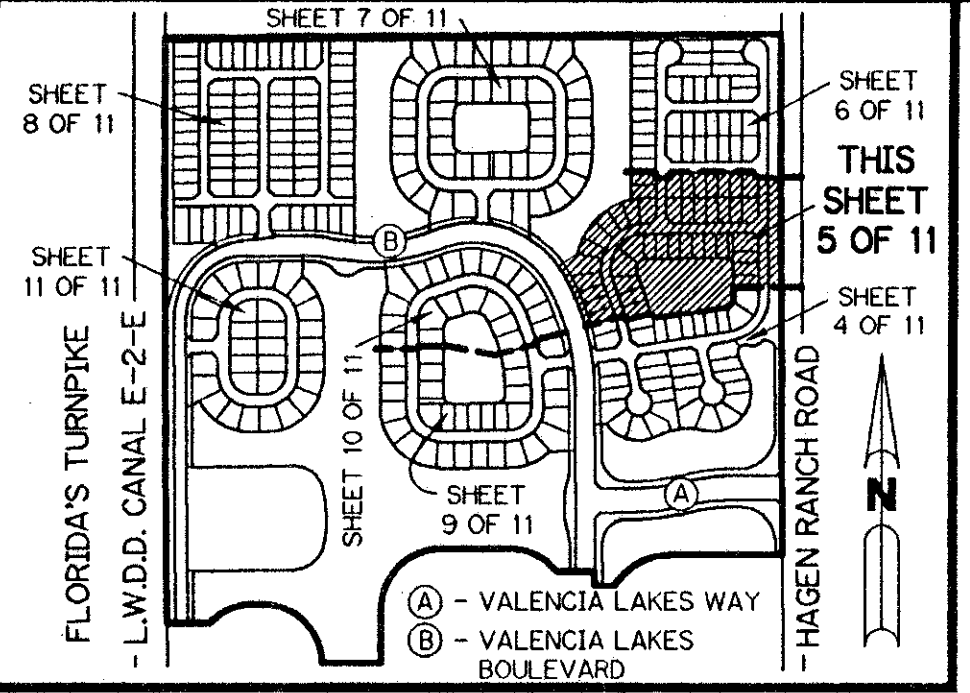


A PLANNED UNIT DEVELOPMENT

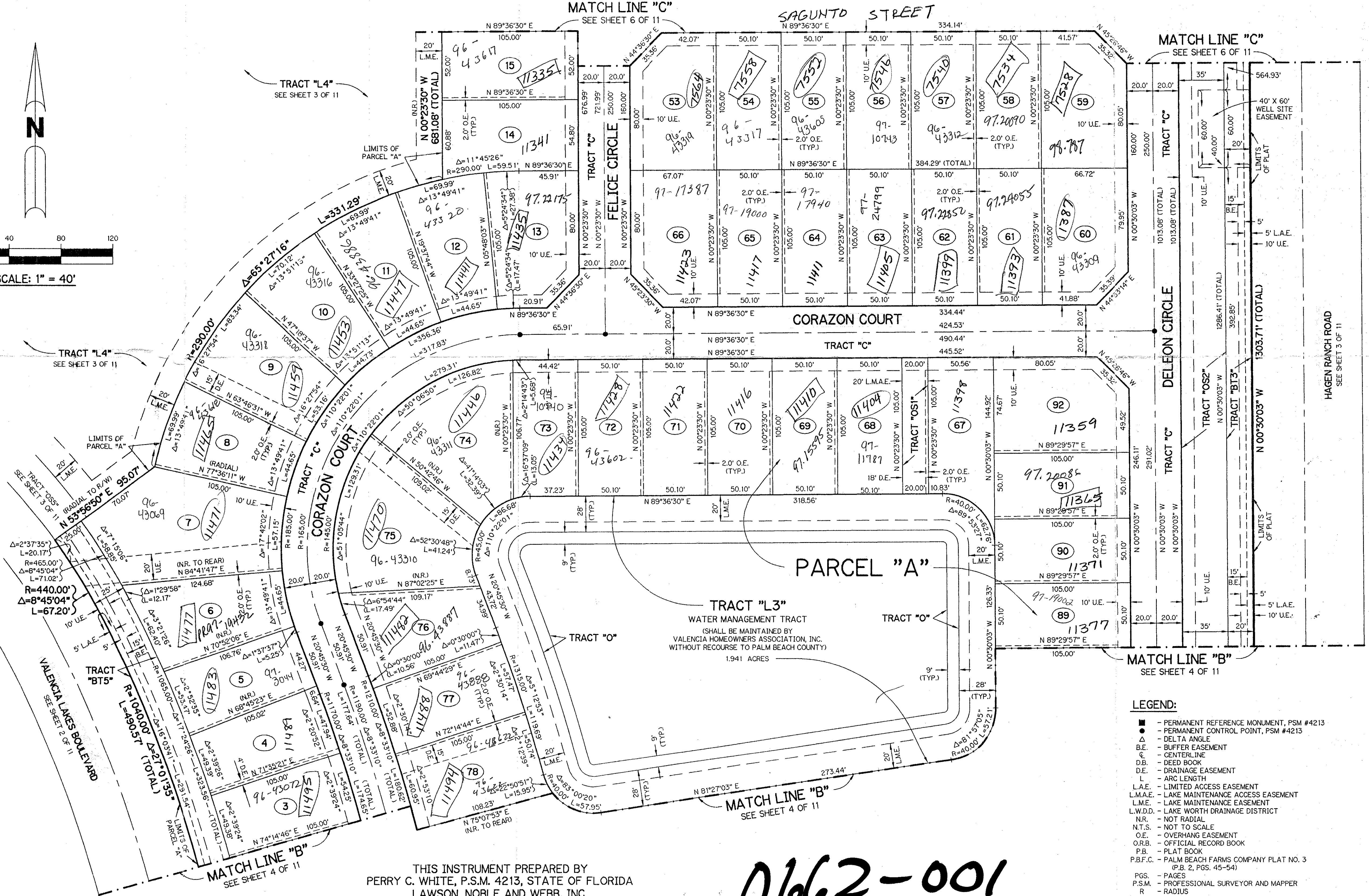
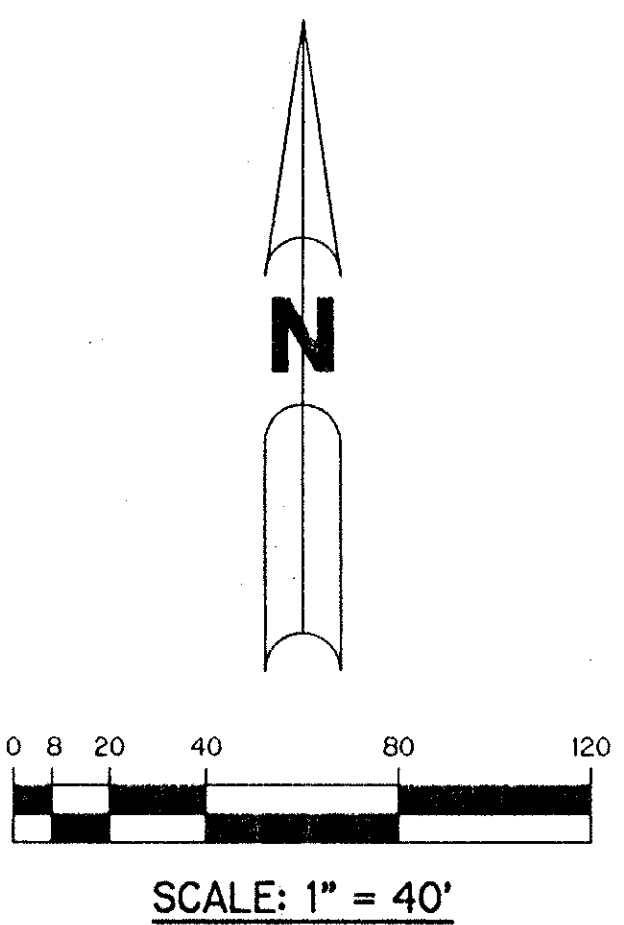
VALENCIA LAKES - PLAT ONE

BEING A REPLAT OF ALL OF TRACTS 42, 43, 44, 45, 46, 47, 50, 51, 52, 53, 54, 55, 74, 75, 76, 77, 78, AND 79 AND A PORTION OF TRACTS 41, 48, 49, 56, 73, 80, 81, 82, 83, 84, 85, 86, 87, AND 88 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ALL IN BLOCK 58 ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SHEET 5 OF 11 FEBRUARY, 1996



KEY MAP
N.T.S.



TRACT "L3"
WATER MANAGEMENT TRACT
(SHALL BE MAINTAINED BY
VALENCIA HOMEOWNERS ASSOCIATION, INC.
WITHOUT RECOURSE TO PALM BEACH COUNTY)
1.941 ACRES

PARCEL "A"

- LEGEND:**
- - PERMANENT REFERENCE MONUMENT, PSM #4213
 - ▲ - PERMANENT CONTROL POINT, PSM #4213
 - Δ - DELTA ANGLE
 - B.E. - BUFFER EASEMENT
 - C. - 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
 - P.B.F.C. - PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
 - PGS. - PAGES
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - N 737648.0171
E 905256.2326 - DENOTES STATE PLANE COORDINATES

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

0662-001

Pet 95-40
No Schools
Restrictive Covenants
Roads 1320' before 12/1/97
5/13/1K
Roads 41452' after 12/1/97

78/17

Subdivision: Valenciac Lakes
PAGE 17
BOOK 78 FLOOD MAP #200A
FLOOD ZONE 414 ZONING PUD
MAP # 50 ZIP CODE 33437
SE 95-40
PUD NAME Valenciac Lakes

Revised
11/22/94