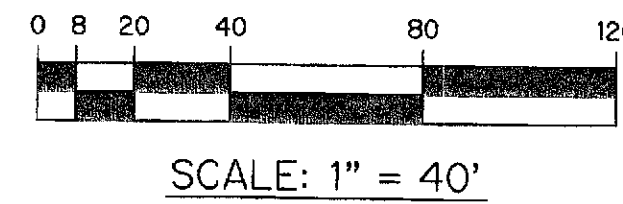


LYONS WEST AGR P.U.D. - PLAT SEVEN

BEING A REPLAT OF A PORTION OF TRACTS 59, 60, 61, 62, 83 AND 84 AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 5 OF 7 JUNE, 2011



THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

NOTE:

COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. 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 = 1.0000207 PLAT BEARING = GRID BEARING

S. R. 7 (U.S. 441)

FDOT PROJECT 5268
FDOT RIGHT-OF-WAY MAP SECTION 93E10-2524
R.Z.B. 1, PG. 38

WEST R/W LINE OF L.W.D.D. E-1 CANAL
SHALL BE THE EASTERN BOUNDARY OF
EXISTING CANAL AS SHOWN
ON ROAD PLAT BOOK 7, PG. 21
PER AGREEMENT RECORDED IN
O.R.B. 9813, PG. 154S.

EAST LINE OF SECTION 25-45-41

L.W.D.D. E-1 CANAL

N 00°57'53" W

CANAL RESERVATION
PER P.B. 2, PG. 45
L.W.D.D. R/W PER
O.R.B. 1585, PG. 505

25' R.D. & D.
RESERVATION
P.B. 2, P.S.S. 45-54
L.W.D.D. R/W PER
O.R.B. 1585, PG. 505

LIMITS OF PLAT

TRACT "OS15"

TRACT "OS2"

TRACT "OS16"

TRACT "OS2"

TRACT "OS15"

TRACT "OS2"

TRACT "OS15"

TRACT "OS2"

TRACT "OS2"

TRACT "OS15"

MATCH LINE
(See Sheet 3)

N 01°06'47" W 1095.89' (TOTAL)

R=145.00'
Δ=90°43'20"
L=229.59'
(TOTAL)

R=145.00'
Δ=90°43'20"
L=229.59'
(TOTAL)

R=145.00'
Δ=90°43'20"
L=229.59'
(TOTAL)

R=145.00'
Δ=90°43'20"
L=229.59'
(TOTAL)

R=145.00'
Δ=90°43'20"
L=229.59'
(TOTAL)

R=145.00'
Δ=79°40'56"
L=201.65'
(TOTAL)

N 01°06'47" W 491.21'

N 01°06'47" W 491.21'

N 01°06'47" W 491.21'

N 01°06'47" W 491.21'

N 01°06'47" W 491.21'

N 01°06'47" W 491.21'

MATCH LINE
(See Sheet 3)

TRACT "B"

TRACT "OS2"

TRACT "OS15"

TRACT "OS2"

TRACT "OS15"

MATCH LINE
(See Sheet 3)

TRACT "B"

TRACT "OS2"

TRACT "OS15"

TRACT "OS2"

TRACT "OS15"

MATCH LINE
(See Sheet 3)

TRACT "L17"
WATER MANAGEMENT TRACT
(SHALL BE MAINTAINED BY VALENCIA RESERVE HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 24272, PG. 401, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)
5.559 ACRES

(NR) S88°53'13"W
143.45'

(NR) S88°53'13"W
143.45'

(NR) S88°53'13"W
143.45'

(NR) S88°53'13"W
143.45'

MATCH LINE
(See Sheet 4)

TRACT "L17"

TRACT "OS2"

TRACT "OS15"

TRACT "OS2"

TRACT "OS15"

MATCH LINE
(See Sheet 4)

TRACT "L17"

TRACT "OS2"

TRACT "OS15"

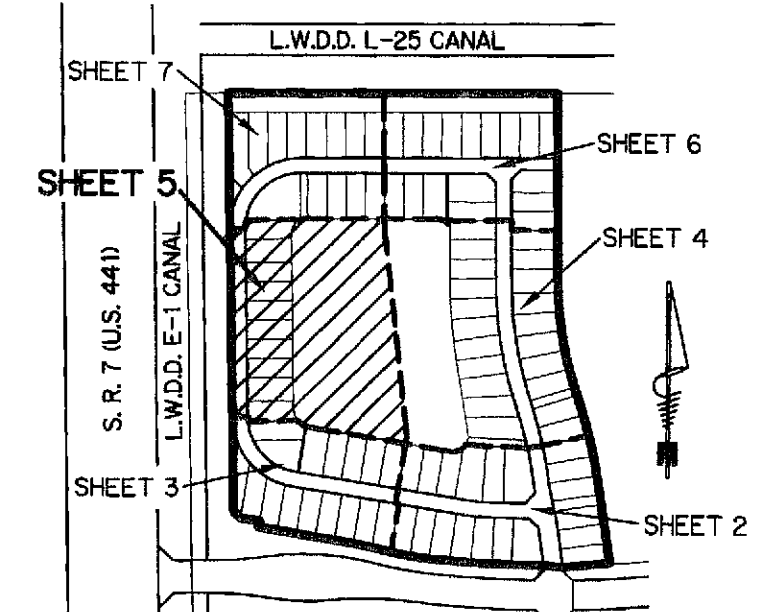
TRACT "OS2"

TRACT "OS15"

LEGEND:

- - SET PERMANENT REFERENCE MONUMENT, L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT, L.B. #7741
- - SET PERMANENT CONTROL POINT, L.B. #7741
- - FOUND PERMANENT CONTROL POINT, L.B. #7741
- Δ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- CL - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- F.P.L. - FLORIDA POWER & LIGHT
- G.E. - GRADING 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.R.B. - OFFICIAL RECORD BOOK
- O.E. - OVERHANG EASEMENT
- P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
- P.B. - PLAT BOOK
- P.C.P. - PERMANENT CONTROL POINT
- P.G.S. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- R/W - RIGHT-OF-WAY
- R.D. & D. - ROAD, DYKE AND DITCH RESERVATION
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT

N 1000000.0000 - DENOTES STATE PLANE COORDINATES
E 1000000.0000



KEY MAP
N.T.S.