AVENIR SITE PLAN 2 – POD 5

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
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OF
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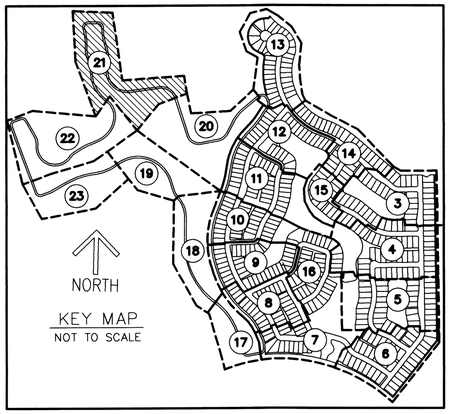
CERTIFICATE OF AUTHORIZATION NO. LB3591

LEGEND/ABBREVIATIONS
- ℄ – 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
- 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
- ■ PRM – DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- ● – DENOTES PERMANENT CONTROL POINT
- ▶◀ – 1/4 SECTION CORNER



21

SHEET 21 OF 23

MATCH LINE "AA" THIS SHEET

PARCEL "A–2"
AVENIR
(PB 127, PG, 85)

R=272.00' Δ=25°13'26" L=119.74'
CB=N13°03'35"W CD=118.78'
R=328.00' Δ=27°56'06" L=159.92'
CB=N11°42'14"W CD=158.34'
R=668.00' Δ=17°58'32" L=209.57'
CB=N06°43'28"W CD=208.72'
R=58.00'
Δ=105°44'40"
L=107.04'
CD=92.49'
CB=N37°09'36"E
R=696.00' Δ=17°58'32" L=218.36'
R=300.00' Δ=27°56'06" L=146.27'
R=30.00'
Δ=105°44'40"
L=55.37'
R=300.00' Δ=25°13'26" L=132.07'
S89°58'04"E 116.63'
R=418.00' Δ=54°12'07" L=395.43'
CB=N27°32'55"W CD=380.85'
TRACT LM4
R=390.00' Δ=54°12'07" L=368.94'
TRACT W4
WATER MANAGEMENT TRACT
1,945,699 SF
44.667 AC
SOUTH LINE OF THE NE 1/4 SECTION 10
S89°51'26"W 5468.69'
R=30.00'
Δ=89°50'11"
L=47.04'
R=696.00' Δ=19°20'34" L=234.97'
S03°19'24"W 126.79'
R=304.00' Δ=22°47'50" L=120.96'
R=668.00' Δ=19°20'34" L=225.51'
CB=S09°48'09"E CD=224.44'
R=58.00'
Δ=89°50'11"
L=90.94'
CD=81.91'
CB=S45°02'58"E
S03°19'24"W 126.79'
R=332.00' Δ=22°47'50" L=132.10'
CB=S08°04'31"E CD=131.23'
R=250.00' Δ=100°49'38" L=439.94'
R=222.00' Δ=100°49'38" L=390.67'
CB=S47°05'26"E CD=342.16'
SET PRM
28'
MATCH LINE
SHEET 22
MATCH LINE
SHEET 20
PARCEL "A–2"
AVENIR
(PB 127, PG, 85)
TRACT LM4
N82°29'45"E 325.57'
TRACT W4
WATER MANAGEMENT TRACT
1,945,699 SF
44.667 AC
R=250.00' Δ=19°39'57" L=208.52'
R=780.00' Δ=19°39'57" L=267.44'
CB=S57°40'49"E CD=266.09'
NORTH
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FEET
NORTH
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FEET
PARCEL "A–2"
AVENIR
(PB 127, PG, 85)
MATCH LINE "AA" THIS SHEET