

AVALON TRAILS AT VILLAGES OF ORIOLE PUD

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

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 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

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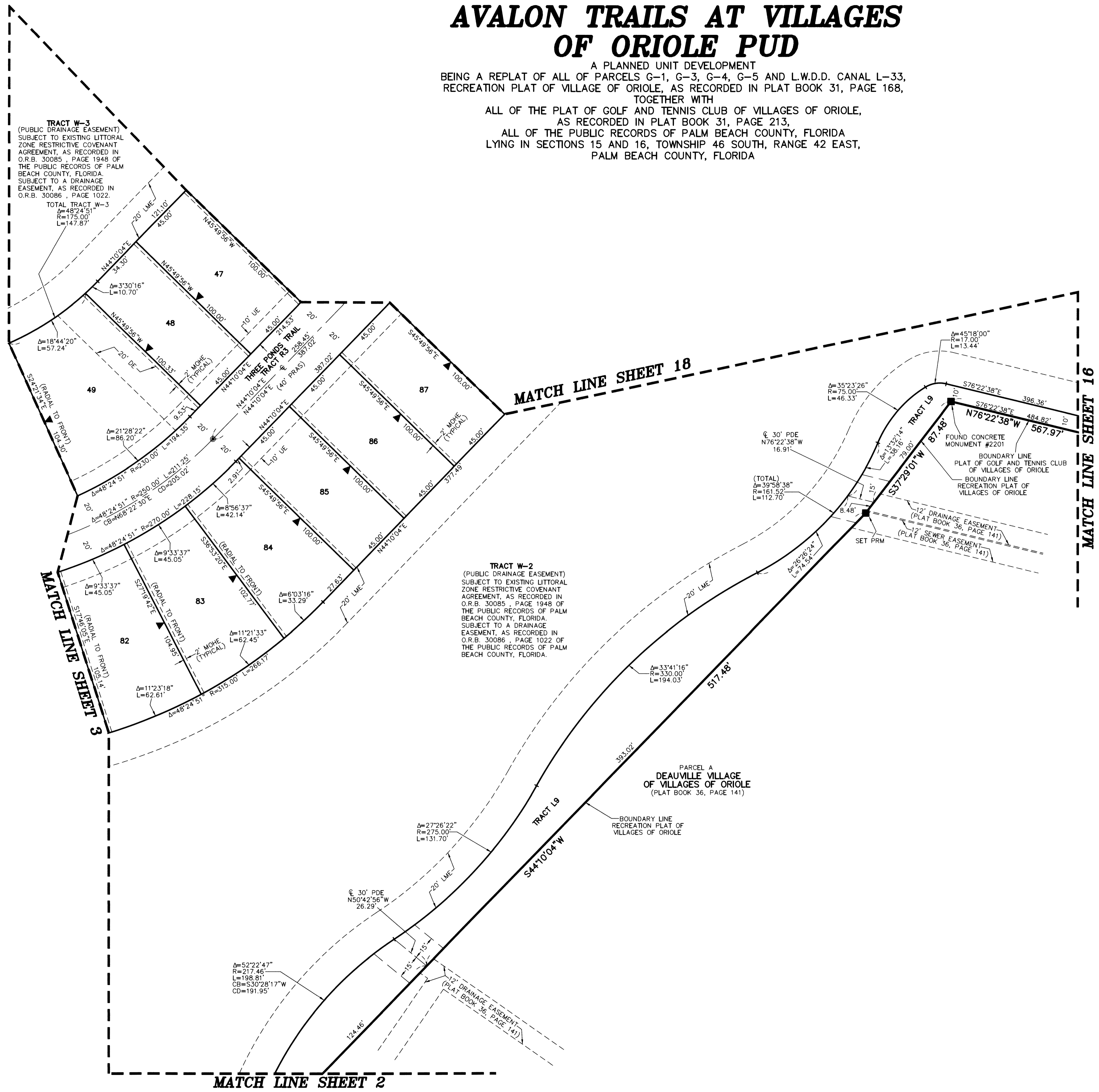
SHEET 17 OF 20

TRACT W-3
 (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.

TOTAL TRACT W-3
 $\Delta=48^{\circ}24'51''$
 $R=175.00'$
 $L=147.87'$

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)



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 GRID
 SCALE FACTOR = 1.000288
 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
- - DENOTES PERMANENT REFERENCE MONUMENT
- 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W FROM LB3591"
- - DENOTES PERMANENT CONTROL POINT
- - NAIL AND METAL DISK STAMPED "PCP LB3591"
- ▲ - DENOTES PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591

