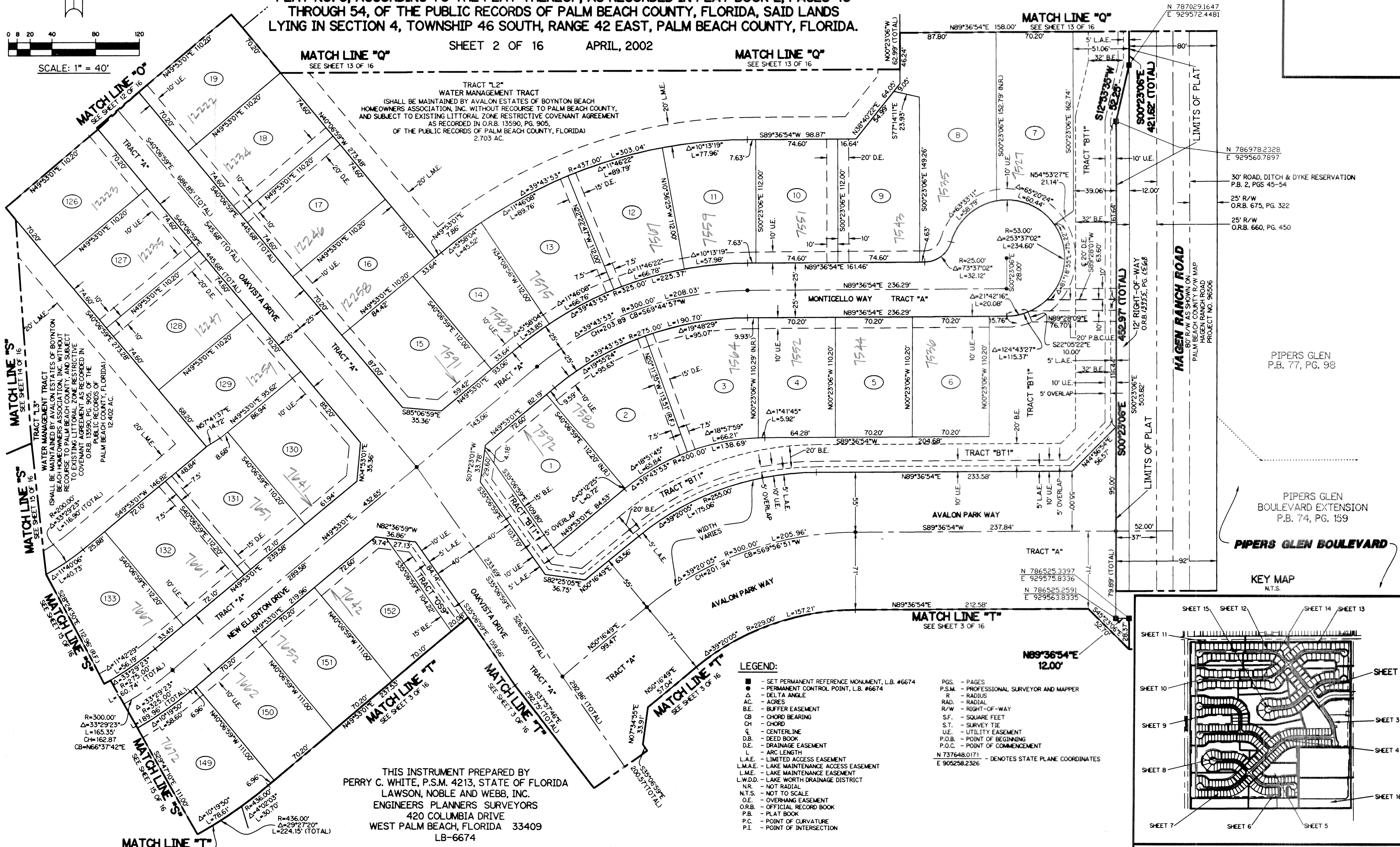
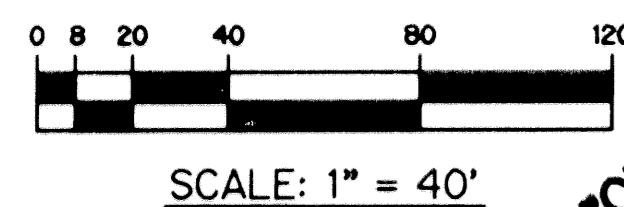


AVALON ESTATES

A REPLAT OF THOSE PORTIONS OF TRACTS 9 THROUGH 17, 24, 41 THROUGH 43, 48, 49, 54 THROUGH 56, ALL OF TRACTS 18 THROUGH 23, 44 THROUGH 47, 50 THROUGH 53, AND A PORTION OF THAT CERTAIN 30 FOOT STRIP OF LAND LYING SOUTH OF TRACTS 17 THROUGH 24, AND LYING NORTH OF TRACTS 41 THROUGH 48, BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 16 APRIL, 2002

NOTE:
 COORDINATES SHOWN ARE GRID COORDINATES
 DATUM = NAD 83 (1980 ADJUSTMENT)
 ZONE = FLORIDA EAST ZONE
 LINEAR UNIT = U.S. SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000289
 PLAT BEARING = GRID BEARING (NO ROTATION)



TRACT "L2"
 WATER MANAGEMENT TRACT
 (SHALL BE MAINTAINED BY AVALON ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 13590, PG. 905, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) 2.703 AC.

TRACT "L3"
 WATER MANAGEMENT TRACT
 (SHALL BE MAINTAINED BY AVALON ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 13590, PG. 905, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) 12.402 AC.

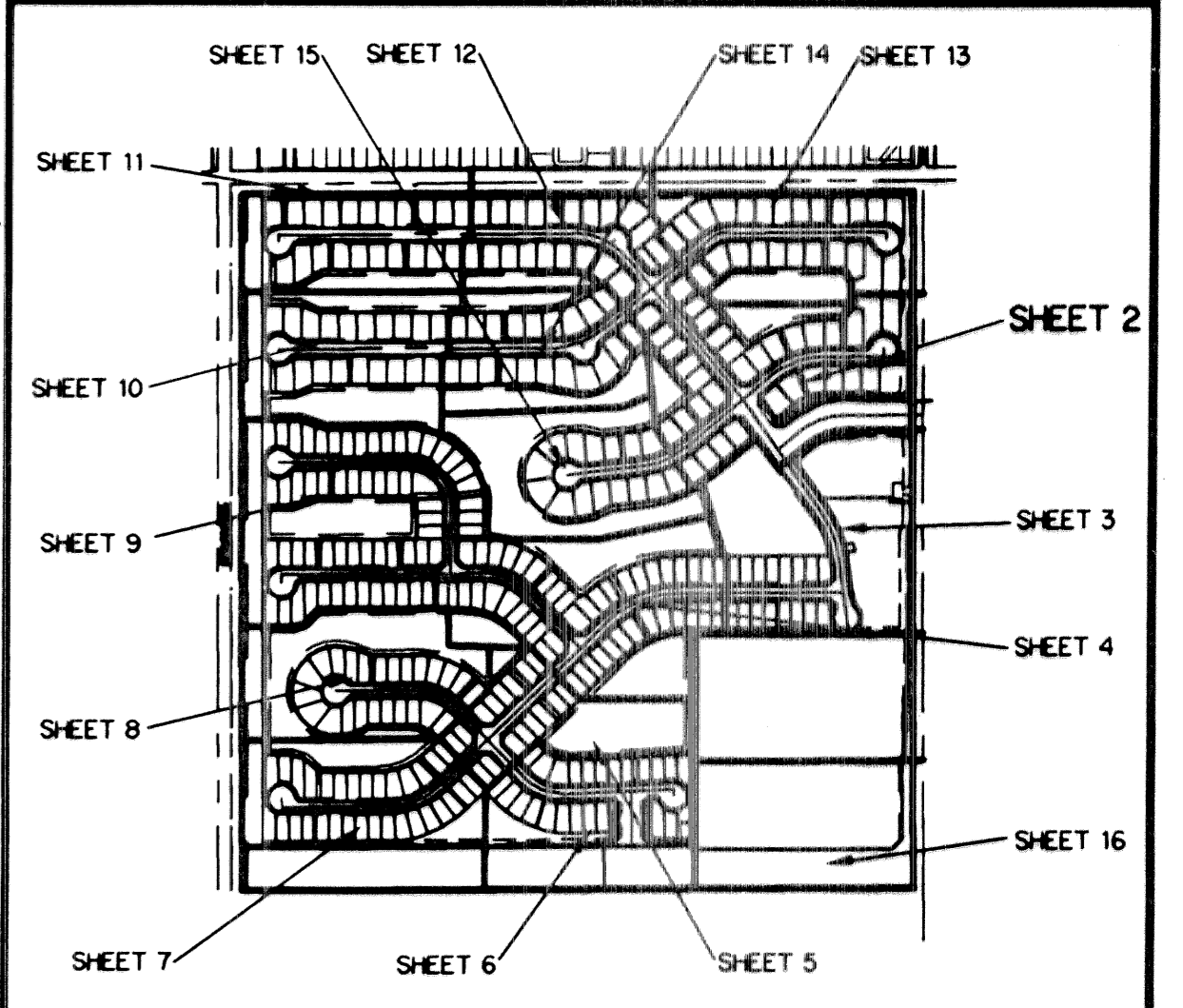
30' ROAD, DITCH & DYKE RESERVATION
 P.B. 2, PGS 45-54
 25' R/W
 O.R.B. 675, PG. 322
 25' R/W
 O.R.B. 660, PG. 450

PIPERS GLEN
 P.B. 77, PG. 98

PIPERS GLEN BOULEVARD EXTENSION
 P.B. 74, PG. 159

PIPERS GLEN BOULEVARD

KEY MAP
N.T.S.



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
 - ▲ - PERMANENT CONTROL POINT, L.B. #6674
 - AC - ACRES
 - AD - ADJACENT
 - BE - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD
 - CL - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 - NR - NOT RADIAL
 - N.T.S. - NOT TO SCALE
 - O.E. - OVERHANG EASEMENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.C. - POINT OF CURVATURE
 - P.I. - POINT OF INTERSECTION
 - PGS. - PAGES
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - R - RADII
 - RAD. - RADIAL
 - R/W - RIGHT-OF-WAY
 - S.F. - SQUARE FEET
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - P.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - N 737648.0171 - DENOTES STATE PLANE COORDINATES
 - E 905258.2326

SUBDIVISION AVALON ESTATES
 BOOK 916 FLOOD MAP # 200A
 FLOOD ZONE 8 ZONING PUP
 QUAD # 151 ZIP CODE 33413
 SE TAZ 472 AVALON ESTATES
 PUB NAME AVALON ESTATES

THIS INSTRUMENT PREPARED BY
 PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
 LAWSON, NOBLE AND WEBB, INC.
 ENGINEERS PLANNERS SURVEYORS
 420 COLUMBIA DRIVE
 WEST PALM BEACH, FLORIDA 33409
 LB-6674

MATCH LINE "T"
SEE SHEET 15 OF 16

MATCH LINE "R"
SEE SHEET 3 OF 16