AVALON TRAILS AT VILLAGES THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF ORIOLE PUD CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF ALL OF PARCELS G-1, G-3, G-4, G-5 AND L.W.D.D. CANAL L-33, 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 RECREATION PLAT OF VILLAGE OF ORIOLE, AS RECORDED IN PLAT BOOK 31, PAGE 168, TOGETHER WITH ALL OF THE PLAT OF GOLF AND TENNIS CLUB OF VILLAGES OF ORIOLE, AS RECORDED IN PLAT BOOK 31, PAGE 213, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 15 AND 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, MATCH LINE SHEET 10 PALM BEACH COUNTY, FLORIDA KEY MAP NOT TO SCALE $\Delta = 25^{\circ}05'16''$ N88*54'27"E 90.15' Δ=30°30′47" —L=30.89′ Δ=106*57'02" R=58.00' L=108.27' SHEET 12 OF 20 S88*54'27"W 79.69' TRACT W-3
(PUBLIC DRAINAGE EASEMENT) SUBJECT TO EXISTING LITTORAL ZONE
RESTRICTIVE COVENANT AGREEMENT, AS
RECORDED IN O.R.B. 30085, PAGE 1948 OF
THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA. TRACT REC-3 SUBJECT TO A DRAINAGE EASEMENT, AS RECORDED IN O.R.B. 30086, PAGE 1022 OF THE PUBLIC RECORDS OF PALM BEACH MATCH LINE SHEET 11 Δ=57'10'28" R=173.94'-L=173.57 Δ=79°30'01" R=50.00' L=69.38' TRACT R-1
BONAIRE VILLAGE OF VILLAGES OF ORIOLE (PLAT BOOK 30, PAGES 229-230) BOUNDARY LINE
RECREATION PLAT OF
VILLAGES OF ORIOLE Δ=51°32'38" R=50.00'—— L=44.98' GRAPHIC SCALE TRACT W-4
(PUBLIC DRAINAGE EASEMENT)
SUBJECT TO A DRAINAGE EASEMENT, N 774222.2420 E 935214.6960 AS RECORDED IN O.R.B. 30086 . PAGE PALM BEACH COUNTY-Δ=26'54'30" / R=62.69' HORIZONTAL CONTROL POINT STROLERS
NO MONUMENT FOUND
PALM BEACH COUNTY (114 FEE1 1022 O**f the** Pub**li**c r**e**cords o**f** PALM BEACH COUNTY, FLORIDA. 1 INCH = 30 FEET€ 25' PDE TRACT W-5 BY THIS PLAT PUBLISHED COORDINATES N 774222.2420 E 935214.6960 (PUBLIC DRAINAGE EASEMENT) € 25' D**E** SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT (O.R.B. 30086, PAGE COORDINATES, BEARINGS AND DISTANCES AGREEMENT, AS RECORDED IN O.R.B. 30085 , PAGE 1948 OF Δ=82°00'00" R=43.00'-L=61.54' 1022) THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. L=94.59' COORDINATES SHOWN ARE GRID N31°51′55″E DATUM = NAD 83 (90/98 ADJUSTMENT)12.00' (RADIAL) ZONE = FLORIDA EAST −R=90.00' L=78.59' $\Delta = 79.57.49$ " LINEAR UNIT = US SURVEY FEET R=50.00'— L=69.78' $\Delta = 25^{\circ}23'01'$ L=34.56'— COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND Δ=37°00'55" —L=50.39' TRACT L8 SCALE FACTOR = 1.0000288GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE N 773952.08 BEARINGS AS SHOWN HEREON ARE GRID DATUM, Δ=16*42'37" R=319.32-\ L=93.13' E 934421.76 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE. Δ=25°23'01" L=39.87'—— L=56.02' 2736. 2736. Δ=44'15'00" R=311.24 ယ L=240.37-BOUNDARY LINE LEGEND / ABBREVIATIONS RECREATION PLAT OF $\Delta = 24^{\circ}38'47''$ Q – CENTERLINE VILLAGES OF ORIOLE L=84.95' L=38.71' \triangle - DELTA (CENTRAL ANGLE) TRACT R-1 Δ=27'32'11" R=81.08' L=38.97' CB - CHORD BEARING BONAIRE VILLAGE OF CD - CHORD DISTANCE TRACT L11 VILLAGES OF ORIOLE DE - DRAINAGE EASEMENT (PUBLIC DRAINAGE EASEMENT) E - EASTING (WHEN USED WITH COORDINATES) (PLAT BOOK 30, PAGES 229-230) SUBJECT TO A DRAINAGE EASEMENT, AS 17.20'---. – ARC **LE**NĞTH RECORDED IN O.R.B. 30086 , PAGE 1022 OF LAE - LIMITED ACCESS EASEMENT Δ=32*51'20' R=50.00' L=28.67' THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LB - LICENSED BUSINESS LMAE - LAKE MAINTENANCE ACCESS EASEMENT N.E. CORNER OF PARCEL G-2 RECREATION PLAT OF LME - LAKE MAINTENANCE EASEMENT LSE - LIFT STATION EASEMENT VILLAGES OF ORIOLE L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT N 773883.61 N - NORTHING (WHEN USED WITH COORDINATES) E 934212.68 L=78.75' CB=N21*19'41"E CD=74.99' MOHE - MAINTENANCE AND OVERHANG EASEMENT O.R.B. - OFFICIAL RECORD BOOK PDE - PUBLIC DRAINAGE EASEMENT I. LINE OF PARCEL G-2 RECREATION PLAT OF PRAS - PRIVATE RESIDENTIAL ACCESS STREET PBCUE - PALM BEACH COUNTY UTILITY EASEMENT VILLAGES OF ORIOLE TRACT L8 PC - POINT OF CURVATURE PNT - POINT OF NON-TANGENCY PRC - POINT OF REVERSE CURVATURE PT - POINT OF TANGENCY R - RADIUS PARCEL G-2 -FOUND CONCRETE MONUMENT UE - UTILITY EASEMENT RECREATION PLAT OF NO IDENTIFICATION ► - INDICATES "ZERO" SIDE OF LOT LINE N.W. CORNER OF PARCEL G-2 VILLAGES OF ORIOLE ■ PRM - DENOTES PERMANENT REFERENCE MONUMENT RECREATION PLAT OF (PLAT BOOK 31, PAGES 168-169) 4"x 4"X 24" CONCRETE MONUMENT WITH VILLAGES OF ORIOLE ALUMINUM DISK STAMPED "C&W PRM LB3591" - DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591" PALM BEACH COUNTY ▲ - DENOTES PERMANENT REFERENCE MONUMENT PUBLISHED COORDINATES NAIL AND DISC STAMPED "PRM" LB 3591 N 771485.7500 E 935176.2430