

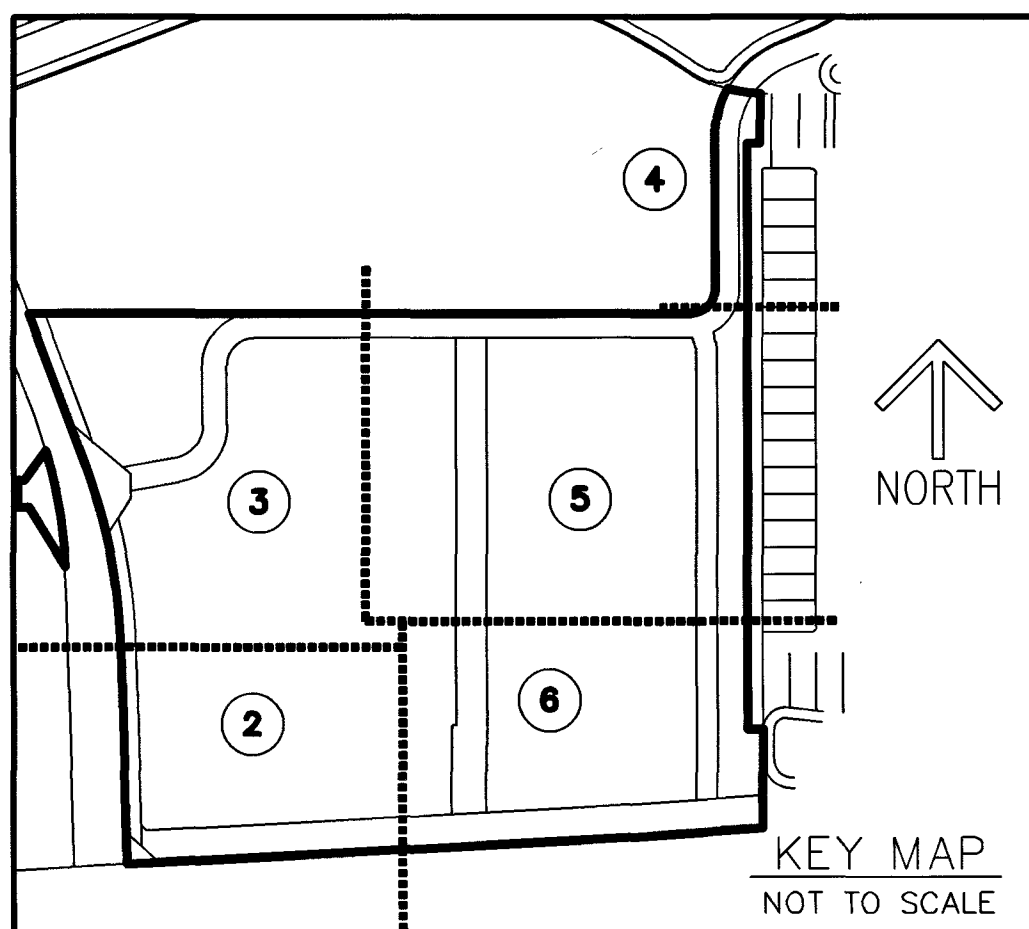
AVENIR TOWN CENTER

BEING A REPLAT OF A PORTION OF PARCELS "A-1" AND "A-3", AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 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
 MARCH 2023

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SHEET 3 OF 6



AVENIR
 PARCEL A-3
 (PB 127, PG 85)

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C6	3°37'25"	1310.00'	82.85'	N5° 31' 10"W	82.83'
C7	5°57'23"	1310.00'	136.19'	N11° 01' 48"W	136.13'
C8	1°05'06"	1310.00'	24.81'	N15° 25' 41"W	24.80'

Line Table		
Line #	Direction	Length
L31	N54°26'30"W	2.45
L25	S79°57'40"W	28.13
L26	S79°57'40"W	50.56
L32	N54°26'30"W	14.89
L33	N43°28'00"W	69.06
L34	N67°29'50"W	25.15
L35	N90°00'00"W	23.31
L36	N90°00'00"W	18.56
L29	N67°29'50"W	30.09
L30	N43°28'00"W	70.46
L27	S0°00'20"E	55.86
L28	S0°00'20"E	47.66

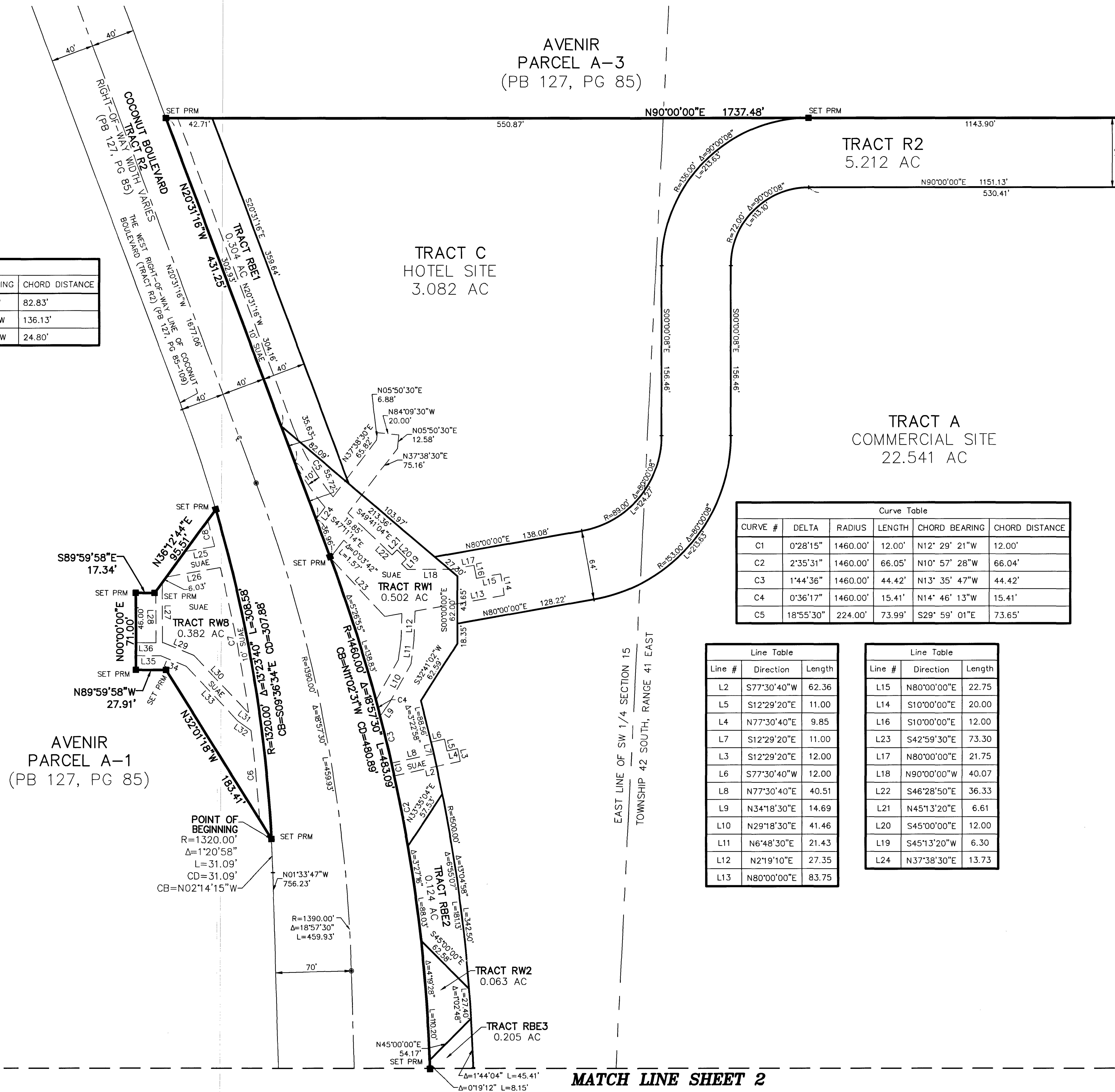
Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	0°28'15"	1460.00'	12.00'	N12° 29' 21"W	12.00'
C2	2°35'31"	1460.00'	66.05'	N10° 57' 28"W	66.04'
C3	1°44'36"	1460.00'	44.42'	N13° 35' 47"W	44.42'
C4	0°36'17"	1460.00'	15.41'	N14° 46' 13"W	15.41'
C5	18°55'30"	224.00'	73.99'	S29° 59' 01"E	73.65'

Line Table		
Line #	Direction	Length
L2	S77°30'40"W	62.36
L5	S12°29'20"E	11.00
L4	N77°30'40"E	9.85
L7	S12°29'20"E	11.00
L3	S12°29'20"E	12.00
L6	S77°30'40"W	12.00
L8	N77°30'40"E	40.51
L9	N34°18'30"E	14.69
L10	N29°18'30"E	41.46
L11	N6°48'30"E	21.43
L12	N21°9'10"E	27.35
L13	N80°00'00"E	83.75

Line Table		
Line #	Direction	Length
L15	N80°00'00"E	22.75
L14	S10°00'00"E	20.00
L16	S10°00'00"E	12.00
L23	S42°59'30"E	73.30
L17	N80°00'00"E	21.75
L18	N90°00'00"W	40.07
L22	S46°28'50"E	36.33
L21	N45°13'20"E	6.61
L20	S45°00'00"E	12.00
L19	S45°13'20"W	6.30
L24	N37°38'30"E	13.73

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EAE - EMERGENCY 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) - RADIAL BEARING
 - RBE - ROADWAY BUFFER EASEMENT
 - SF - SQUARE FEET
 - SUAEE - SEACOAST UTILITY AUTHORITY ACCESS EASEMENT
 - SUAUE - 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

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



MATCH LINE SHEET 5

MATCH LINE SHEET 2

