

# AVENIR SITE PLAN 1 - POD 1

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL "A-3", AVENIR,  
 AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF  
 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING SECTION 14 AND 15,  
 TOWNSHIP 42 SOUTH, RANGE 41 EAST,  
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SEE DETAIL "C"  
 FOR TRACT 0-23

DETAIL "B"

TRACT LM3

DETAIL "C"

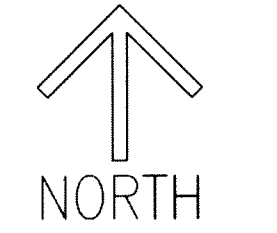
- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - BWE - BUFFER WALL EASEMENT
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - LE - LANDSCAPE BUFFER EASEMENT
  - LSE - LIFT STATION EASEMENT
  - ORB - OFFICIAL RECORD BOOK
  - PB - PLAT BOOK PUBLIC
  - PG - PAGE
  - P.P.A.E. - PERPETUAL PUBLIC ACCESS EASEMENT
  - R - RADIUS
  - RB - RADIAL BEARING
  - RBE - ROADWAY BUFFER EASEMENTS
  - (R) - INDICATES RADIAL LINE
  - SF - SQUARE FEET
  - SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
  - UE - UTILITY EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD AND CAP STAMPED "C&W PRM LB3591"
  - - DENOTES PERMANENT CONTROL POINT

38

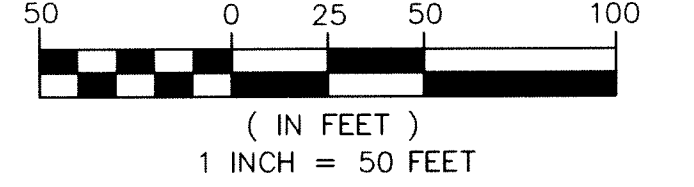
SHEET 4 OF 6

THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS

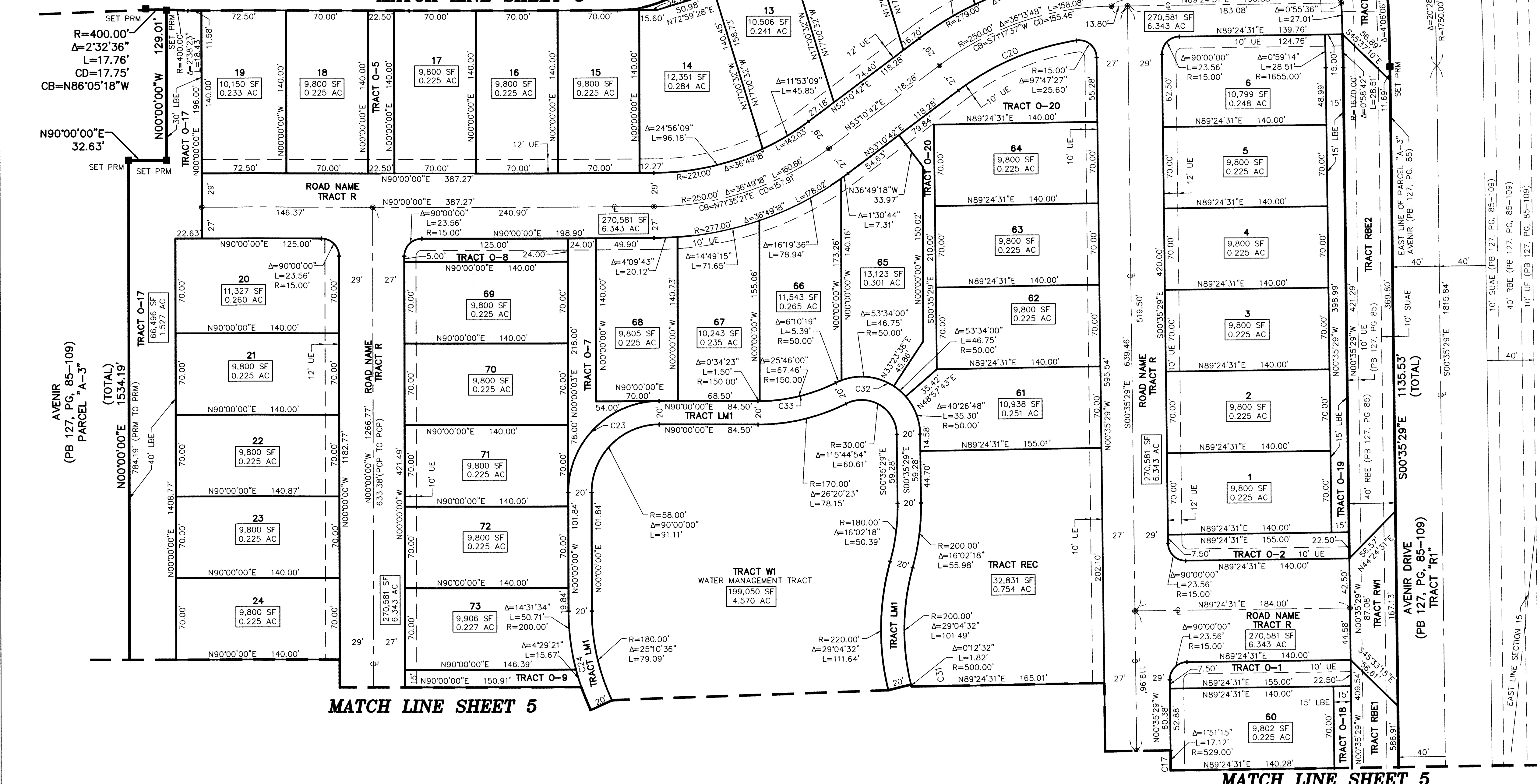
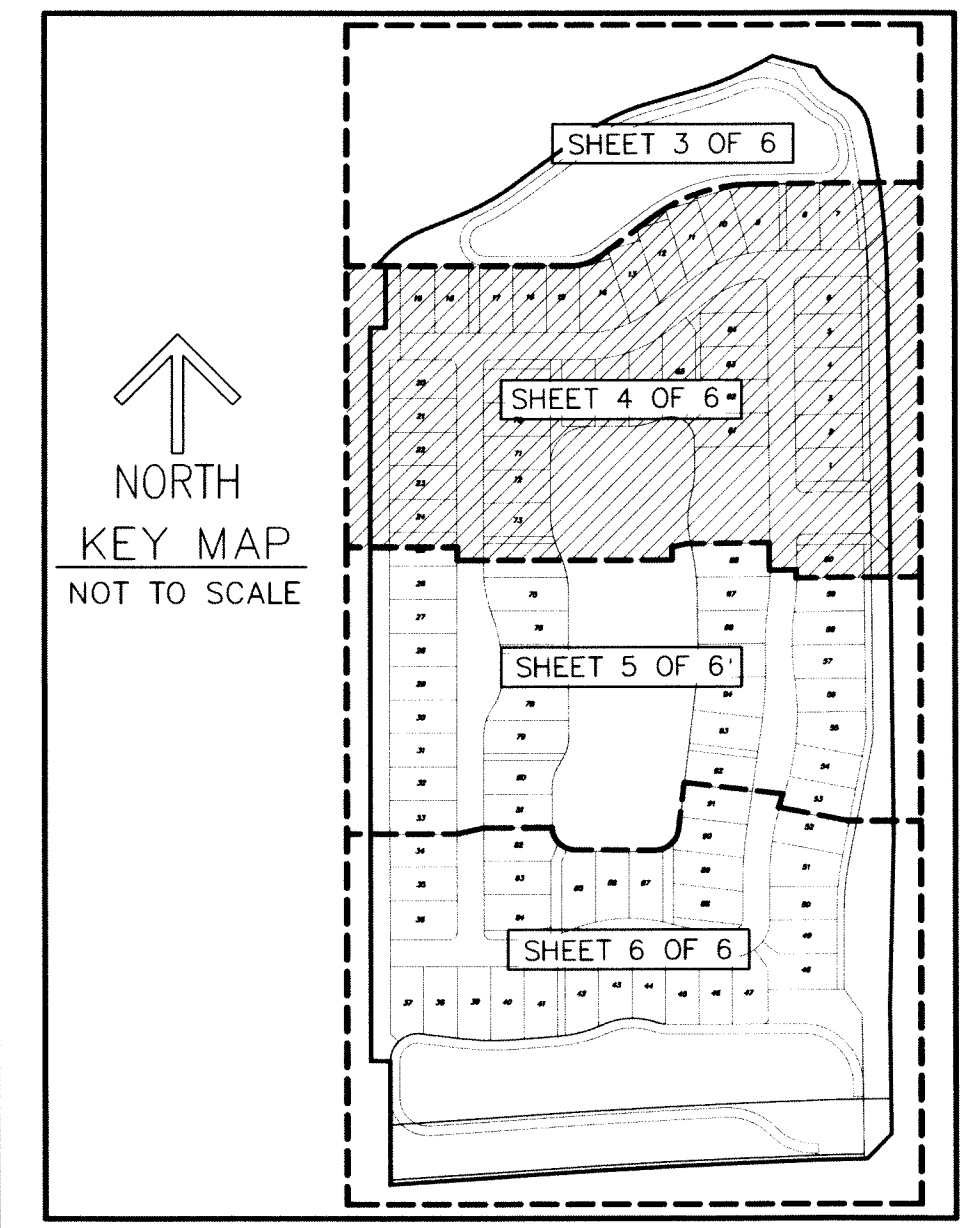
OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591  
 FEBRUARY 2019



GRAPHIC SCALE



CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	94°26'04"	60.00'	98.89'	S47° 13' 02"E	88.07'
C2	94°26'04"	50.00'	82.41'	S47° 13' 02"E	73.39'
C3	94°26'04"	33.00'	54.39'	S47° 13' 02"E	48.44'
C4	20°33'24"	225.00'	80.73'	N75° 17' 14"E	80.29'
C5	20°33'24"	198.00'	71.04'	N75° 17' 14"E	70.66'
C6	20°33'24"	254.00'	91.13'	N75° 17' 14"E	90.64'
C7	16°39'21"	273.00'	79.36'	S81° 40' 20"E	79.08'
C8	16°39'21"	300.00'	87.21'	S81° 40' 20"E	86.90'
C9	16°39'21"	329.00'	95.64'	S81° 40' 20"E	95.30'
C10	90°00'00"	23.00'	36.13'	N45° 00' 00"E	32.53'
C11	90°00'00"	50.00'	78.54'	N45° 00' 00"E	70.71'
C12	90°00'00"	79.00'	124.09'	N45° 00' 00"E	111.72'
C13	8°10'10"	527.00'	75.14'	S4° 05' 05"W	75.08'
C14	10°28'42"	800.00'	146.30'	N2° 55' 49"E	146.10'
C15	10°46'34"	527.00'	99.12'	S3° 04' 46"W	98.97'
C16	16°54'18"	471.00'	138.97'	S0° 00' 54"W	138.46'
C17	9°03'32"	529.00'	83.64'	N3° 56' 17"E	83.55'
C18	9°03'32"	473.00'	74.78'	N3° 56' 17"E	74.71'
C19	9°03'32"	500.00'	79.05'	N3° 56' 17"E	78.97'
C20	28°26'22"	223.00'	110.69'	S67° 23' 53"W	109.56'
C21	90°00'00"	60.00'	94.25'	S45° 00' 00"W	84.85'
C22	90°00'00"	89.00'	139.80'	S45° 00' 00"W	125.87'
C23	90°00'00"	78.00'	122.52'	N45° 00' 00"E	110.31'
C24	25°10'36"	200.00'	87.88'	N12° 35' 18"W	87.18'
C25	25°10'36"	200.00'	87.88'	N12° 35' 18"W	87.18'
C26	34°53'21"	100.00'	60.89'	N17° 26' 41"E	59.96'
C27	34°53'21"	100.00'	60.89'	N17° 26' 41"E	59.96'
C28	89°41'00"	50.00'	78.26'	N44° 50' 30"W	70.52'
C29	83°32'22"	50.00'	72.90'	S48° 32' 49"W	66.61'
C30	7°30'08"	500.00'	65.47'	S3° 01' 34"W	65.42'
C31	12°54'13"	500.00'	112.61'	S7° 10' 37"E	112.37'
C32	11°54'54"	50.00'	101.01'	S58° 27' 56"E	84.69'
C33	26°20'23"	150.00'	68.96'	N76° 49' 49"E	68.35'
C34	11°10'23"	500.00'	97.50'	S5° 35' 12"W	97.35'
C35	16°18'50"	89.00'	25.34'	S37° 36' 17"W	25.26'
C36	20°36'19"	273.00'	98.18'	S10° 18' 10"E	97.65'
C37	35°41'15"	100.00'	62.66'	N17° 57' 07"E	61.64'
C38	58°07'57"	23.00'	23.34'	S60° 56' 11"W	22.35'
C39	3°33'02"	527.00'	32.66'	N1° 46' 31"E	32.65'
C40	0°55'36"	1670.00'	27.01'	N2° 01' 59"W	27.01'
C41	0°59'45"	1670.00'	29.03'	N2° 59' 45"W	29.03'



MATCH LINE SHEET 5

MATCH LINE SHEET 5