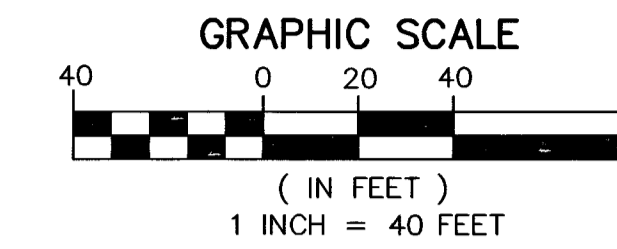
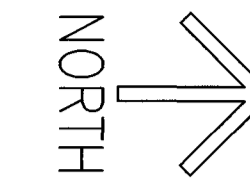
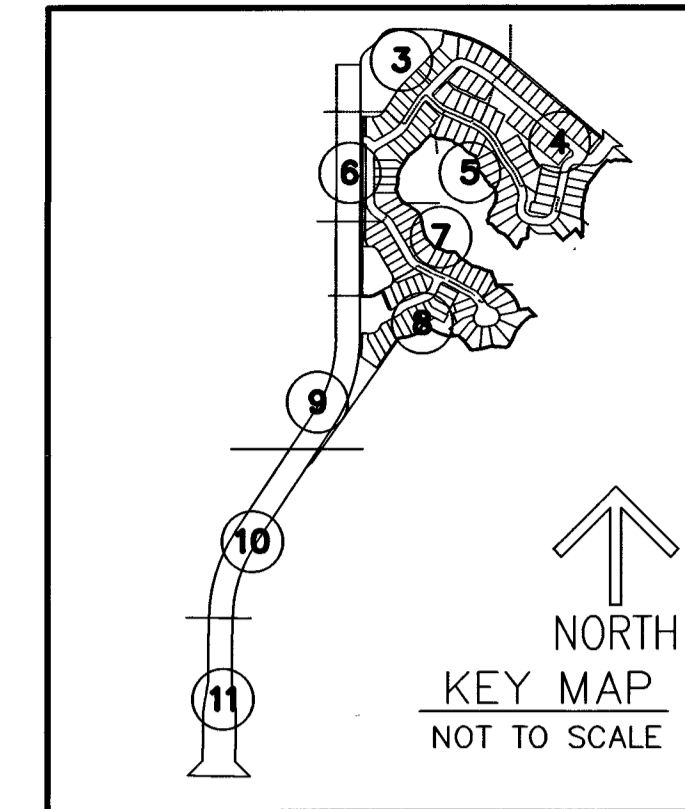


AVENIR - POD 20

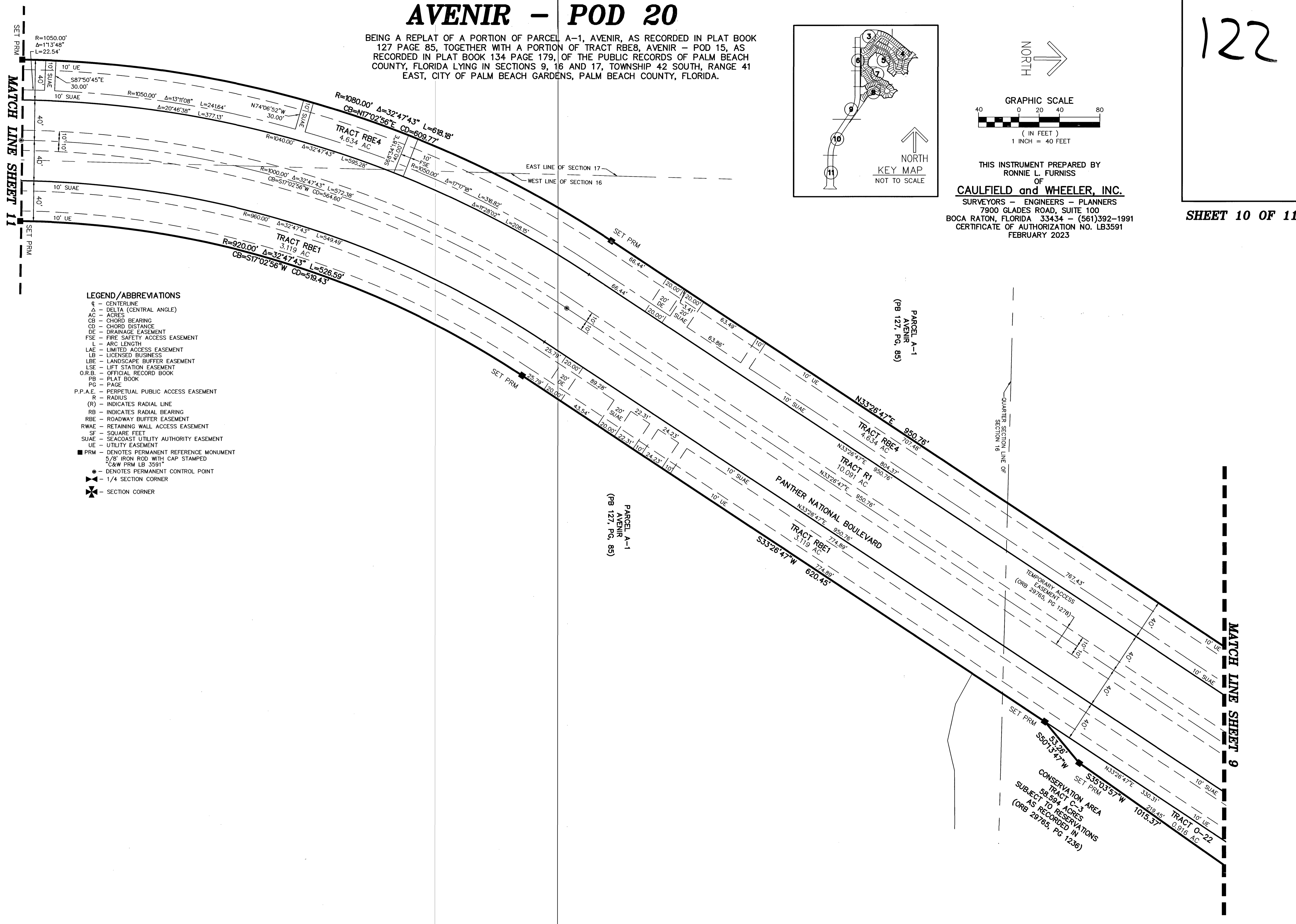
BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE8, AVENIR - POD 15, AS RECORDED IN PLAT BOOK 134 PAGE 179, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.



THIS INSTRUMENT PREPARED BY
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CERTIFICATE OF AUTHORIZATION NO. LB3591
FEBRUARY 2023

SHEET 10 OF 11

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- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - FSE - FIRE SAFETY ACCESS EASEMENT
 - L - ARC LENGTH
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LSE - LIFT STATION EASEMENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - P.P.A.E. - PERPETUAL PUBLIC ACCESS EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - RB - INDICATES RADIAL BEARING
 - RBE - ROADWAY BUFFER EASEMENT
 - RWAE - RETAINING WALL ACCESS EASEMENT
 - SF - SQUARE FEET
 - SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
 - UE - UTILITY EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ⊕ - 1/4 SECTION CORNER
 - ⊗ - SECTION CORNER

MATCH LINE SHEET 11

MATCH LINE SHEET 9

PARCEL A-1
AVENIR
(PB 127, PG. 85)

PARCEL A-1
AVENIR
(PB 127, PG. 85)

QUARTER SECTION LINE OF SECTION 16

TEMPORARY ACCESS EASEMENT (ORB 29765, PG 1278)

CONSERVATION AREA TRACT C-3 53.594 ACRES SUBJECT TO RESERVATIONS AS RECORDED IN (ORB 29765, PG 1236)

R=1050.00'
Δ=113°48'
L=22.54'

10' UE
40'
10' SUAE
S87°50'45"E
30.00'

R=1050.00' Δ=13°11'08" L=241.64'
R=1080.00' Δ=32°47'43" L=618.18'
CB=N17°02'56"E CD=609.77'

N74°06'52"W
30.00'

TRACT RBE4
4.634 AC
R=1040.00' Δ=32°47'43" L=595.28'

R=1000.00' Δ=32°47'43" L=549.49'
CB=S17°02'56"W CD=564.60'

TRACT RBE1
3.119 AC
R=920.00' Δ=32°47'43" L=526.59'
CB=S17°02'56"W CD=519.43'

R=1050.00' Δ=17°17'18" L=316.82'
Δ=11°28'02" L=208.18'

10' FSE
R=1050.00'

EAST LINE OF SECTION 17
WEST LINE OF SECTION 16

66.44'
66.44'

20.00'
20.00'
20.00'
20.00'

10' UE
10' UE
10' UE
10' UE

63.49'
63.86'

25.79'
25.79'

89.28'
43.54'

22.31'
24.23'
24.23'
24.23'

10' UE
10' UE
10' UE
10' UE

N33°26'47"E 950.76'
707.48'

TRACT RBE4
4.634 AC

TRACT R1
10.091 AC

PANTHER NATIONAL BOULEVARD

TRACT RBE1
3.119 AC

774.89'
620.45'

S33°26'47"W

767.43'

40'

40'

10' UE

10' UE

10' UE

10' UE

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