AVENIR SITE PLAN 1 – POD 2

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION OF AVENIR, PARCEL "A–3",
AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN THE SECTION 15,
TOWNSHIP 42 SOUTH, RANGE 41 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
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CERTIFICATE OF AUTHORIZATION NO. LB3591
MAY 2019

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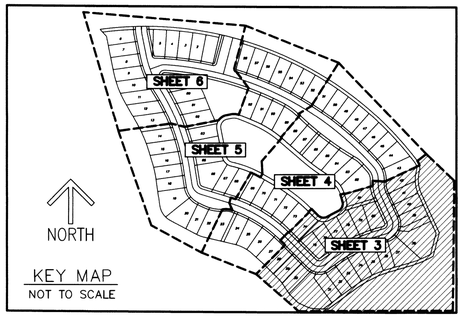
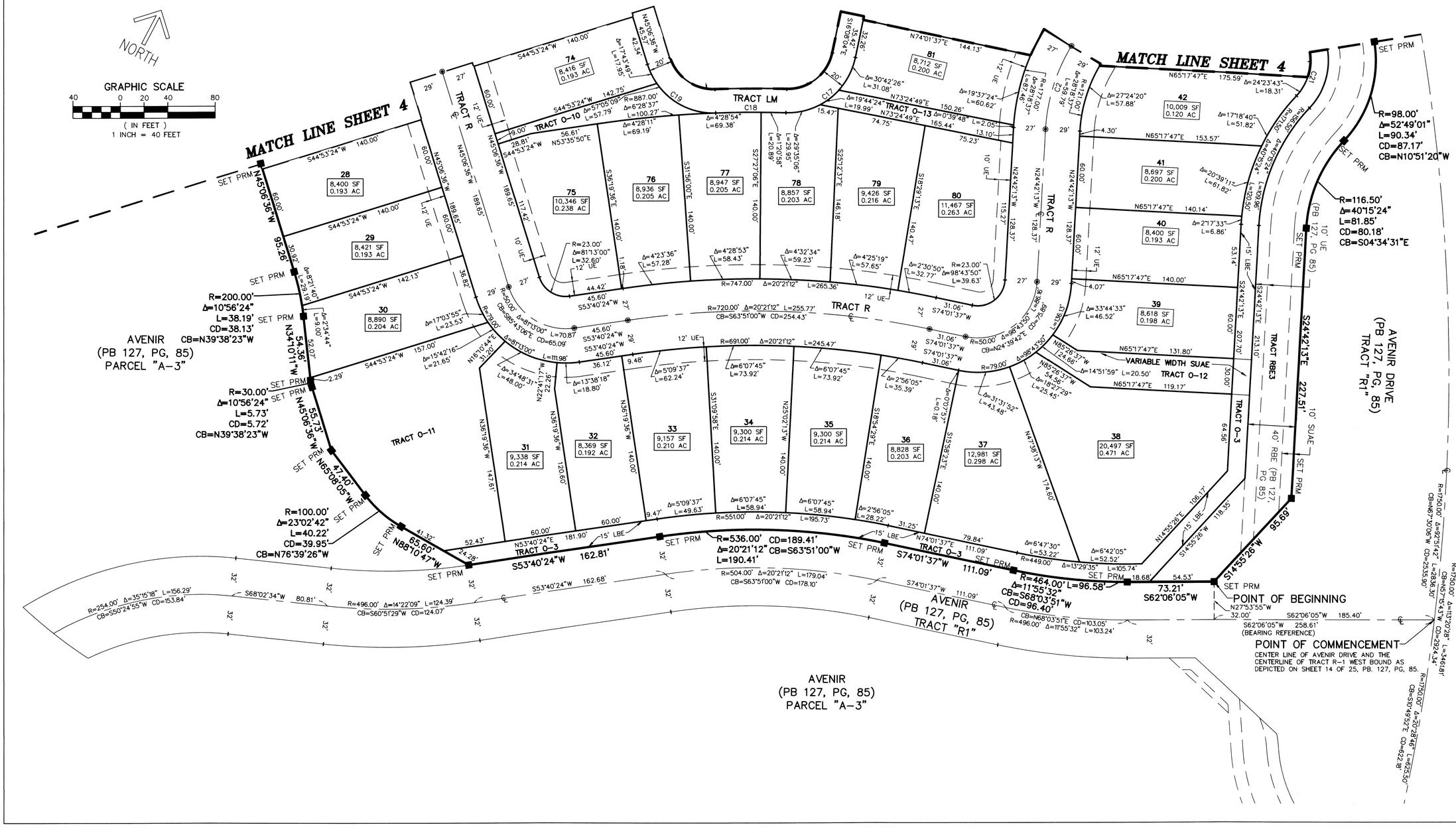
LEGEND/ABBREVIATIONS
℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
AC – ACRES
CB – CHORD BEARING
CD – CHORD DISTANCE
DE – DRAINAGE EASEMENT
L – ARC LENGTH
LAE – LIMITED ACCESS EASEMENT
LB – LICENSED BUSINESS
LBE – LANDSCAPE BUFFER EASEMENT
LM – LAKE MAINTENANCE TRACT
LSE – LIFT STATION EASEMENT
O.R.B. – OFFICIAL RECORD BOOK
P.P.A.E. – PERPETUAL PUBLIC ACCESS EASEMENT
R – RADIUS
(R) – INDICATES RADIAL LINE
RBE – ROADWAY BUFFER EASEMENT
SF – SQUARE FEET
SUAE – SEACOAST UTILITY AUTHORITY EASEMENT
UE – UTILITY EASEMENT
■ PRM – DENOTES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
● – DENOTES PERMANENT CONTROL POINT



Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C2	28°18'37"	150.00'	74.12'	S10° 32' 55"E	73.36'
C17	80°01'56"	58.00'	81.02'	N23° 52' 54"E	74.59'
C18	3°49'25"	887.00'	59.19'	S61° 59' 09"W	59.18'
C19	74°48'58"	58.00'	75.74'	S82° 31' 04"E	70.47'
C21	52°49'01"	43.00'	39.64'	N10° 51' 20"W	38.25'