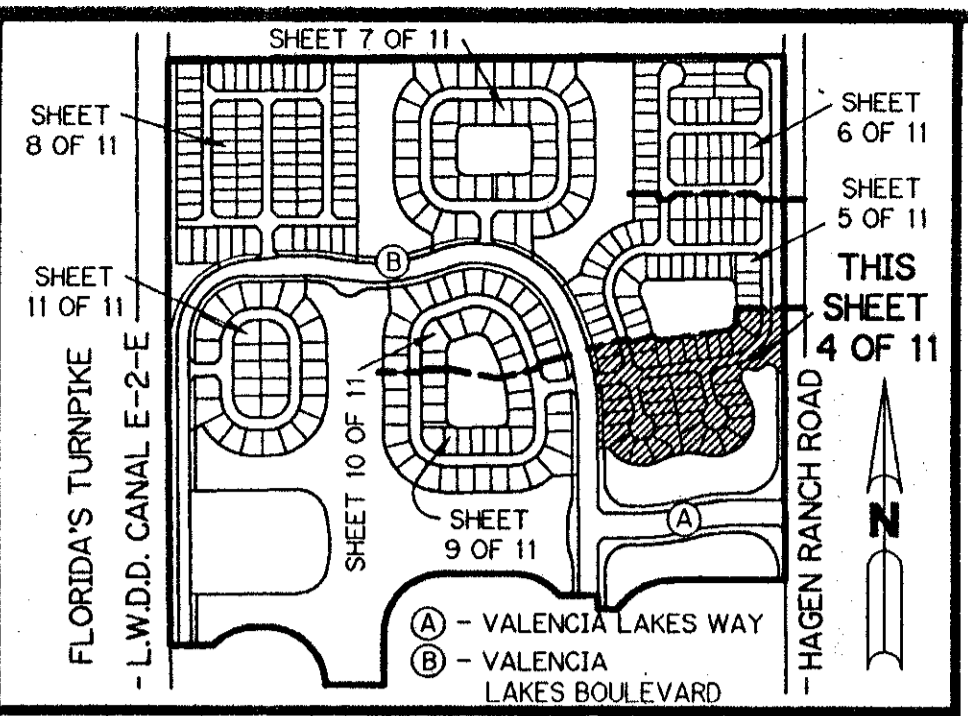


A PLANNED UNIT DEVELOPMENT

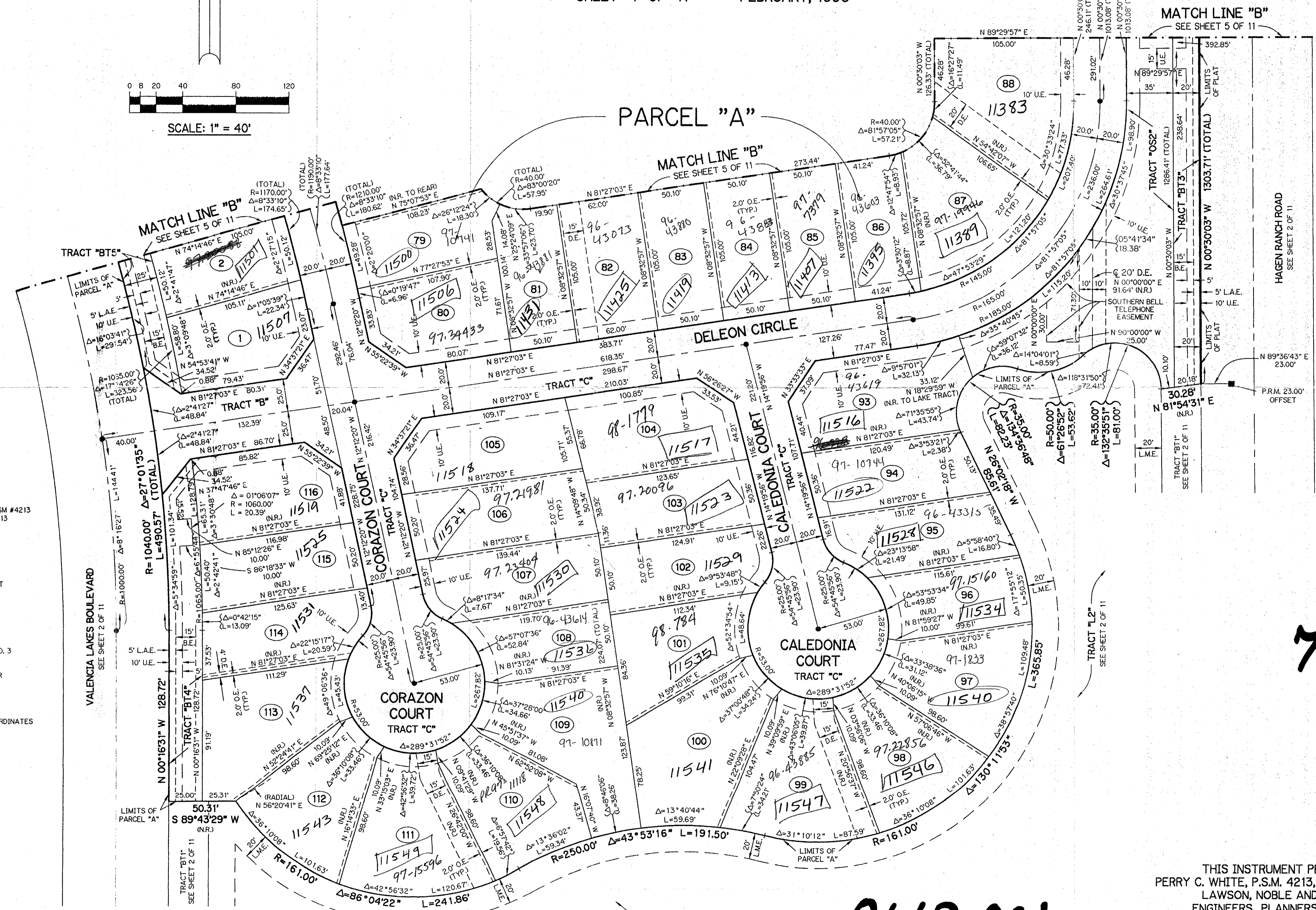
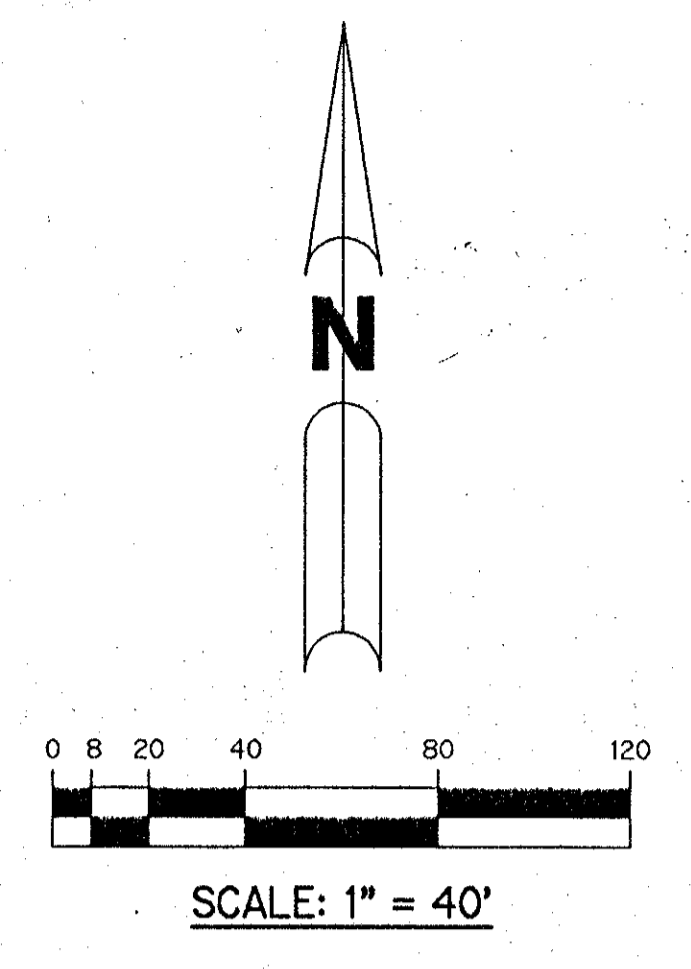
VALENCIA LAKES - PLAT ONE

BEING A REPLAT OF ALL OF TRACTS 42, 43, 44, 45, 46, 47, 50, 51, 52, 53, 54, 55, 74, 75, 76, 77, 78, AND 79 AND A PORTION OF TRACTS 41, 48, 49, 56, 73, 80, 81, 82, 83, 84, 85, 86, 87, AND 88 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ALL IN BLOCK 58 ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SHEET 4 OF 11 FEBRUARY, 1996



KEY MAP
N.T.S.



- LEGEND:**
- PERMANENT REFERENCE MONUMENT, PSM #4213
 - ▲ PERMANENT CONTROL POINT, PSM #4213
 - Δ DELTA ANGLE
 - B.E. BUFFER EASEMENT
 - C CENTERLINE
 - D.B. DEED BOOK
 - D.E. DRAINAGE 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.E. OVERHANG EASEMENT
 - O.R.B. OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - P.B.F.C. PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
 - P.G.S. PAGES
 - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
 - R. RADIUS
 - R/W. RIGHT-OF-WAY
 - S.T. SURVEY TIE
 - U.E. UTILITY EASEMENT
 - N 737648.0171 - DENOTES STATE PLANE COORDINATES
 - E 905258.2326

SUBDIVISION - Valencia Lakes
 BOOK 78 PAGE 16
 FLOOD ZONE AH
 QUAD 50
 SE 95-40
 ZONING PUD
 ZIP CODE 33467
 PUD NAME Valencia Lakes

Record
 11-22-96

Pet-9540
 5/3/31K
 No schools
 Restrictive Covenat.
 Roads 1320' BEFORE
 12/1/97
 Roads 1452' AFTER
 12/1/97

78-16

THIS INSTRUMENT PREPARED BY
 PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
 LAWSON, NOBLE AND WEBB, INC.
 ENGINEERS PLANNERS SURVEYORS
 WEST PALM BEACH, FLORIDA

0662-001