

# 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 9 OF 16 APRIL, 2002

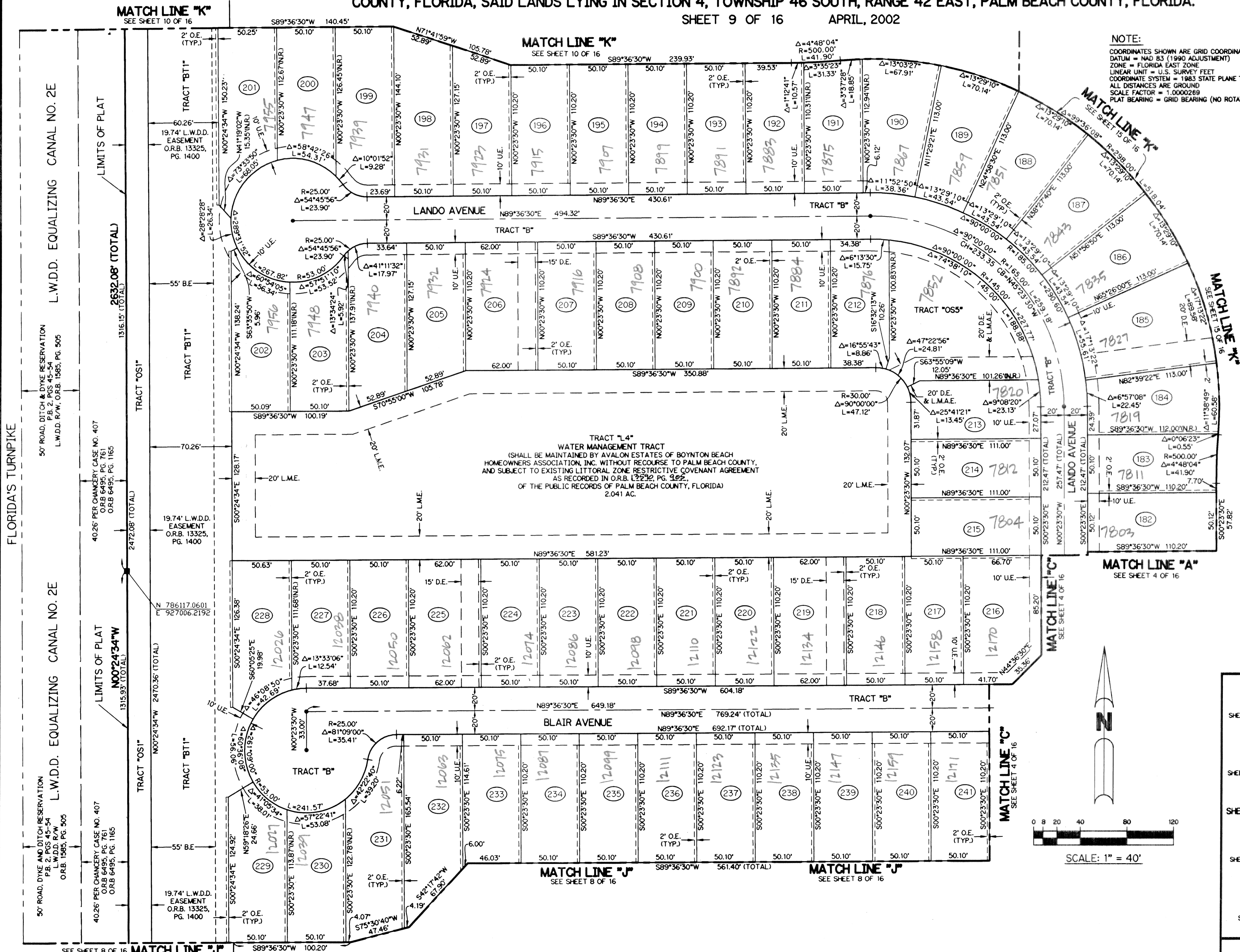
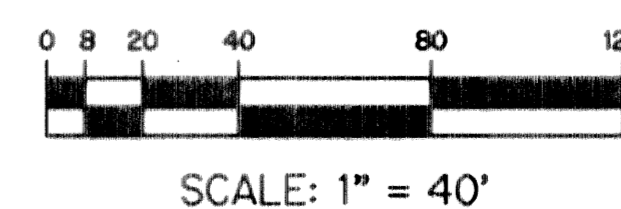
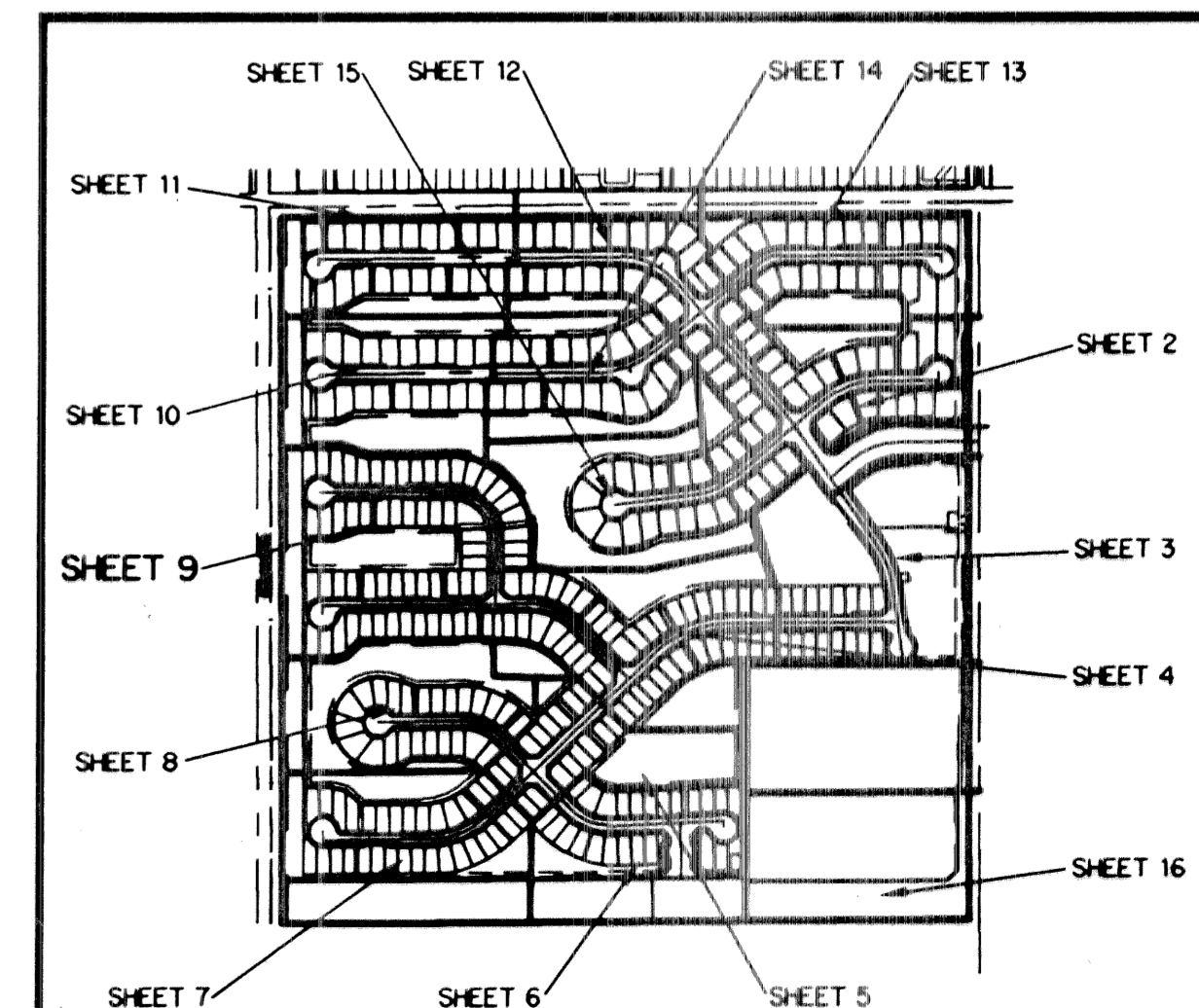
**NOTE:**  
COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000269  
PLAT BEARING = GRID BEARING (NO ROTATION)

**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
- - PERMANENT CONTROL POINT, L.B. #6674
- Δ - DELTA ANGLE
- AC - ACRES
- BE - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD
- C - CENTERLINE
- DB - DEED BOOK
- DE - 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.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

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

**KEY MAP**  
N.T.S.



**TRACT "L4"**  
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. 13325, PG. 1400, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)  
2.041 AC.

SUBDIVISION AVALON ESTATES  
BOOK 90 PAGE 12  
FLOOD MAP # 200A  
ZONING RUD  
CELESTIAL # 51  
ZIP CODE 33415  
SE 458  
TAX AVALON ESTATES  
PUD NAME

FLORIDA'S TURNPIKE  
50' ROAD, DITCH AND DYKE RESERVATION  
L.W.D.D. R/W, O.R.B. 1585, PG. 505  
L.W.D.D. EQUALIZING CANAL NO. 2E  
L.W.D.D. EQUALIZING CANAL NO. 2E  
LIMITS OF PLAT  
2632.08' (TOTAL)  
1316.15' (TOTAL)  
TRACT "OS1"  
TRACT "BT1"  
TRACT "BT1"  
TRACT "BT1"  
TRACT "OS1"  
LIMITS OF PLAT  
NOO2434"W  
1315.93' (TOTAL)  
2472.08' (TOTAL)  
40.26' PER CHANCERY CASE NO. 407  
O.R.B. 6495, PG. 165  
O.R.B. 6495, PG. 165  
N 786117.0601  
E 927006.2192  
50' ROAD, DITCH AND DYKE RESERVATION  
P.B. 2 PGS 45-54  
L.W.D.D. R/W  
O.R.B. 1585, PG. 505  
40.26' PER CHANCERY CASE NO. 407  
O.R.B. 6495, PG. 165  
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N 786117.0601  
E 927006.2192  
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