

VALENCIA FALLS - PLAT THREE

97

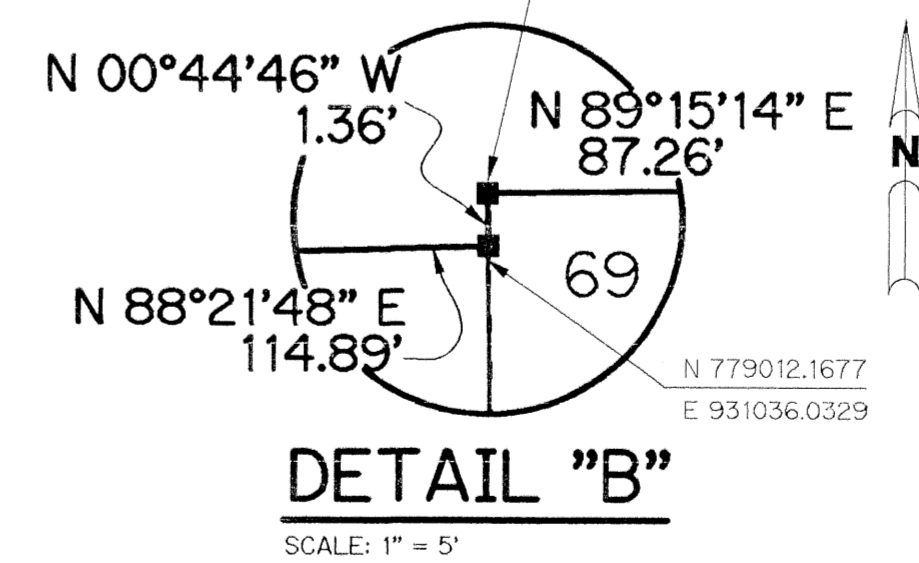
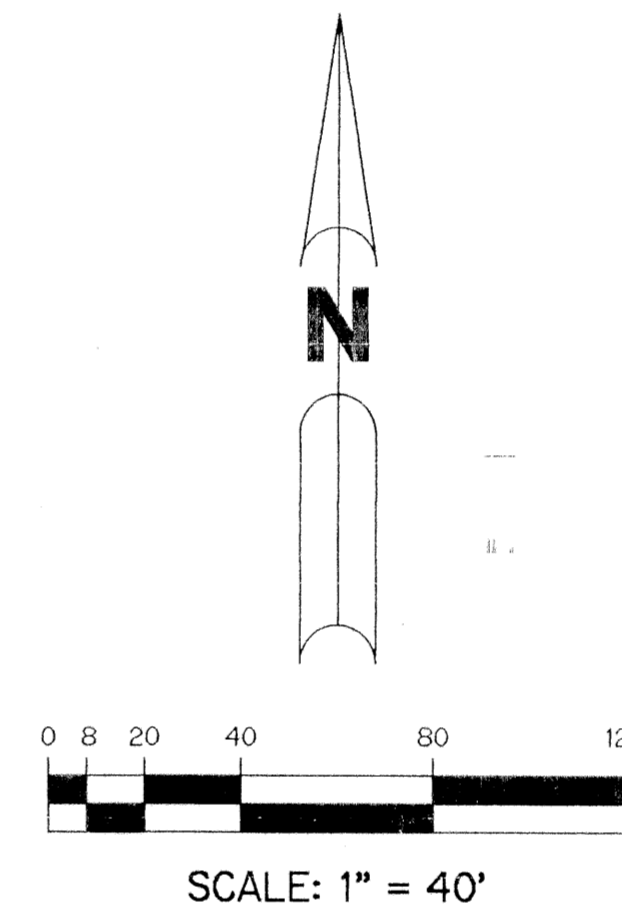
BEING A REPLAT OF A PORTION OF
 TRACTS 57, 58, 59, 68, 69, 70, 71, 72, 89, 90, 91, 92 AND 93
 PALM BEACH FARMS COMPANY PLAT NO. 1
 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SHEET 5 OF 5 JUNE, 2000

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:

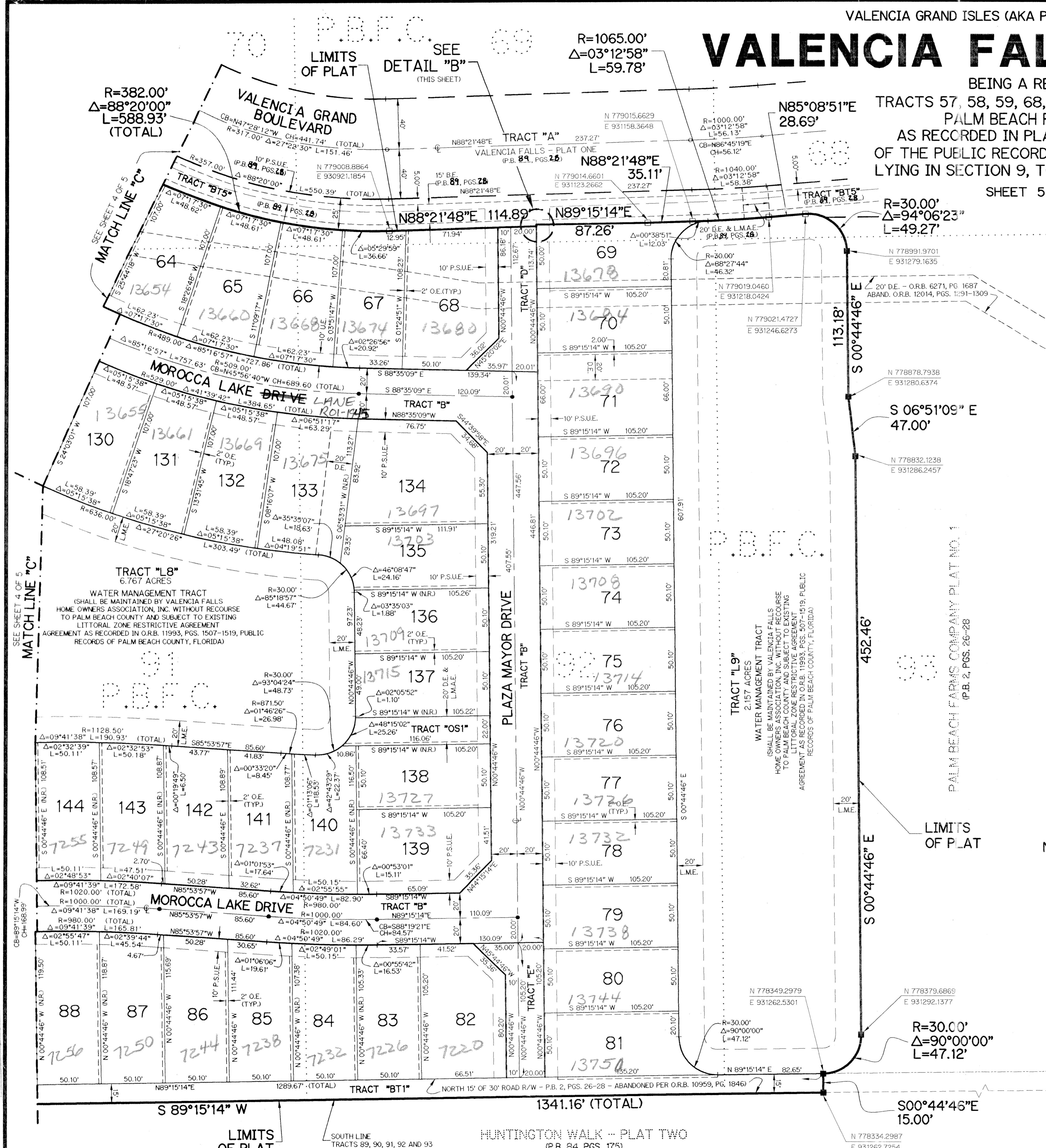
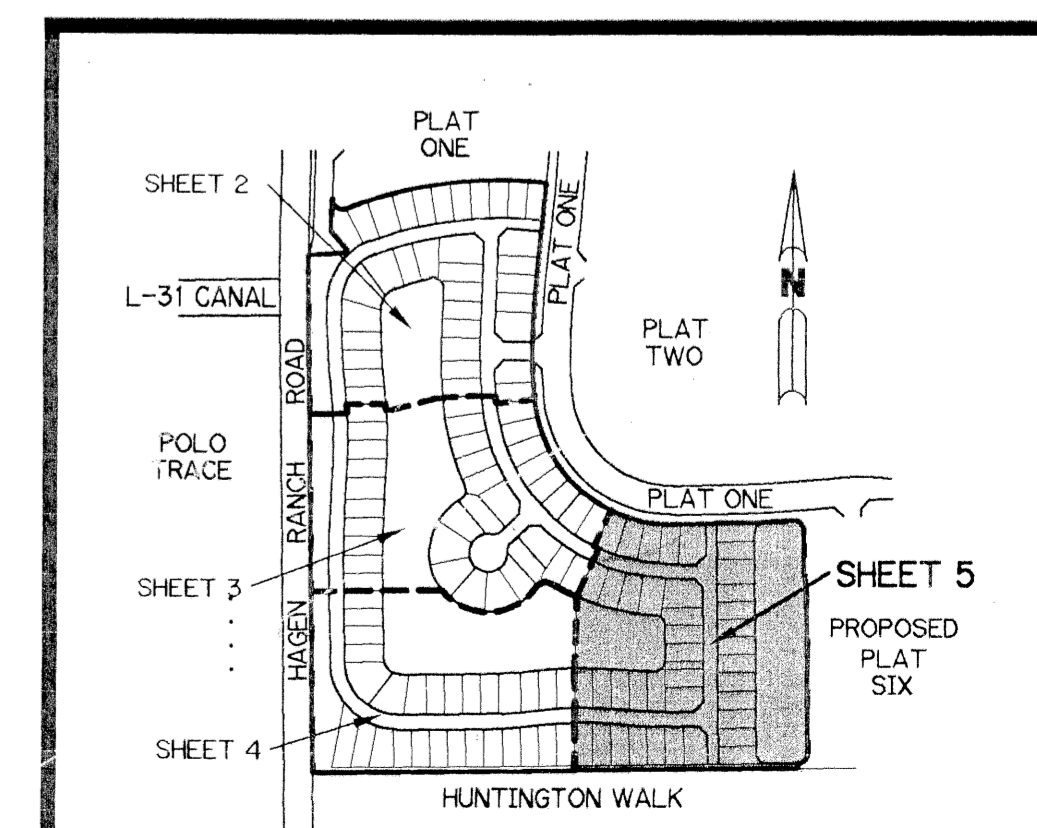
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
 - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #6674
 - - SET PERMANENT CONTROL POINT, L.B. #6674
 - - FOUND PERMANENT CONTROL POINT, L.B. #6674
 - Δ - DELTA ANGLE
- ABAND. - ABANDONED
 B.E. - BUFFER EASEMENT
 CB - CHORD BEARING
 CH - CHORD DISTANCE
 C - CENTERLINE
 D.B. - DEED BOOK
 D.E. - DRAINAGE EASEMENT
 FND. - FOUND
 I.R. - IRON ROD
 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. - LAKE WORTH DRAINAGE DISTRICT
 NR. - NOT RADIAL
 N.T.S. - NOT TO SCALE
 O.E. - OVERHANG EASEMENT
 O.R.B. - OFFICIAL RECORD BOOK
 "OSO" - O'BRIEN, SUTTER & O'BRIEN
 P.B. - PLAT BOOK
 PGS. - PAGES
 P.O.B. - POINT OF BEGINNING
 P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 R - RADIUS
 RAD. - RADIAL
 R/W - RIGHT-OF-WAY
 S.D.E. - SWALE DRAINAGE EASEMENT
 S.T. - SURVEY TIE
 (TYP.) - TYPICAL
 U.E. - UTILITY EASEMENT
 P.S.U.E. - PRIVATE SPECIFIC UTILITY EASEMENT
 P.B.F.C. - PALM BEACH FARMS COMPANY PLAT NO. 1 (P.B. 2, PGS. 26 - 28)
 N 737648.0171 E 905258.2326 - DENOTES STATE PLANE COORDINATES
 61 - DENOTES TRACT NUMBER PER PALM BEACH FARMS COMPANY PLAT NO. 1 (P.B. 2, PG. 26)



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 = 1.0000278
 PLAT BEARING = GRID BEARING
 NO ROTATION

KEY MAP



VALENCIA FALLS
 PLAT THREE
 FLOOR PLAN
 ZONING PUD
 QUAS 51
 ZIP CODE 33416
 TRACT 459
 PUD NAME POLO TRACE PRD

SEE SHEET 4 OF 5

SEE SHEET 4 OF 5

SEE SHEET 4 OF 5