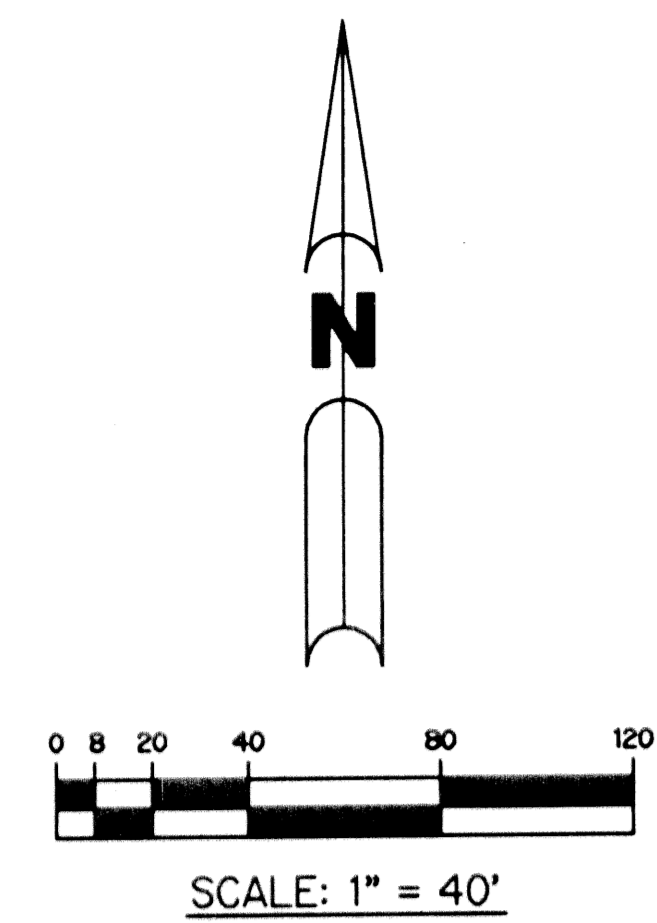


# AVALON ESTATES PLANNED UNIT DEVELOPMENT

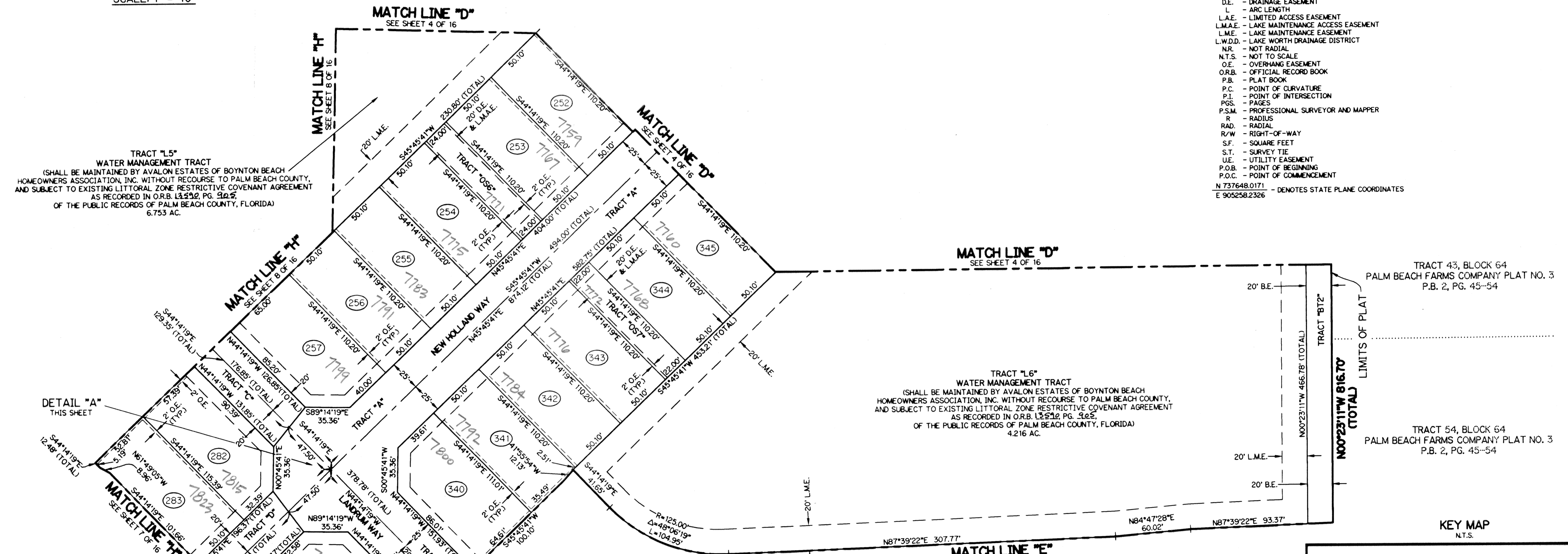
## AVALON ESTATES

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 5 OF 16 APRIL, 2002



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
  - - PERMANENT CONTROL POINT, L.B. #6674
  - Δ - DELTA ANGLE
  - AC - ACRES
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CH - CHORD
  - C - 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
  - N.R. - 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 - RADIUS
  - RAD. - RADIAL
  - R/W - RIGHT-OF-WAY
  - S.F. - SQUARE FEET
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - N 737648.0171 - DENOTES STATE PLANE COORDINATES
  - E 905258.2326



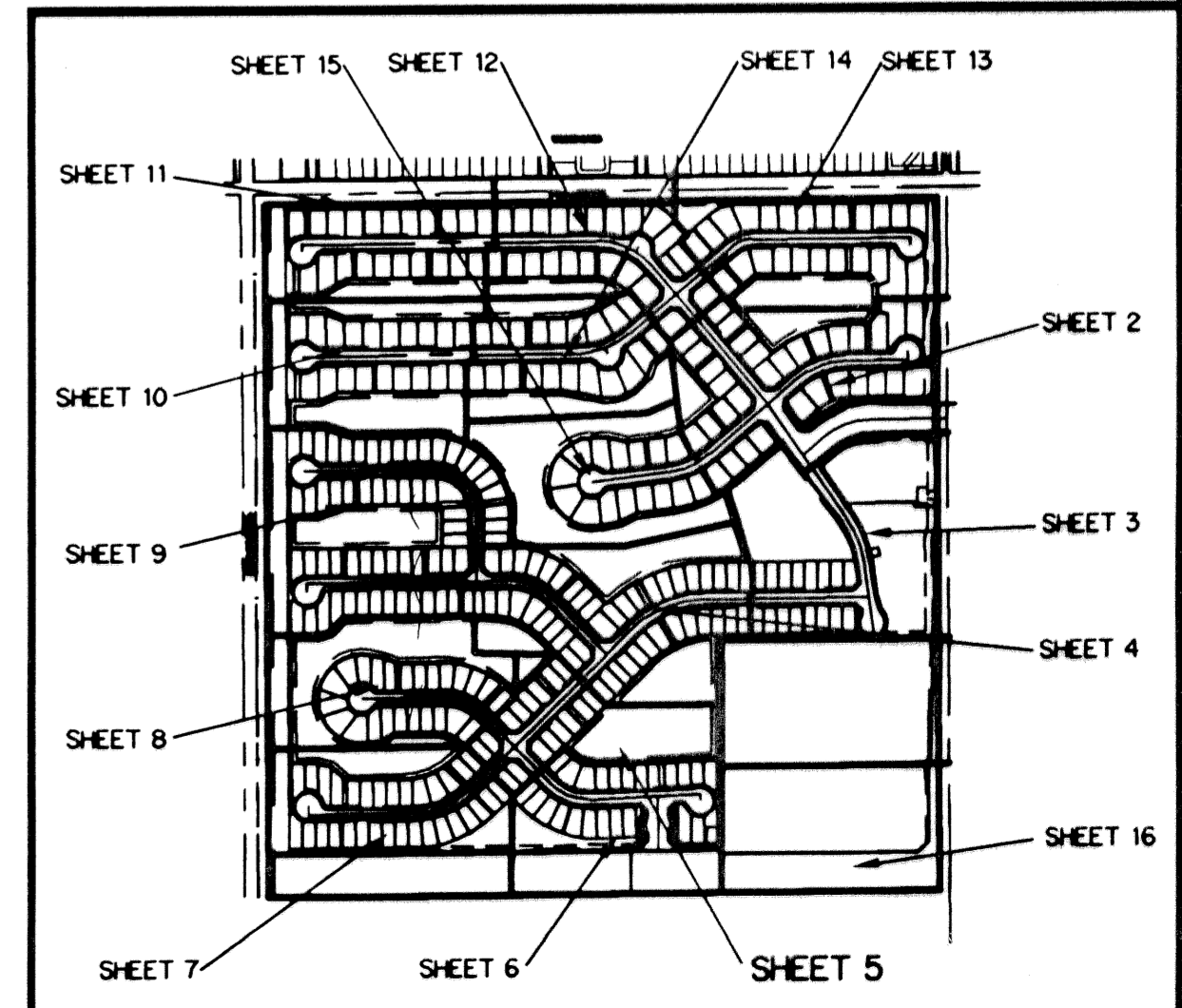
TRACT "L5"  
WATER MANAGEMENT TRACT  
(SHALL BE MAINTAINED BY AVALON ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 13,212, PG. 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) 6.753 AC.

TRACT "L6"  
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. 13,212, PG. 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) 4.216 AC.

TRACT 43, BLOCK 64  
PALM BEACH FARMS COMPANY PLAT NO. 3  
P.B. 2, PG. 45-54

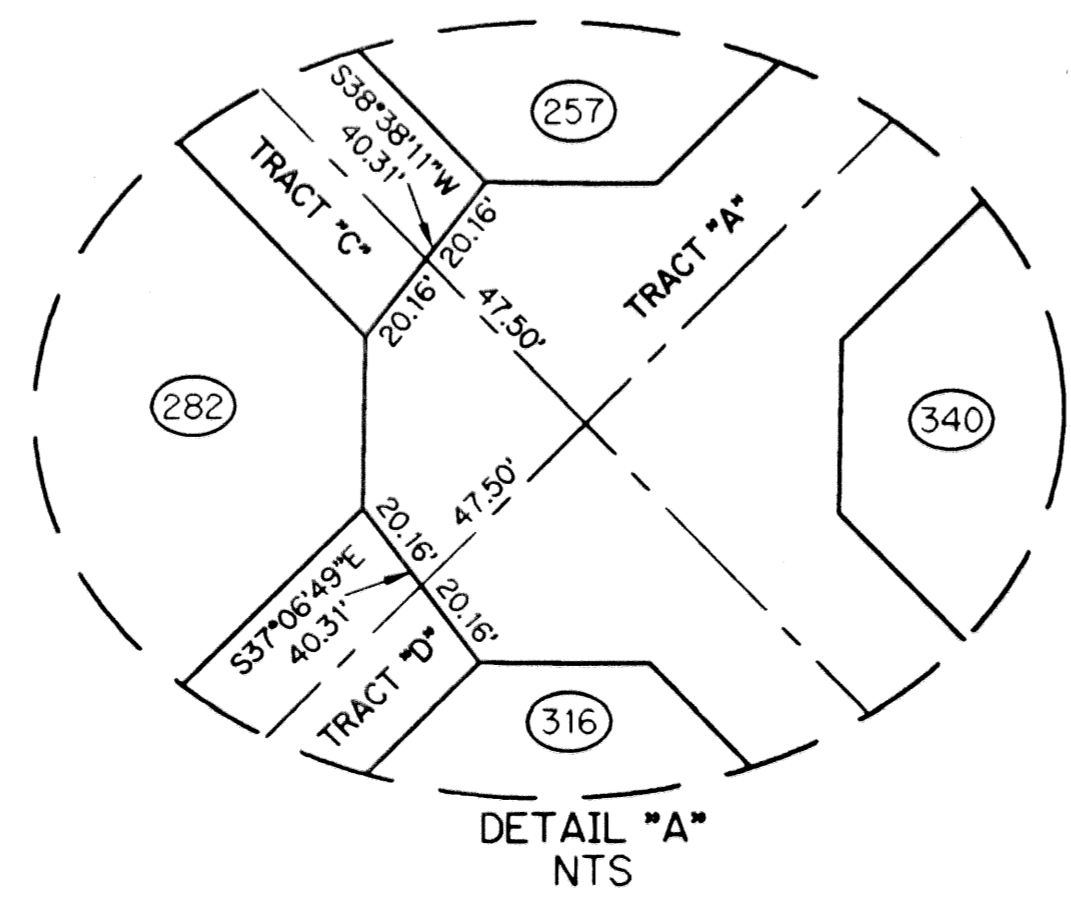
TRACT 54, BLOCK 64  
PALM BEACH FARMS COMPANY PLAT NO. 3  
P.B. 2, PG. 45-54

KEY MAP  
N.T.S.



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

**NOTE:**  
COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 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 = 1.000289  
PLAT BEARING = GRID BEARING (NO ROTATION)



SUBDIVISION AVALON ESTATES  
BOOK 916  
FLOOD ZONE B  
QUAD # 51  
TAX 498  
PUD NAME AVALON ESTATES