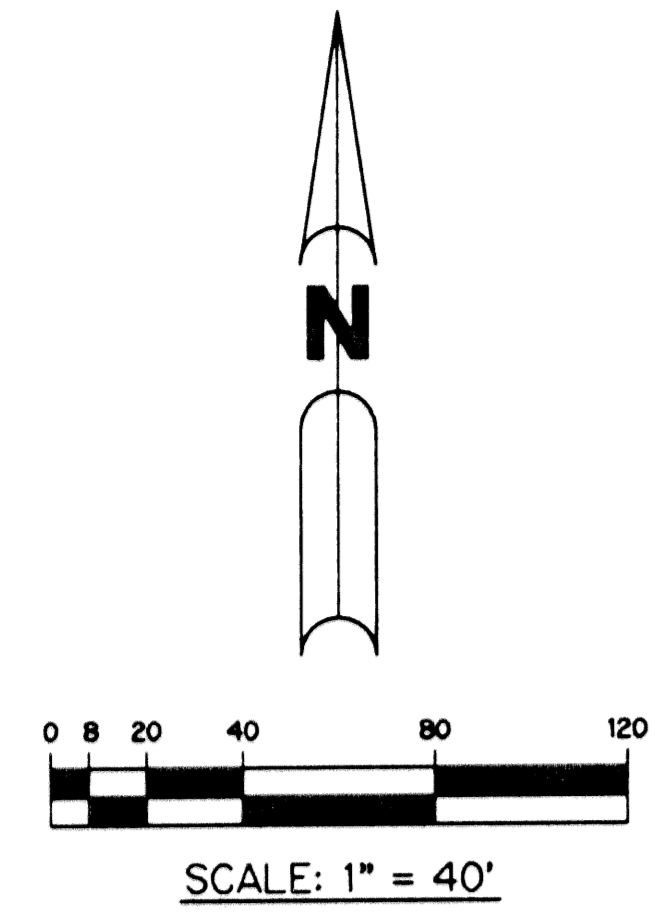


# VALENCIA SHORES - PLAT THREE

BEING A REPLAT OF ALL OF TRACTS 58, 59, 80, 81, 85 THROUGH 87, 106 AND 107, A PORTION OF TRACTS 57, 60, 79, 82, 84, 88, 105 AND 108, BLOCK 42, AND A PORTION OF THE ROAD, DITCH AND DYKE RESERVATION LYING BETWEEN SAID TRACTS 79 THROUGH 82 AND SAID TRACTS 84 THROUGH 88, ALL 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, AND TRACT "BT-9", VALENCIA SHORES - PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGES 88 THROUGH 113, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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

SHEET 13 OF 13 NOVEMBER, 2002



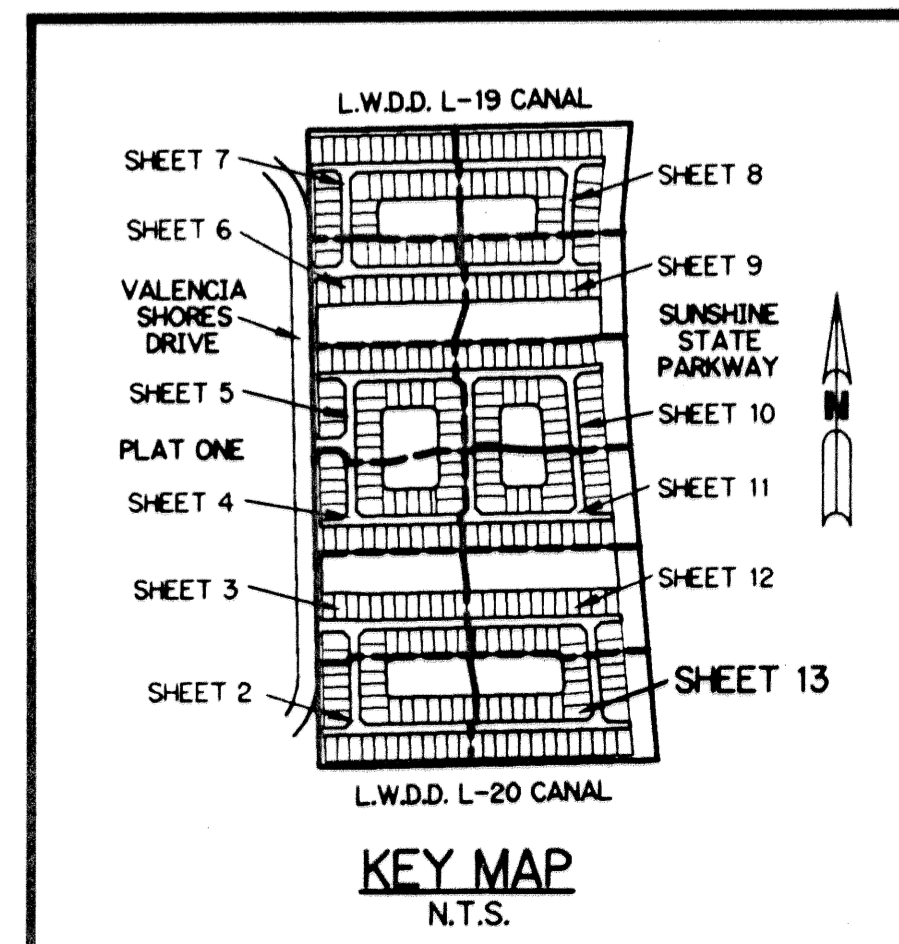
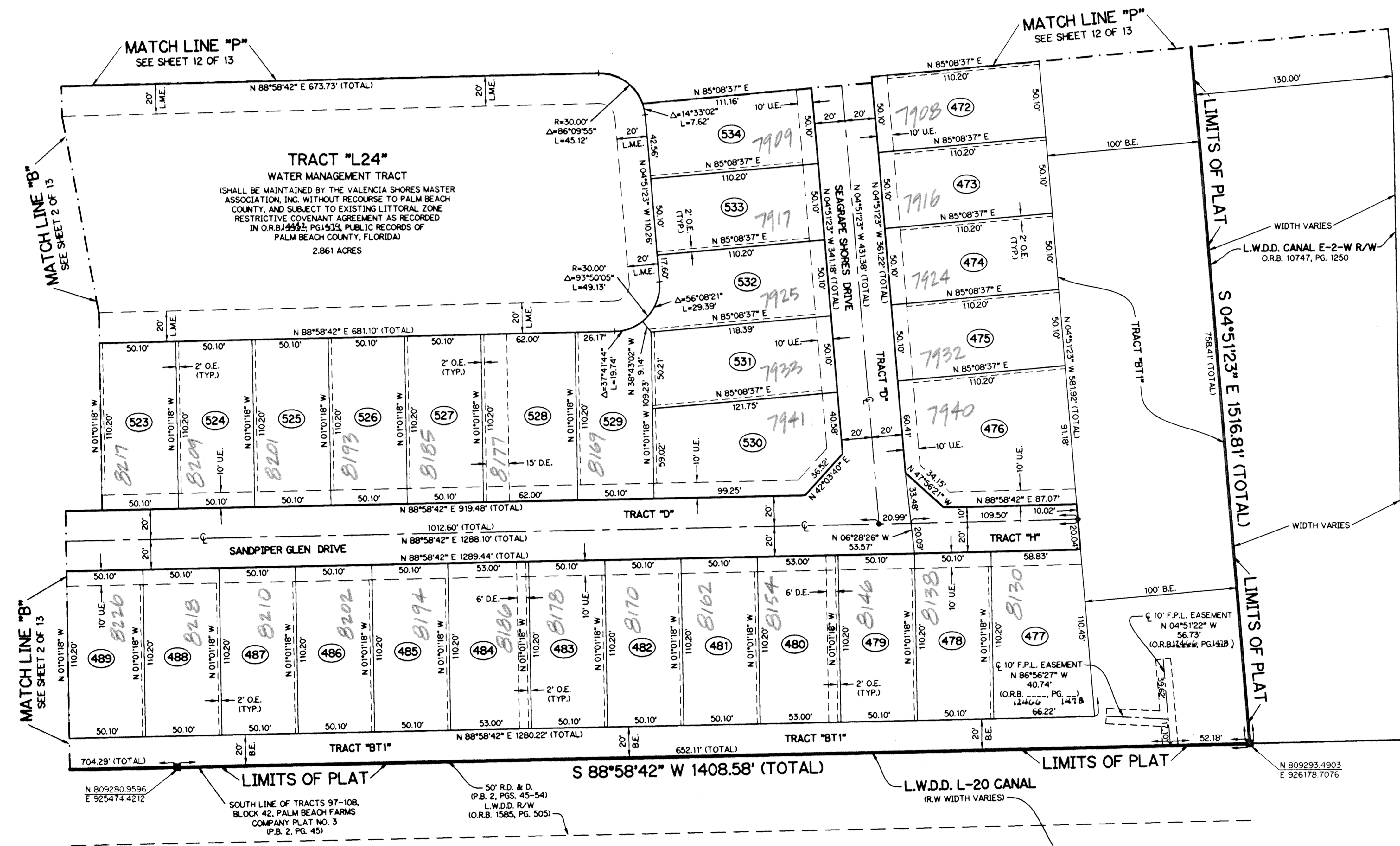
### LEGEND:

- - 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
- △ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- C - 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
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- 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
- S.F. - SQUARE FEET
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- N.R. - NON-RADIAL

**SUNSHINE STATE PARKWAY**  
 (O.R.B. 1131, PG. 58)  
 (O.R.B. 8223, PG. 1084)  
 (VARIABLE R/W)

### NOTE:

COORDINATES SHOWN ARE GRID COORDINATES  
 DATUM = NAD 83 (1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998)  
 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



SUBDIVISION VALENCIA SHORES - P. 3  
 BOOK 97 FLOOD MAP # 105A  
 FLOOD ZONE B ZONING PUD  
 QUAD # 49 ZIP CODE 33407  
 SE 744  
 TAZ VALENCIA SHORES  
 PUD NAME VALENCIA SHORES

MELROSE P.U.D. (VENETIAN ISLES)  
 (P.B. 85, PGS. 165 - 167)