0577-002

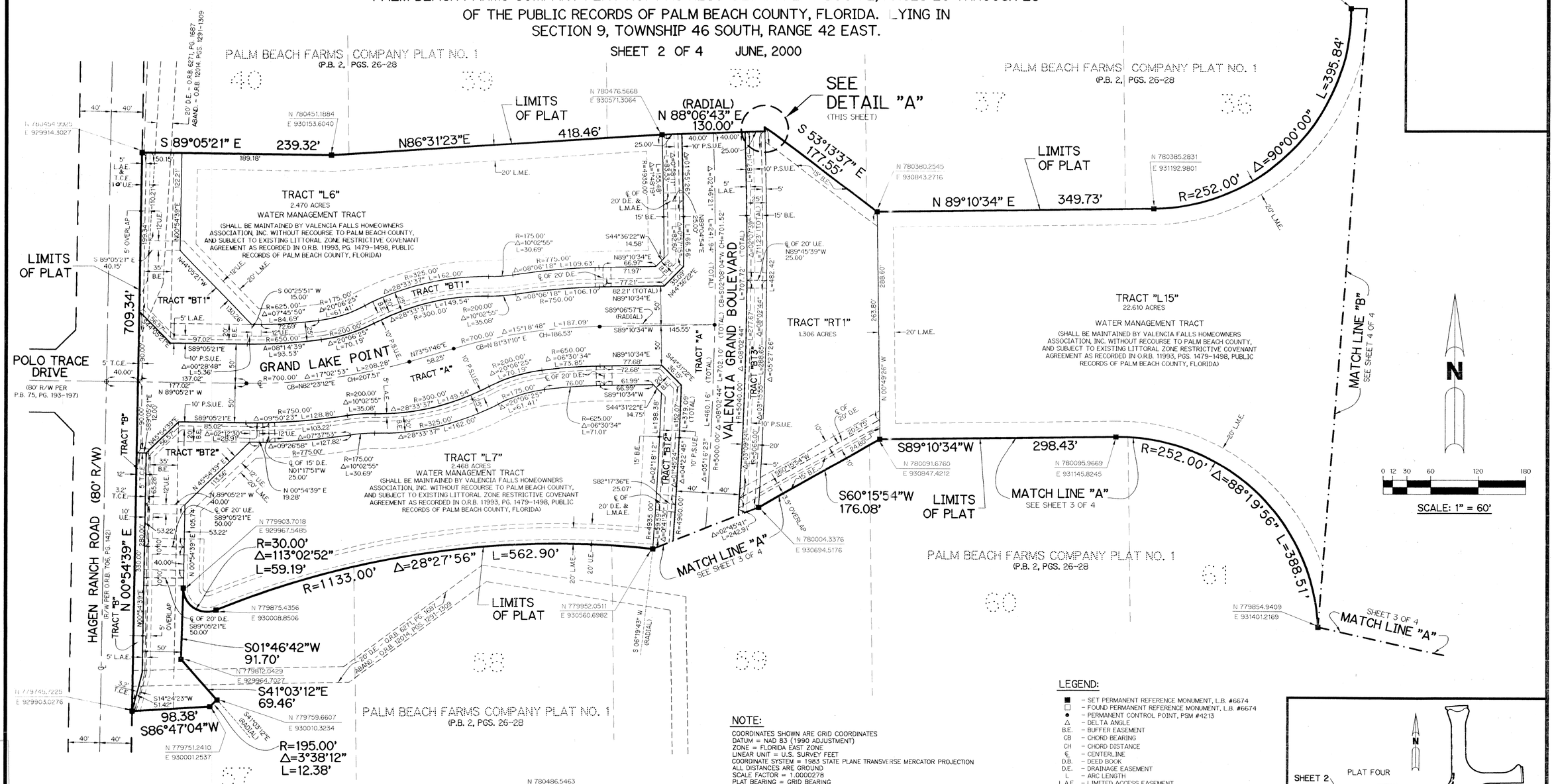
29

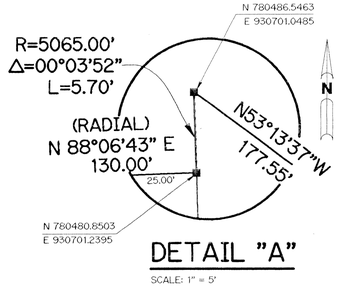
VALENCIA GRAND ISLES (AKA POLO TRACE PRD) PLANNED UNIT DEVELOPMENT

VALENCIA FALLS - PLAT ONE

BEING A REPLAT OF A PORTION OF TRACTS 29, 30, 33, 34, 35, 36, 37, 38, 40, 57, 58, 59, 60, 61, 62, 63, 64, 67, 68, 69 AND 70
PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN
SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SHEET 2 OF 4 JUNE, 2000





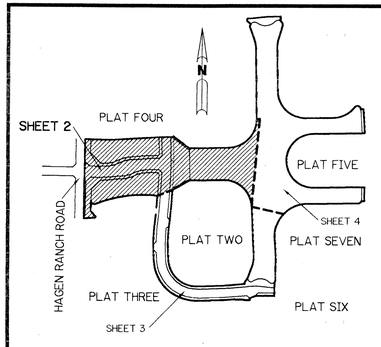
NOTE:

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 = 1.0000278
PLAT BEARING = GRID BEARING
NO ROTATION

LEGEND:

- ■ – SET PERMANENT REFERENCE MONUMENT, L.B. #6674
- □ – FOUND PERMANENT REFERENCE MONUMENT, L.B. #6674
- ● – PERMANENT CONTROL POINT, PSM #4213
- Δ – DELTA ANGLE
- B.E. – BUFFER EASEMENT
- ℄B – CHORD BEARING
- CH – CHORD DISTANCE
- ℄ – 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
- PGS. – PAGES
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- PROP. – PROPOSED
- P.S.M. – PROFESSIONAL SURVEYOR AND MAPPER
- R – RADIUS
- RAD. – RADIAL
- R/W – RIGHT-OF-WAY
- S.D.E. – SWALE DRAINAGE EASEMENT
- S.T. – SURVEY TIE
- U.E. – UTILITY EASEMENT
- T.C.E. – TEMPORARY CONSTRUCTION EASEMENT
- P.S.U.E. – PRIVATE SPECIFIC UTILITY EASEMENT

N 737648.0171
E 905258.2326 – DENOTES STATE PLANE COORDINATES



KEY MAP
N.T.S.

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB-6674

A223-01 SHEET 2 OF 4

SUBDIVISION Valencia Falls-Plat One
BOOK 89 PAGE 29
FLOOD MAP # 200A
FLOOD ZONE B
ZONING PUD
CAD # 51
SE
TAX 400
PUD NAME Polo Trace
ZIP CODE 33437