

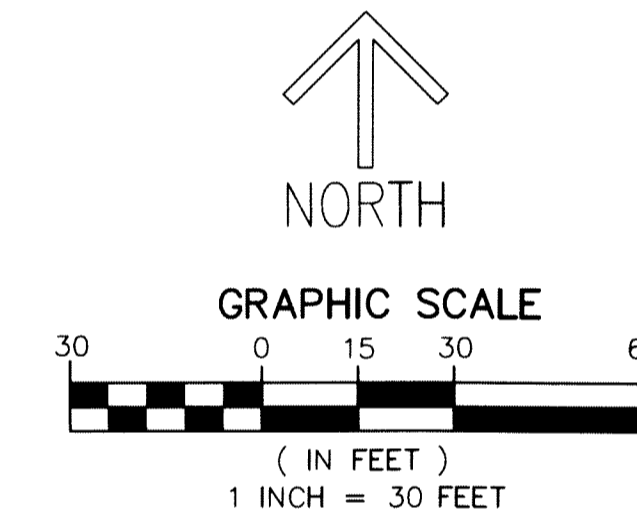
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
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CERTIFICATE OF AUTHORIZATION NO. LB3591

91

# AVALON TRAILS AT VILLAGES OF ORIOLE

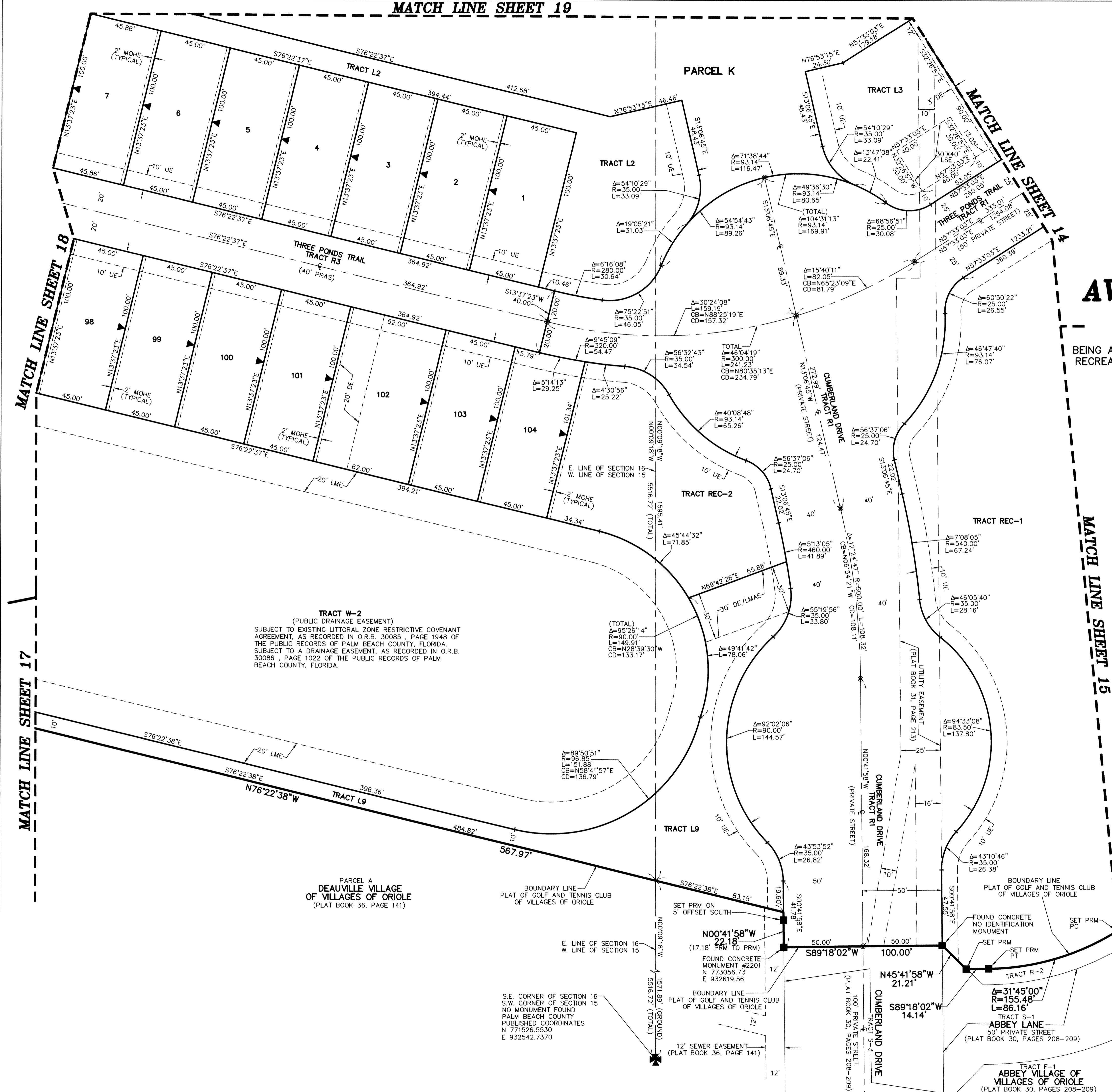
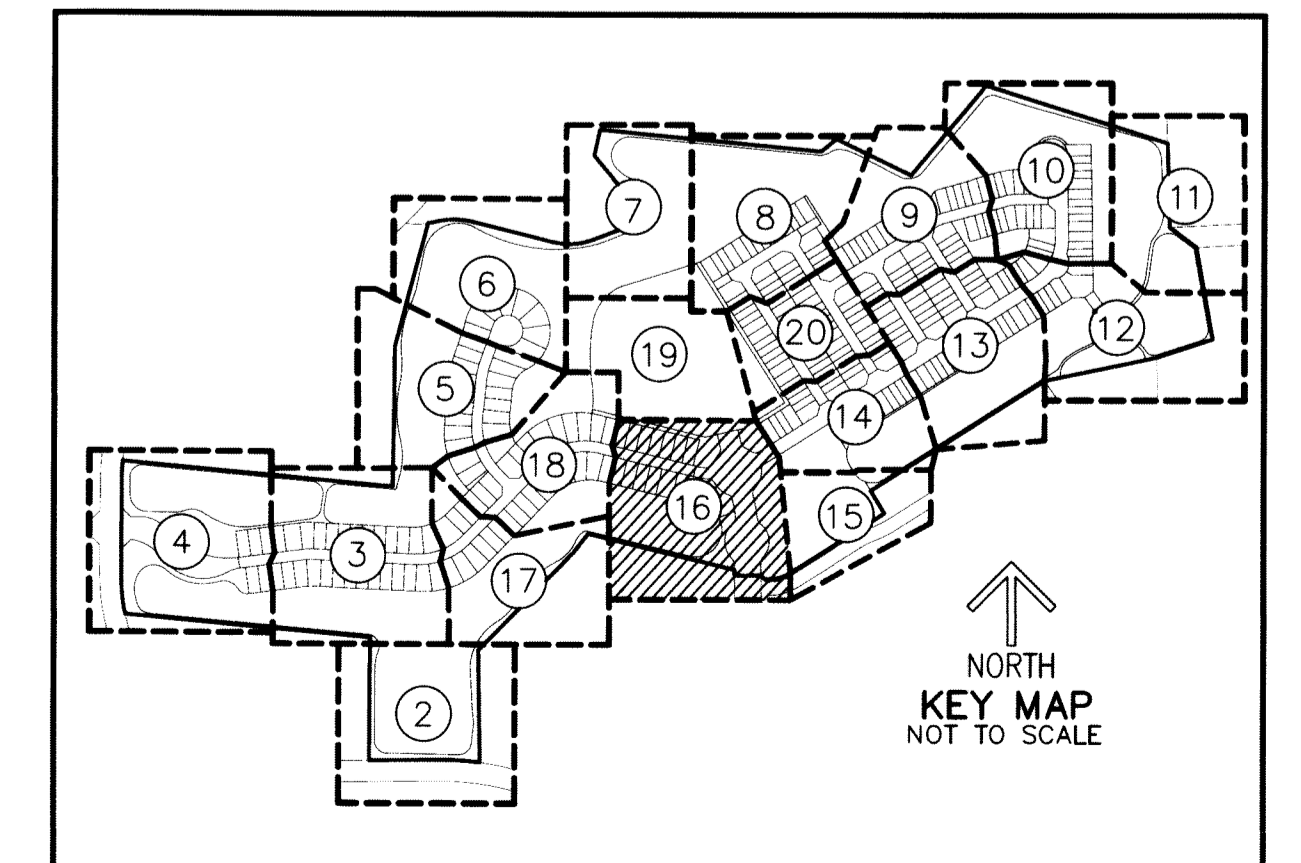
A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF ALL OF PARCELS G-1, G-3, G-4, G-5 AND L.W.D.D. CANAL L-33,  
RECREATION PLAT OF VILLAGE OF ORIOLE, AS RECORDED IN PLAT BOOK 31, PAGE 168,  
TOGETHER WITH

ALL OF THE PLAT OF GOLF AND TENNIS CLUB OF VILLAGES OF ORIOLE,  
AS RECORDED IN PLAT BOOK 31, PAGE 213,  
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTIONS 15 AND 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA



**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (90/98 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000288  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

**LEGEND/ABBREVIATIONS**  
CL - CENTERLINE  
Δ - DELTA (CENTRAL ANGLE)  
CB - CHORD BEARING  
CD - CHORD DISTANCE  
DE - DRAINAGE EASEMENT  
E - EASTING (WHEN USED WITH COORDINATES)  
L - ARC LENGTH  
LAE - LIMITED ACCESS EASEMENT  
LB - LICENSED BUSINESS  
LMAE - LAKE MAINTENANCE ACCESS EASEMENT  
LME - LAKE MAINTENANCE EASEMENT  
LSE - LIFT STATION EASEMENT  
L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT  
N - NORTHING (WHEN USED WITH COORDINATES)  
MOHE - MAINTENANCE AND OVERHANG EASEMENT  
O.R.B. - OFFICIAL RECORD BOOK  
PDE - PUBLIC DRAINAGE EASEMENT  
PRAS - PRIVATE RESIDENTIAL ACCESS STREET  
PBCUE - PALM BEACH COUNTY UTILITY EASEMENT  
PC - POINT OF CURVATURE  
PNT - POINT OF NON-TANGENCY  
PRC - POINT OF REVERSE CURVATURE  
PT - POINT OF TANGENCY  
R - RADIUS  
UE - UTILITY EASEMENT  
◄ - INDICATES "ZERO" SIDE OF LOT LINE  
■ PRM - DENOTES PERMANENT REFERENCE MONUMENT  
4" x 4" x 24" CONCRETE MONUMENT WITH  
ALUMINUM DISK STAMPED "C&W PRM LB3591"  
● DEVOTES PERMANENT CONTROL POINT  
● PCP - NAIL AND METAL DISK STAMPED "PCP LB3591"  
▲ - DENOTES PERMANENT REFERENCE MONUMENT  
NAIL AND DISC STAMPED "PRM" LB 3591



**TRACT W-2**  
(PUBLIC DRAINAGE EASEMENT)  
SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT  
AGREEMENT, AS RECORDED IN O.R.B. 30085, PAGE 1948 OF  
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SUBJECT TO A DRAINAGE EASEMENT, AS RECORDED IN O.R.B.  
30086, PAGE 1022 OF THE PUBLIC RECORDS OF PALM  
BEACH COUNTY, FLORIDA.

PARCEL A  
**DEAUVILLE VILLAGE**  
OF VILLAGES OF ORIOLE  
(PLAT BOOK 36, PAGE 141)

BOUNDARY LINE  
PLAT OF GOLF AND TENNIS CLUB  
OF VILLAGES OF ORIOLE

S.E. CORNER OF SECTION 16  
S.W. CORNER OF SECTION 15  
NO MONUMENT FOUND  
PALM BEACH COUNTY  
PUBLISHED COORDINATES  
N 771526.5530  
E 932542.7370

FOUND CONCRETE  
MONUMENT #2201  
N 773056.73  
E 932619.56

BOUNDARY LINE  
PLAT OF GOLF AND TENNIS CLUB  
OF VILLAGES OF ORIOLE

12' SEWER EASEMENT  
(PLAT BOOK 36, PAGE 141)

FOUND CONCRETE  
NO IDENTIFICATION  
MONUMENT

TRACT R-2  
Δ=31°45'00"  
R=155.48'  
L=86.16'

TRACT S-1  
**ABBEY LANE**  
50' PRIVATE STREET  
(PLAT BOOK 30, PAGES 208-209)

TRACT F-1  
**ABBEY VILLAGE OF**  
VILLAGES OF ORIOLE  
(PLAT BOOK 30, PAGES 208-209)