

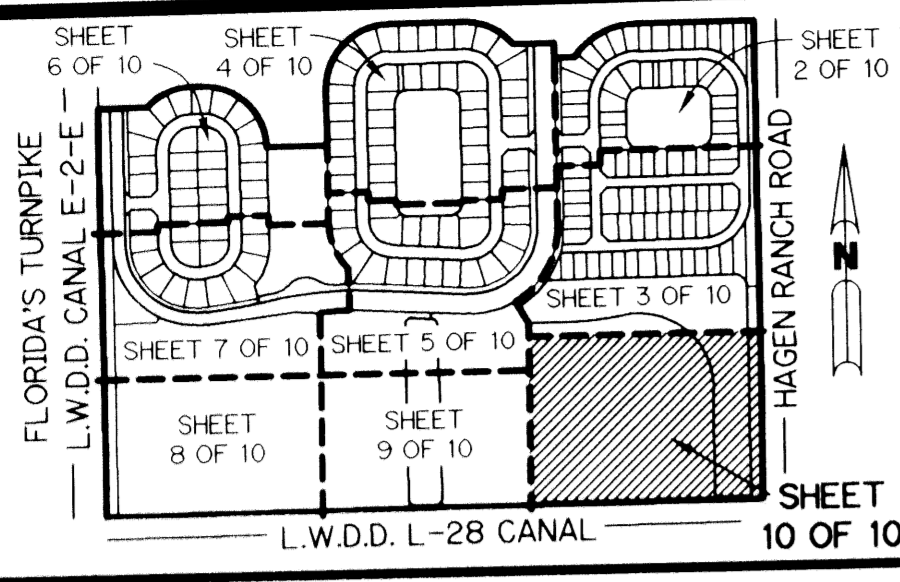
A PLANNED UNIT DEVELOPMENT

# VALENCIA LAKES - PLAT TWO

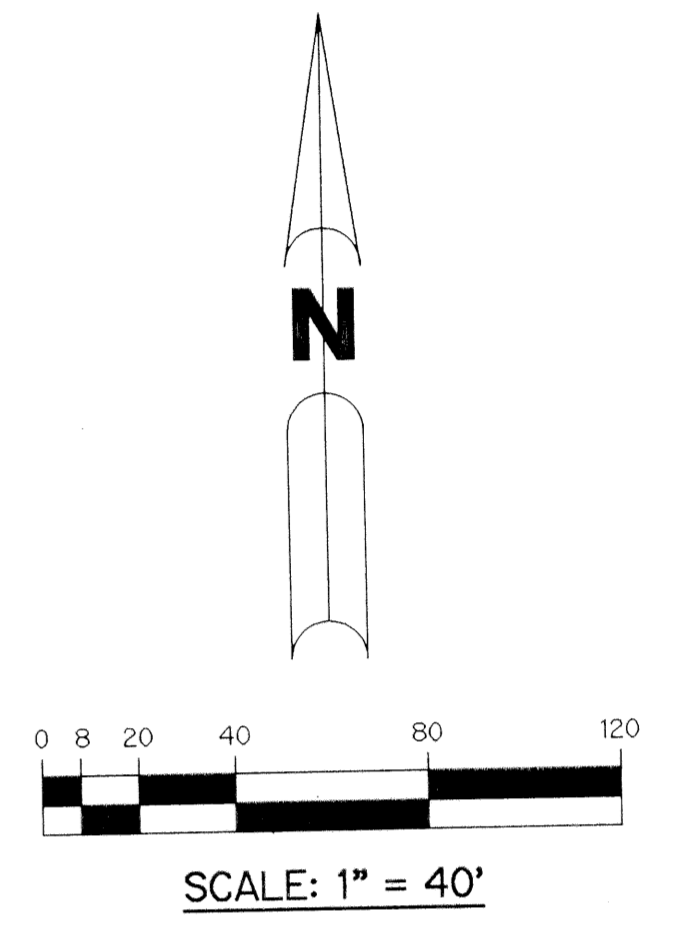
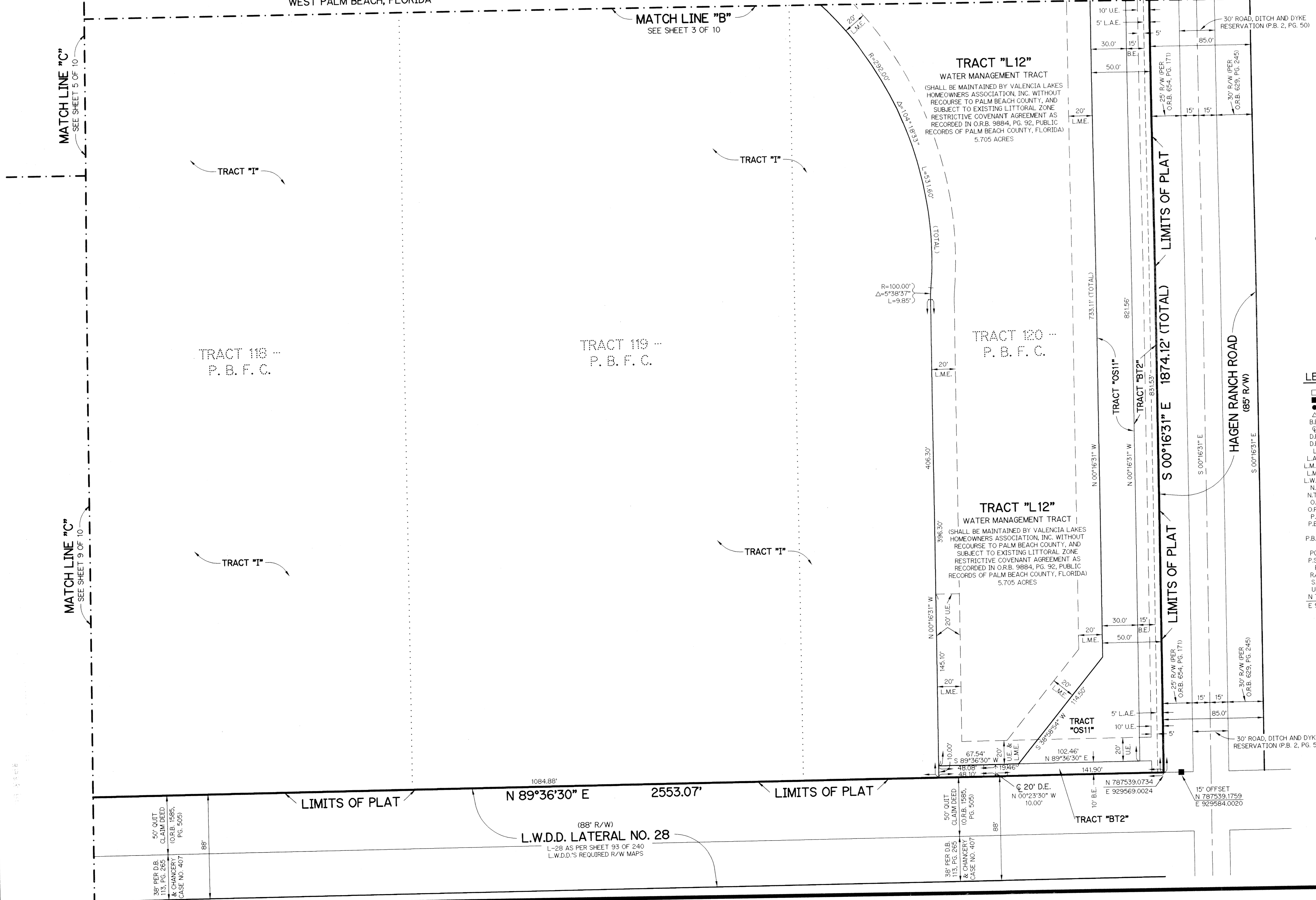
BEING A REPLAT OF ALL OF TRACTS 106, 107, 108, 109, 110, 111, 114, 115, 116, 117, 118, AND 119 AND A PORTION OF TRACTS 81, 82, 83, 84, 85, 86, 87, 88, 105, 112, 113, AND 120 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ALL IN BLOCK 58 ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED 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 10 OF 10      APRIL, 1997

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



KEY MAP  
N.T.S.



BLOCK 58, P. B. F. C.

- LEGEND:**
- - FOUND PERMANENT REFERENCE MONUMENT, PSM #4213
  - - SET PERMANENT REFERENCE MONUMENT, PSM #4213
  - - PERMANENT CONTROL POINT, PSM #4213
  - △ - DELTA ANGLE
  - ∠ - 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
  - N.R. - 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. - PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
  - P.B.F.C. - PALM BEACH FARMS COMPANY PLAT NO. 3 BLOCK 58, (P.B. 2, PGS. 45-54)
  - PGS. - PAGES
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - S.T. - SURVEY TIE
  - U— - UTILITY EASEMENT
  - N 737648.0171      E 905258.2326 - DENOTES STATE PLANE COORDINATES

BLOCK 58, P. B. F. C.

**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 = 1.00002688  
N. 90°00'00" E. (PLAT BEARING)  
N. 90°00'00" E. (GRID BEARING)  
NO BEARING ROTATION (PLAT = GRID)

NTAZ 451  
SUBDIVISION VALENCIA LAKES  
PAGE 123  
FLOOD MAP #200A  
FLOOD ZONE AH  
ZONING PUD  
QUAD 50  
ZIP CODE 33437  
PUD NAME VALENCIA LAKES  
REPLAT

38' PER D.B. & CHANCERY CASE NO. 407  
113, PG. 265  
(O.R.B. 1595, PG. 505)

LIMITS OF PLAT

N 89°36'30" E 2553.07'

(88' R/W)  
L.W.D.D. LATERAL NO. 28  
L-28 AS PER SHEET 93 OF 240  
L.W.D.D.'S REQUIRED R/W MAPS

LIMITS OF PLAT