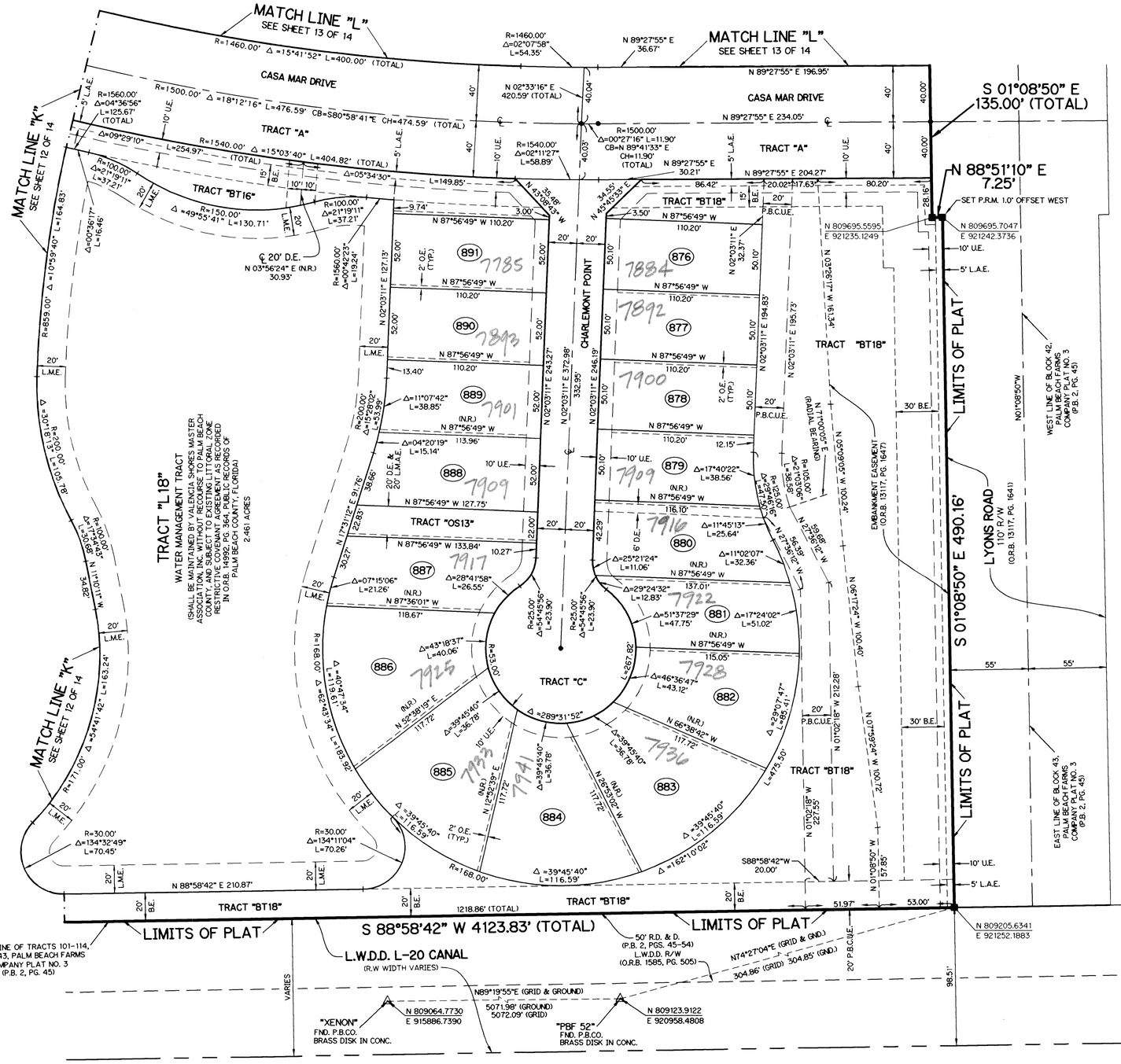
VALENCIA IV (AKA VALENCIA SHORES P.U.D.) PLANNED UNIT DEVELOPMENT

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 14 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

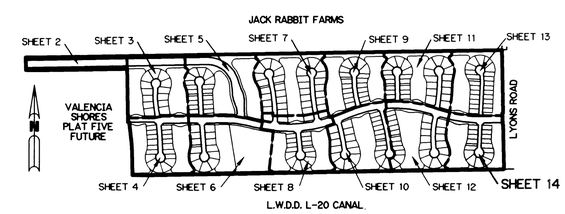


LEGEND:

- ■ – 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
- ℄ – CENTERLINE
- D.B. – DEED BOOK
- D.E. – DRAINAGE EASEMENT
- GND. – GROUND
- 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.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 PER P.B. 2, PG. 45 -54
- 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
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000217
PLAT BEARING = GRID BEARING
NO ROTATION



KEY MAP
N.T.S.

A528.04 SHEET 14 OF 14

SUBDIVISION Valencia Shores - PL 4
BOOK 99 PAGE 91
FLOOD ZONE B FLOOD MAP # 1856
QUAD # 47 ZONING PUD
SE ZIP CODE 33467
TAX 743
PUD NAME VALENCIA SHORES