

VALENCIA IV (AKA VALENCIA SHORES P.U.D.) PLANNED UNIT DEVELOPMENT VALENCIA SHORES - PLAT FOUR

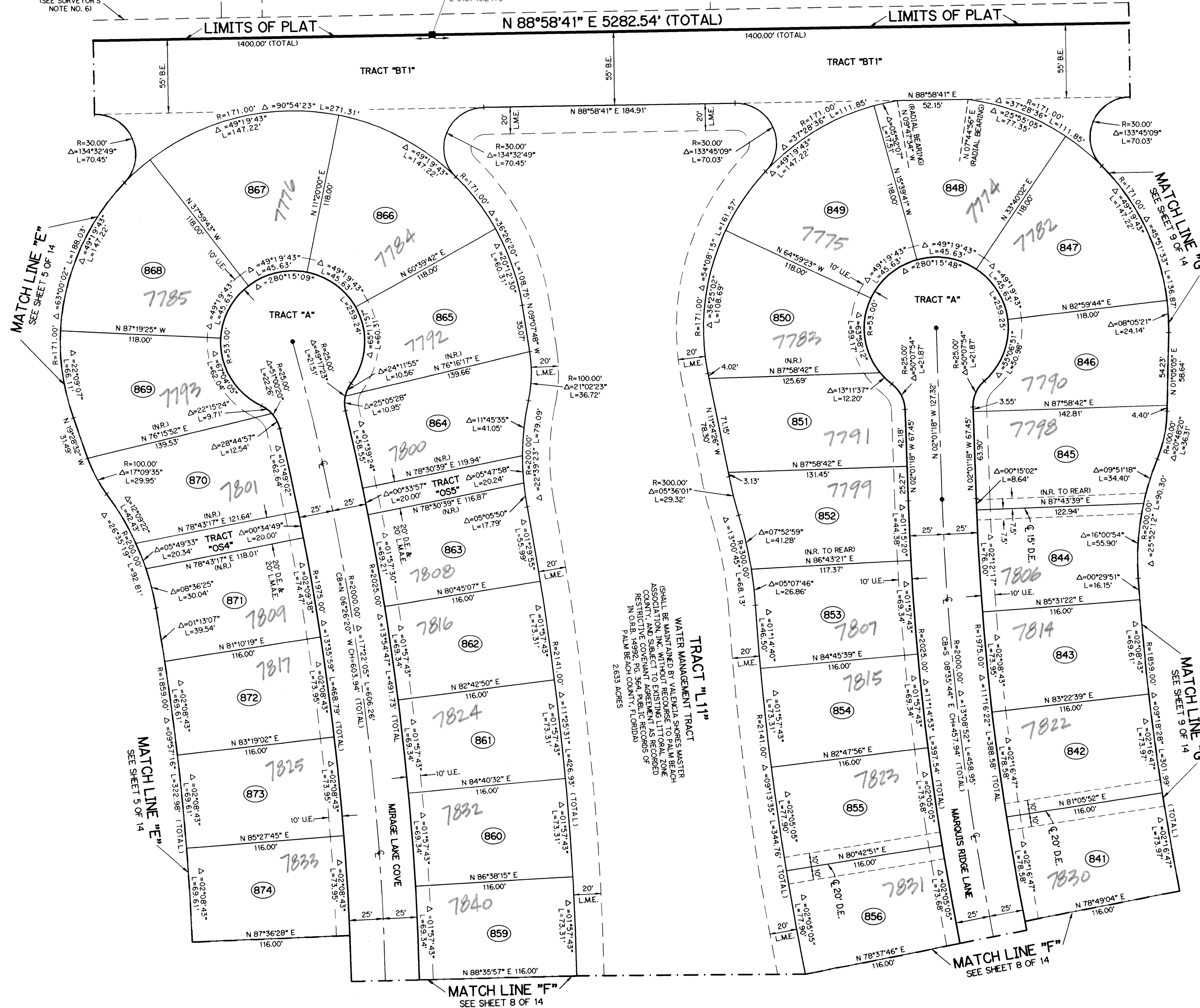
BEING ALL OF TRACTS 90 THROUGH 97, AND 104 THROUGH 113, AND A PORTION OF TRACTS 89, 98, 99, 100, 103 AND 114, AND A PORTION OF THE SOUTH 15 FEET OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING NORTH OF AND PARALLEL TO SAID TRACTS 89 THROUGH 100, BLOCK 43, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 7 OF 14 APRIL, 2003

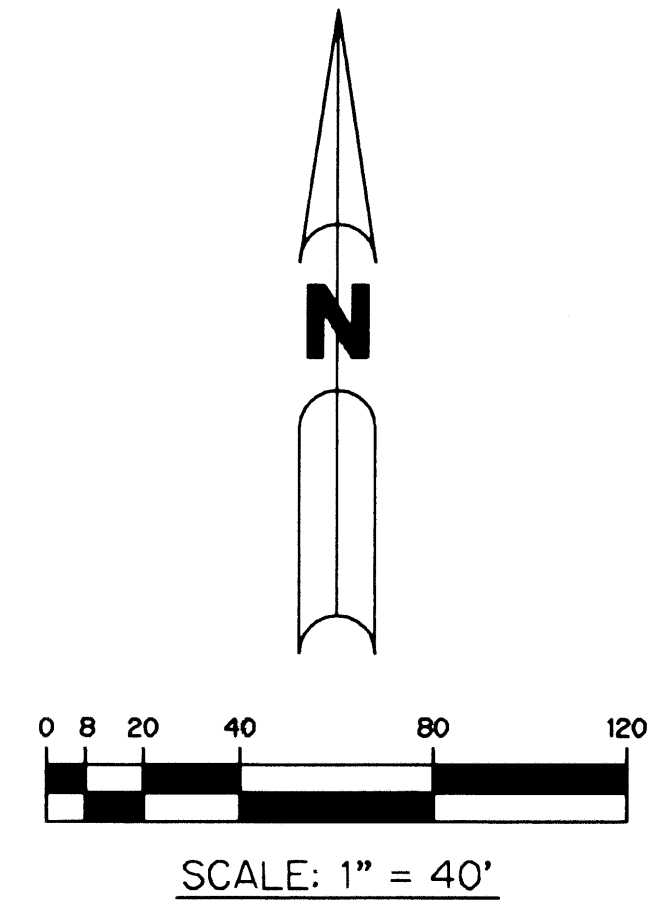
THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB-6674

PALM BEACH FARMS
COMPANY PLAT NO. 3
(P.B. 2, PG. 45)
(BLOCK 43)

NORTH 15' OF
30' R. D. & D.
(P.B. 2, PG. 45)
(SEE SURVEYOR'S
NOTE NO. 6)

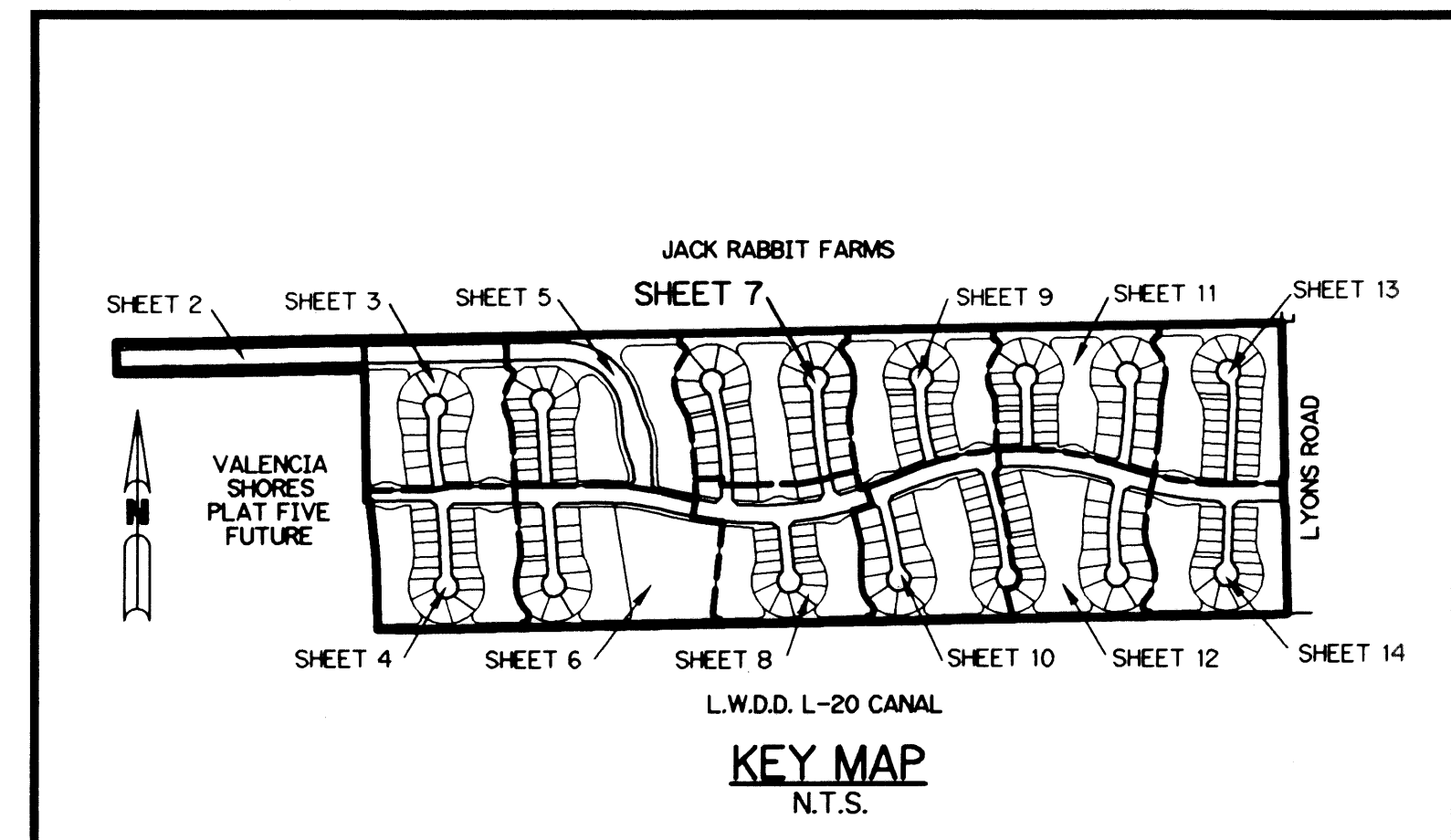


- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
 - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #6674
 - - SET PERMANENT CONTROL POINT, L.B. #6674
 - - FOUND PERMANENT CONTROL POINT, L.B. #6674
 - Δ - DELTA ANGLE
 - B.E. - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - C.L. - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - GN. - GROUND
 - ARC - 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. - 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.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
 - P.C. - POINT OF CURVATURE
 - 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.T. - POINT OF TANGENCY
 - R. - RADIUS
 - RAD. - RADIAL
 - R.D. & D. - ROAD, DITCH & DYKE RESERVATION
 - R/W - RIGHT-OF-WAY
 - TYP. - TYPICAL
 - U.E. - UTILITY EASEMENT
 - N 737648.0171
E 905258.2326 - DENOTES STATE PLANE COORDINATES



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
PER P.B. 2, PG. 45-54
SCALE FACTOR = 1.0000217
PLAT BEARING = GRID BEARING
NO ROTATION



SUBDIVISION VALENCIA SHORES PL. 4
PAGE 84
FLOOD ZONE B
QUAD # 49
SE
TAZ. 743
PUD NAME VALENCIA SHORES

WATER MANAGEMENT TRACT
SHALL BE MAINTAINED BY VALENCIA SHORES MASTER
ASSOCIATION, INC. WITH REFERENCE TO PALM BEACH
COUNTY, AND COVENANT AGREEMENT RECORDED
IN O.R.B. 14992, PG. 364, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA
2.633 ACRES