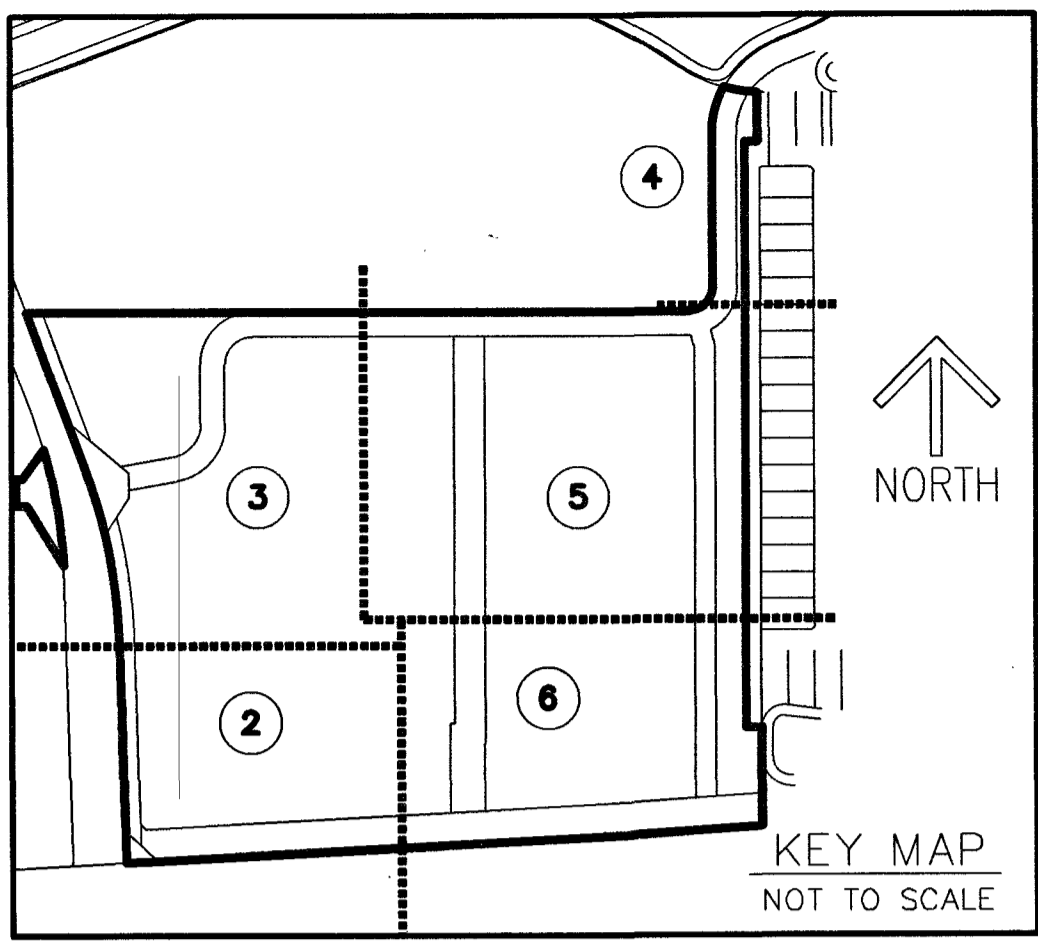


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# AVENIR TOWN CENTER

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



KEY MAP  
NOT TO SCALE

SHEET 5 OF 6

MATCH LINE SHEET 4

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

TRACT R2  
5.212 AC

TRACT A  
COMMERCIAL SITE  
22.541 AC

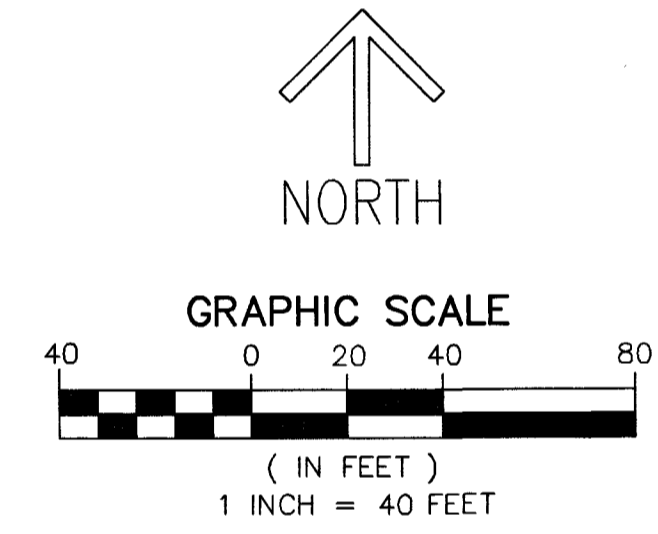
TRACT R1  
2.343 AC

TRACT B  
COMMERCIAL SITE  
15.511 AC

TRACT R2  
5.212 AC

TRACT O-1  
2.689 AC

AVENIR SITE  
PLAN 1 - POD 1  
(PB 128, PG 35)



- 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
  - SJAAE - SEACOAST UTILITY AUTHORITY ACCESS EASEMENT
  - 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

MATCH LINE SHEET 3

MATCH LINE SHEET 2

MATCH LINE SHEET 6

