AVENIR

BEING A PORTION OF SECTIONS 28, 32, 33, TOWNSHIP 41 SOUTH, RANGE 41 EAST, TOGETHER WITH ALL OF SECTIONS 4, 9 AND 10, AND A PORTION OF SECTIONS 5, 8, 14, 15, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

103

SHEET 19 OF 25

LEGEND/ABBREVIATIONS

℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
AC – ACRES
AE – ACCESS EASEMENT
CB – CHORD BEARING
CD – CHORD DISTANCE
CDD = COMMUNITY DEVELOPMENT DISTRICT
DE – DRAINAGE EASEMENT
DB – DEED BOOK
ESMT – EASEMENT
L – ARC LENGTH
RBE – ROADWAY BUFFER EASEMENTS
LB – LICENSED BUSINESS
MON – MONUMENT
PB = PLAT BOOK
PG = PAGE
O.R.B. – OFFICIAL RECORD BOOK
FND PBC – FOUND PALM BEACH COUNTY SURVEY MONUMENT
PBG – PALM BEACH GARDENS
R – RADIUS
RB – RADIAL BEARING
RW – RIGHT-OF-WAY
SF – SQUARE FEET
S.F.W.M.D. – SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SR = STATE ROAD
SUAE – SEACOAST UTILITY AUTHORITY EASEMENT
UE – UTILITY EASEMENT
■ PRM – DENOTES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
● – DENOTES PERMANENT CONTROL POINT

NORTH

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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
NOVEMBER 2018

SEE SHEET 3

SEE SHEETS 20–25 FOR TRACT R2 & R3

RB=N7°30'27"E
Δ=42°37'39"
R=936.59'
L=696.81'
RB=S36°47'30"E
Δ=10°58'47"
R=1516.56'
L=290.62'
RB=N7°30'27"E
RB=N86°16'49"E
RB=N18°50'32"W
Δ=16°45'14"
R=1096.27'
L=320.56'
RB=N18°50'32"W
N71°08'45"E 97.41'
RB=S36°47'30"E

SECTION 10
TOWNSHIP 42 SOUTH
RANGE 41 EAST

N00°35'51"E 5329.78'
THE WEST LINE OF THE SE 1/4 OF SECTION 10

S. 1/4 CORNER SECTION 10 FND PBC BRASS DISK IN CONCRETE

PARCEL A–2

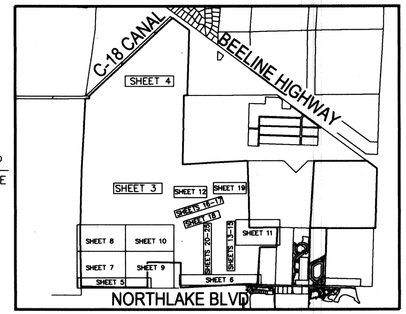
Δ=50°25'50"
R=816.87'
L=718.99'
RB=N86°16'49"E

N88°40'36"E 2813.74'
THE NORTH LINE OF SECTION 15

N88°39'28"E 2814.32'
THE NORTH LINE OF SECTION 15

SECTION 15
TOWNSHIP 42 SOUTH
RANGE 41 EAST

NORTH
KEY MAP
NOT TO SCALE



SHEETS 1–2 COVER
SHEETS 3–4 OVERALL SITE
SHEETS 5–6 DETAIL SOUTH BOUNDARY
SHEETS 7–10 DETAIL CONSERVATION AREAS
SHEET 11 DETAIL PARCEL E/G
PARK/CIVIC/RECREATION
SHEET 12 DETAIL CITY ANNEX TRACT & PARCEL A–4
SHEETS 13–18 DETAIL TRACT R1
SHEET 19 DETAIL PARCEL C
SHEETS 20–25 DETAIL TRACTS R2 & R3

PARCEL C
EDP
ECONOMIC DEVELOPMENT
PARCEL
50.719 ACRES

RB=S36°38'13"W
Δ=33°02'49"
R=680.54'
L=392.52'
RB=S36°38'13"W

N2°52'38"E 5308.15'
THE WEST LINE OF THE NE 1/4 OF SECTION 15

S13°09'05"E 1318.15'

RB=S13°09'05"E

COCONUT BOULEVARD ℄ TRACT R3

PARCEL A–2

N69°28'44"E 80.00'

Δ=59°03'01"
R=100.00'
L=103.06'

Δ=28°06'02"
R=250.00'
L=122.61'

SEE SHEET 17

Δ=59°03'01"
R=100.00'
L=103.06'

Δ=24°41'21"
R=250.00'
L=107.73'

Δ=59°03'01"
R=100.00'
L=103.06'

S66°04'03"W
992.14'

PARCEL A–2

AVENIR DRIVE ℄ TRACT R1

Δ=10°46'43"
R=1830.00'
L=344.35'
RB=S13°09'05"E

Δ=55°56'32"
R=1830.00'
L=1788.77'

AVENIR DRIVE ℄ TRACT R1

SEE SHEETS 13–18 FOR TRACT R1 O–4 THRU O–16

PARCEL A–1

PARCEL A–3

SEE SHEETS 13–18