

AVALON ESTATES PLANNED UNIT DEVELOPMENT

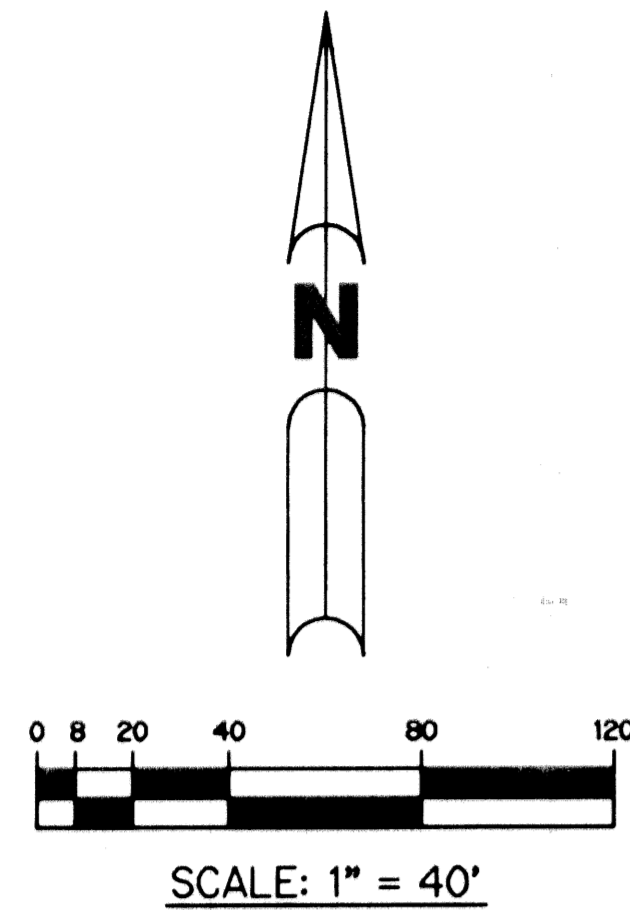
AVALON ESTATES

A REPLAT OF THOSE PORTIONS OF TRACTS 9 THROUGH 17, 24, 41 THROUGH 43, 48, 49, 54 THROUGH 56, ALL OF TRACTS 18 THROUGH 23, 44 THROUGH 47, 50 THROUGH 53, AND A PORTION OF THAT CERTAIN 30 FOOT STRIP OF LAND LYING SOUTH OF TRACTS 17 THROUGH 24, AND LYING NORTH OF TRACTS 41 THROUGH 48, BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

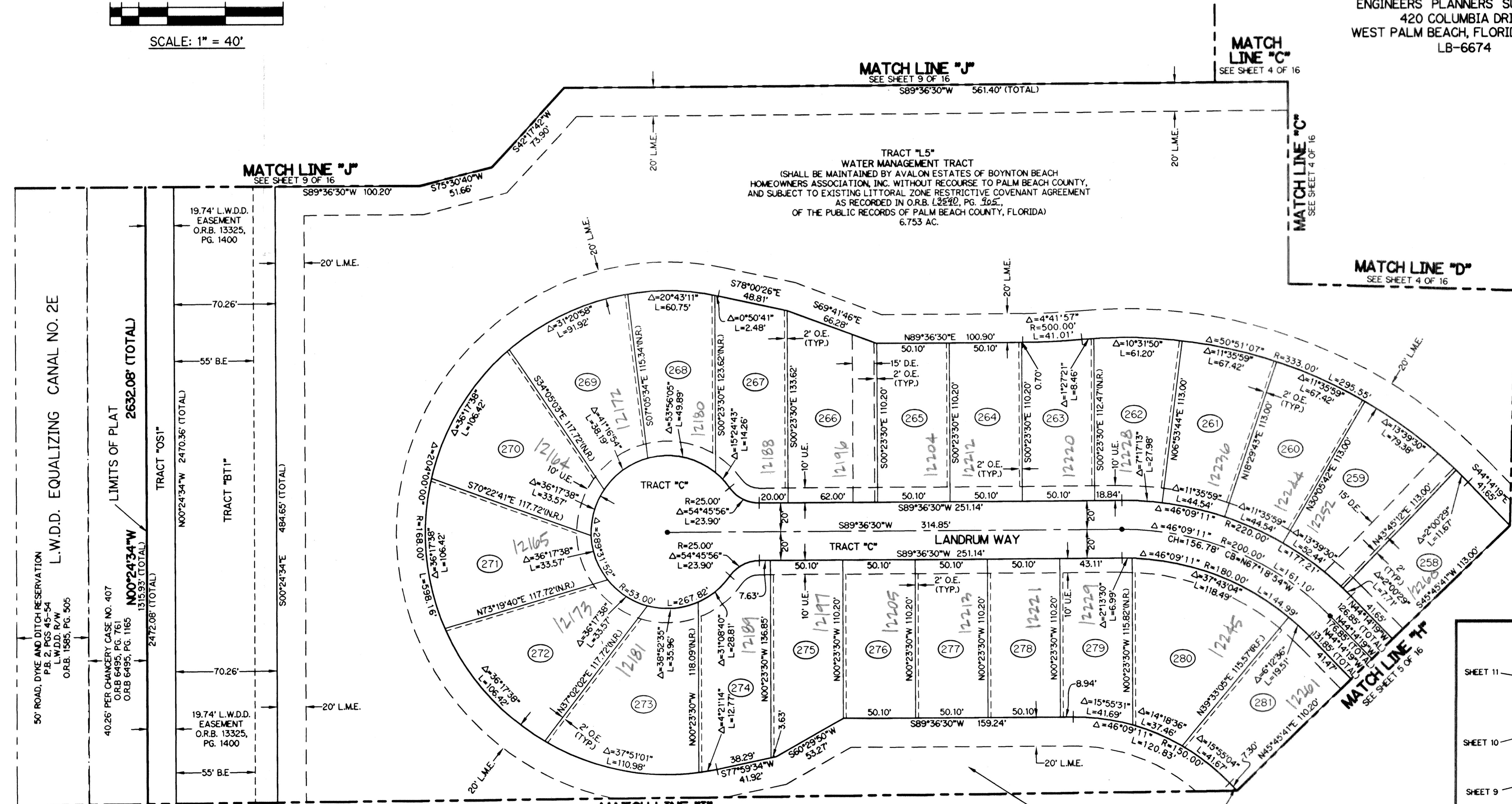
SHEET 8 OF 16 APRIL, 2002

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 = 1.0000289
PLAT BEARING = GRID BEARING (NO ROTATION)

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



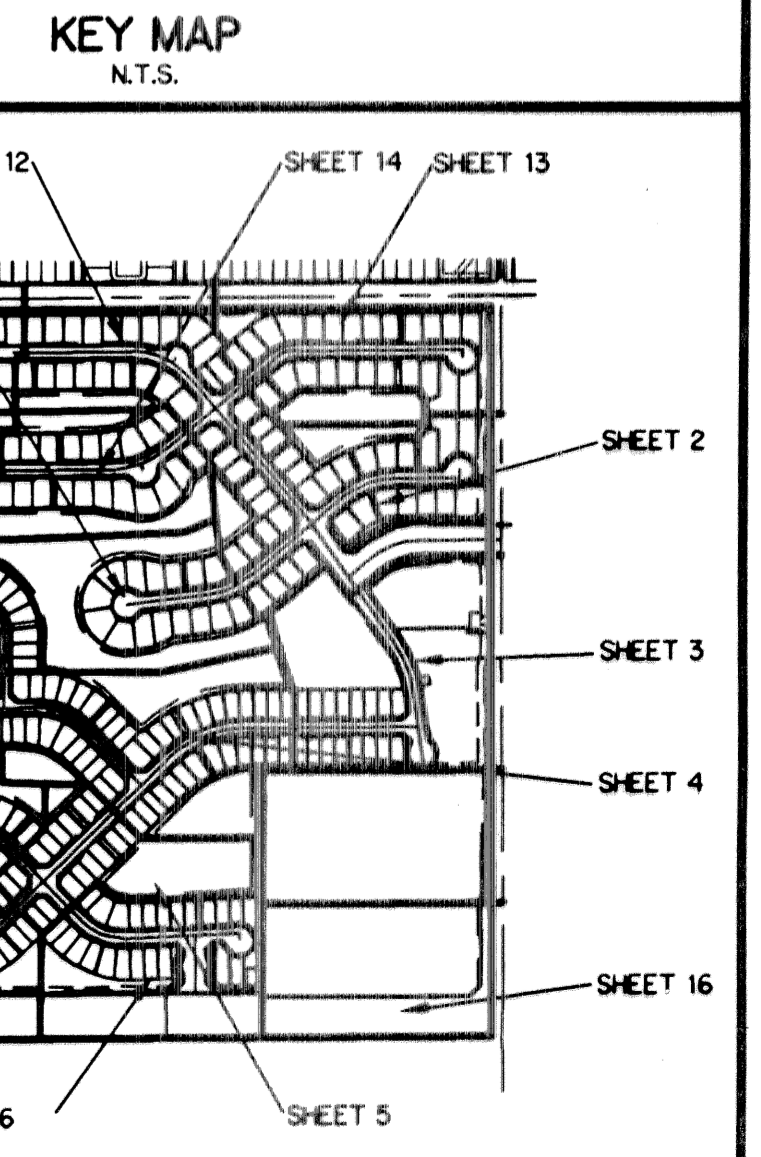
- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
 - - PERMANENT CONTROL POINT, L.B. #6674
 - △ - DELTA ANGLE
 - AC - ACRES
 - B.E. - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD
 - CL - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - L - ARC LENGTH
 - L.A.E. - LIMITED 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.C. - POINT OF CURVATURE
 - P.I. - POINT OF INTERSECTION
 - P.S. - PAGES
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - R - RADIUS
 - RAD. - RADIAL
 - R/W - RIGHT-OF-WAY
 - S.F. - SQUARE FEET
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - N 737648.0171 - DENOTES STATE PLANE COORDINATES
 - E 905258.2326



FLORIDA'S TURNPIKE
L.W.D.D. EQUALIZING CANAL NO. 2E

LIMITS OF PLAT
TRACT "OSI"
TRACT "BTI"

MATCH LINE "H"
SEE SHEET 5 OF 16



SUBDIVISION AVALON ESTATES
BOOK 96 PAGE 11
FLOOD ZONE B
QUAD # 51
SZ 450
PLAT NAME AVALON ESTATES

50' ROAD, DYKE AND DITCH RESERVATION
P.B. 2, PGS 45-54
L.W.D.D. R/W
O.R.B. 1985, PG. 505

40.26' PER CHANCERY CASE NO. 407
O.R.B. 6495, PG. 761
O.R.B. 6495, PG. 1165

19.74' L.W.D.D. EASEMENT
O.R.B. 13325, PG. 1400

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O.R.B. 13325, PG. 1400

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O.R.B. 13325, PG. 1400

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O.R.B. 13325, PG. 1400

19.74' L.W.D.D. EASEMENT
O.R.B. 13325, PG. 1400

TRACT "L5"
WATER MANAGEMENT TRACT
(SHALL BE MAINTAINED BY AVALON ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 13325, PG. 922,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)
6.753 AC.