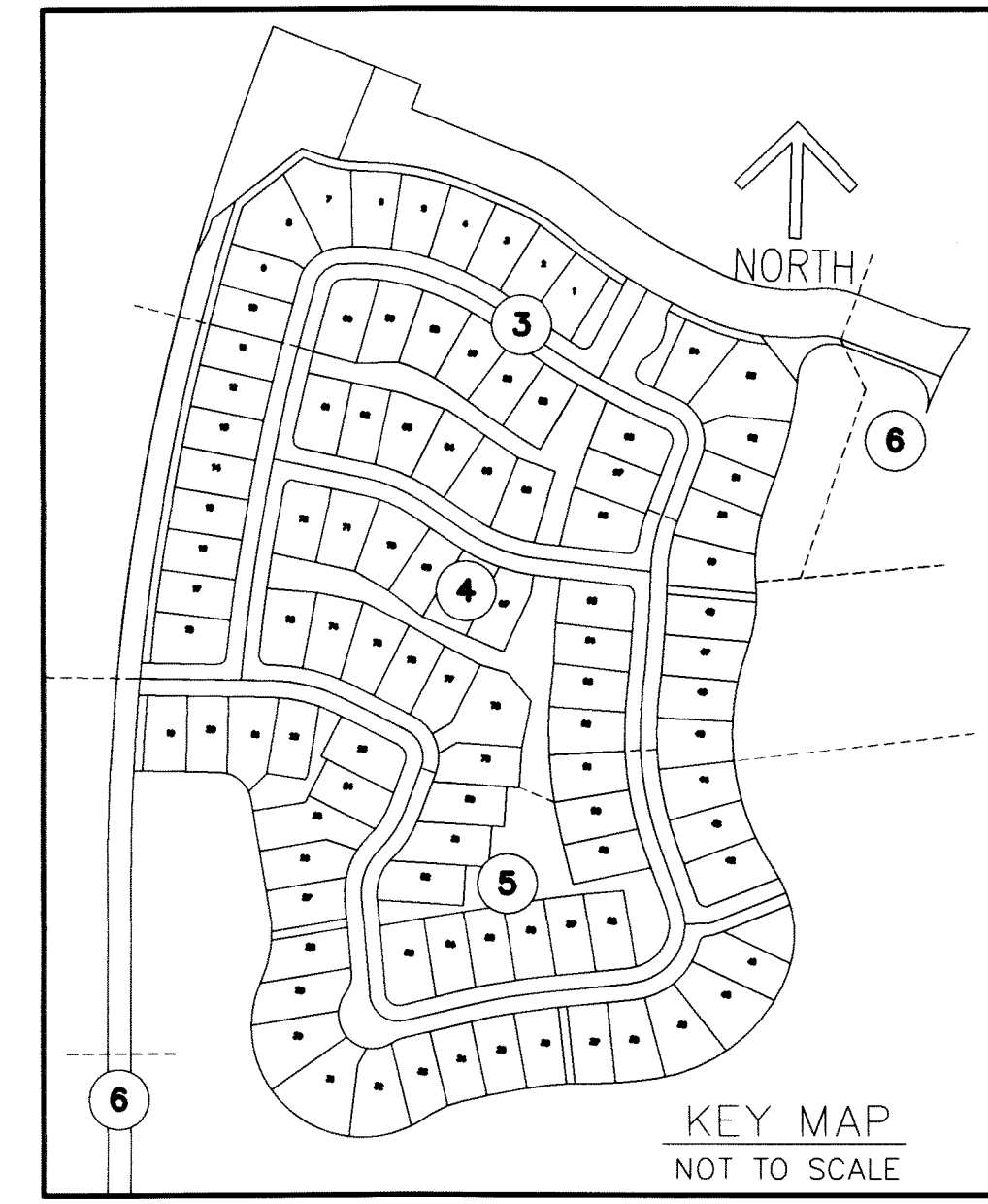


AVENIR SITE PLAN 3 - POD 8

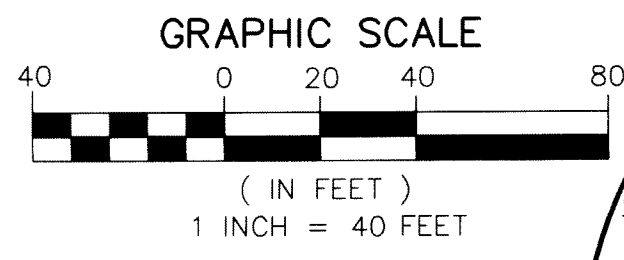
A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF A PORTION OF AVENIR, PARCEL "A-2",
 AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF
 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN SECTIONS 10 AND 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591
 JANUARY 2021

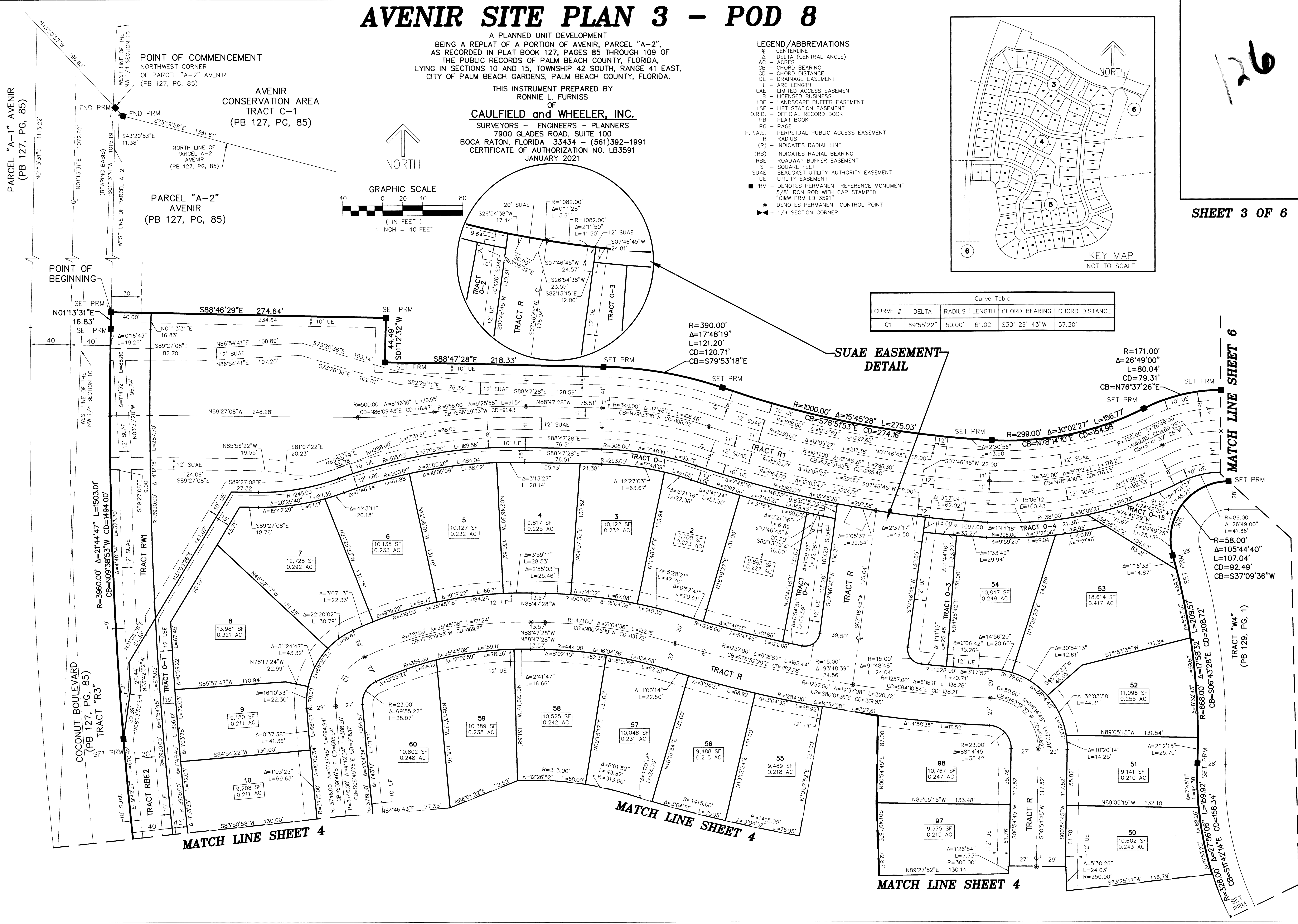
- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - L - ARC LENGTH
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LSE - LIFT STATION EASEMENT
 - 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
 - SF - SQUARE FEET
 - SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
 - UE - UTILITY EASEMENT
 - - DENOTES PERMANENT REFERENCE MONUMENT
 - - DENOTES PERMANENT CONTROL POINT
 - ✕ - 1/4 SECTION CORNER



SHEET 3 OF 6



CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	69°55'22"	50.00'	61.02'	S30° 29' 43"W	57.30'



SUAE EASEMENT DETAIL

R=390.00'
 Δ=17°48'19"
 L=121.20'
 CD=120.71'
 CB=S79°53'18"E

R=171.00'
 Δ=26°49'00"
 L=80.04'
 CD=79.31'
 CB=N76°37'26"E

R=89.00'
 Δ=26°49'00"
 L=41.66'
 CD=26.49'
 CB=S37°09'36"W

R=58.00'
 Δ=105°44'40"
 L=107.04'
 CD=92.49'
 CB=S37°09'36"W

R=668.00'
 Δ=17°58'32"
 L=209.57'
 CD=208.72'
 CB=S06°43'28"E

R=668.00'
 Δ=17°58'32"
 L=209.57'
 CD=208.72'
 CB=S06°43'28"E

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