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ORDINANCE 17, 2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA REGARDING APPLICATION TO ESTABLISH THE AVENIR PLANNED COMMUNITY DEVELOPMENT (PCD) COMMUNITY DEVELOPMENT DISTRICT (CDD), CONSISTING OF APPROXIMATELY 2427.5 ACRES OF LAND LOCATED APPROXIMATELY ONE (1) MILE EAST OF PRATT-WHITNEY ROAD ON THE NORTH SIDE OF NORTHLAKE BOULEVARD; MAKING FINDINGS OF FACT REGARDING THE PETITION; ESTABLISHING AND NAMING THE AVENIR COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE FIVE (5) PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING CONSENT FOR THE EXERCISE OF CERTAIN POWERS; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**WHEREAS**, the Florida Legislature enacted and amended Chapter 190, *Florida Statutes*, to provide an alternative method to finance and manage basic services for community development; and

**WHEREAS**, a Petition (the "Petition") to establish Avenir Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*, was submitted to the City of Palm Beach Gardens, Florida (the "City") by Avenir Holdings, LLC, a Florida limited liability company, on September 27, 2016; and

**WHEREAS**, the proposed District comprises approximately two thousand four hundred twenty-seven and one-half (2,427.5) acres, all located within the City; and

**WHEREAS**, pursuant to Section 190.005(1)(d), *Florida Statutes*, notice of the public hearing on the Petition to establish the proposed District was published in the Palm Beach Post once a week for four (4) consecutive weeks prior to the hearing; and

**WHEREAS**, the City Council held a public hearing on the Petition to establish the District on January 5, 2017; and

**WHEREAS**, pursuant to Section 18-1(3)(a) of the City's Charter, notice of this Ordinance was published in the Palm Beach Post at least fourteen (14) days prior to adoption; and



1           **WHEREAS**, the City Council, having considered the Petition and all information  
2 presented at the public hearing, and being fully advised and informed of the premises,  
3 has determined that it is in the best interest of the citizens of the City to approve the  
4 Petition to establish the District and approve this Ordinance.  
5  
6

7           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**  
8 **OF PALM BEACH GARDENS, FLORIDA** that:  
9

10           **SECTION 1.** The foregoing findings that are expressly set forth herein are  
11 hereby adopted and made a part hereof.  
12

13           **SECTION 2.** The City Council hereby makes the following additional findings of  
14 fact:  
15

- 16           1. The property proposed to comprise the District consists of approximately two  
17 thousand four hundred twenty-seven and one-half (2,427.5) acres, more or  
18 less; lies entirely within the boundaries of the City; and is generally located  
19 as identified on the location map attached hereto as Exhibit "A". A metes and  
20 bounds description of the external boundaries of the proposed District is set  
21 forth in the legal description attached hereto as Exhibit "B".  
22
- 23           2. The City Council has reviewed the Petition to establish the District and found  
24 all the statements therein to be true and correct.  
25
- 26           3. The establishment of the District is not inconsistent with any applicable  
27 element or portion of the state comprehensive plan or the effective local  
28 government comprehensive plan.  
29
- 30           4. The District is of sufficient size, is sufficiently compact, and is sufficiently  
31 contiguous to be developable as one functional, interrelated community and  
32 as an independent special district.  
33
- 34           5. The creation of the District is the best alternative available for delivering the  
35 community development services and facilities set forth below to the area that  
36 will be served by the District.  
37
- 38           6. The community development services and facilities of the District will be  
39 compatible with the capacity and uses of existing City and regional  
40 community development services and facilities.  
41
- 42           7. The area that will be served by the District is amenable to separate special  
43 district government.  
44  
45  
46



1           **SECTION 3.** The City Council hereby grants the Petition to establish and create  
2 a community development district that shall be known as "Avenir Community  
3 Development District."  
4

5           **SECTION 4.** The external boundaries of the District shall be as depicted on  
6 Exhibit "A" attached hereto and described in Exhibit "B" attached hereto.  
7

8           **SECTION 5.** Pursuant to Section 190.005(2)(d), *Florida Statutes*, the charter for  
9 the District shall consist of Sections 190.006 through 190.041, *Florida Statutes*, inclusive.  
10

11           **SECTION 6.** The five (5) persons designated to be the initial members of the  
12 Board of Supervisors are as follows:  
13

14           David Serviansky  
15           Rosa Eckstein Schechter  
16           Eduardo Stern  
17           E. Daniel Lopez  
18           Virginia Cepero  
19

20           **SECTION 7.** As provided in Chapter 190, *Florida Statutes*, the District shall  
21 have, subject to the regulatory jurisdiction and permitting authority of all applicable  
22 governmental bodies, agencies, and districts having authority with respect to any area  
23 included within the District, those special powers relating to public improvements and  
24 community facilities authorized by Section 190.012, *Florida Statutes*.  
25

26           **SECTION 8.** The City Council hereby consents to the exercise of and grants to  
27 the District the powers set forth in Sections 190.012(2)(a), (b) (as to installation of fire  
28 lines and hydrants only) and (d), *Florida Statutes*.  
29

30           **SECTION 9.** All ordinances or parts of ordinances in conflict be and the same  
31 are hereby repealed.  
32

33           **SECTION 10.** In the event a court of competent jurisdiction shall hold or  
34 determine that any part of this Ordinance is invalid or unconstitutional, the remainder of  
35 the Ordinance shall not be affected thereby, and it will be presumed that the City Council  
36 for the City of Palm Beach Gardens did not intend to enact such invalid or unconstitutional  
37 provision. It shall further be assumed that the City Council would have adopted the  
38 remainder of this Ordinance without said invalid and unconstitutional provision, thereby  
39 causing said remainder to remain in full force and effect.  
40

41           **SECTION 11.** Specific authority is hereby given to codify this Ordinance.  
42

43           **SECTION 12.** This Ordinance shall become effective immediately upon adoption.  
44  
45  
46  
47

PASSED this 1st day of December, 2016, upon first reading.

PASSED AND ADOPTED this 5th day of January, 2017, upon second and final reading.


CITY OF PALM BEACH GARDENS	FOR	AGAINST	ABSENT
----------------------------	-----	---------	--------

BY: 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marcie Tinsley Mayor			


	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eric Jablin, Vice Mayor			

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert Premuroso, Councilmember			

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maria Marino, Councilmember			

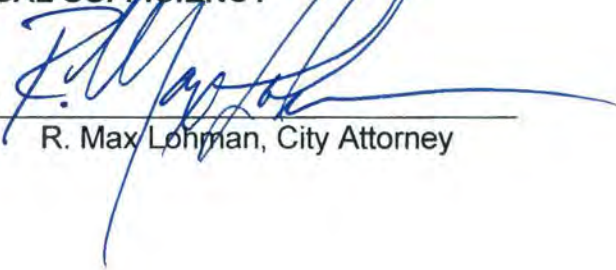
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Woods, Councilmember			

**ATTEST:**

BY: 

Patricia Snider, CMC, City Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

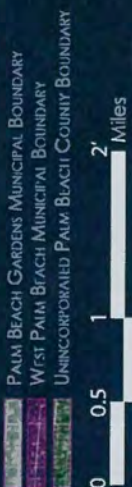
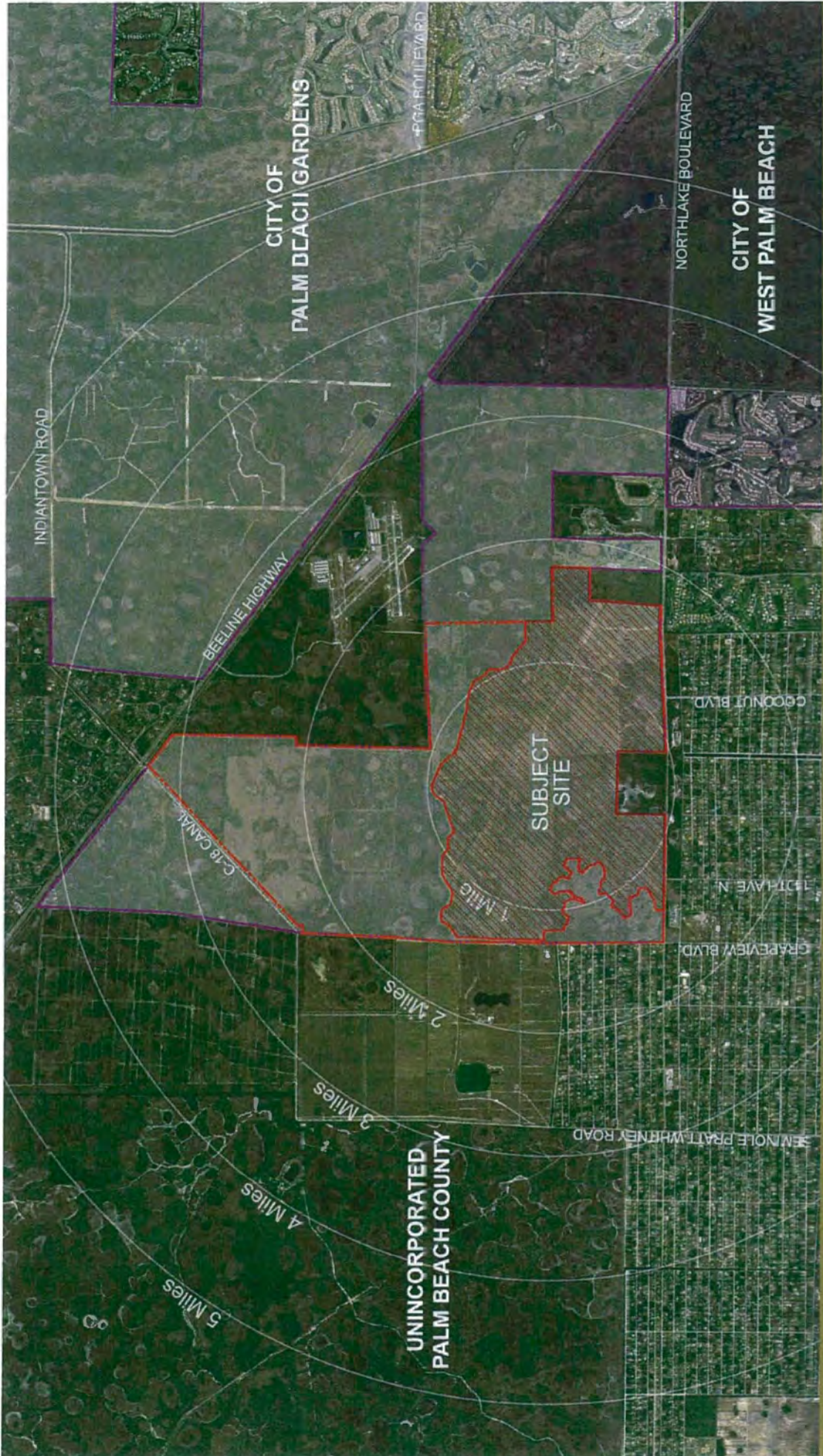
BY: 

R. Max Lohman, City Attorney



# EXHIBIT "A"





LOCATION MAP  
CDD BOUNDARY



**EXHIBIT "B"**



A PARCEL OF LAND IN SECTIONS 4, 8, 9, 10, 14, 15, 16, AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, AND SECTIONS 28 AND 33, TOWNSHIP 41 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH QUARTER CORNER OF SAID SECTION 14;  
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 14,  
 S02°11'18"W FOR 1592.57 FEET;

THENCE S88°59'02"W FOR 1351.88 FEET;  
 THENCE S04°12'40"W FOR 2951.27 FEET TO A LINE LYING 40.00 FEET NORTH OF, AND PARALLEL WITH,  
 THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, ACCORDING TO PARCEL 101, RECORDED IN  
 OFFICIAL RECORD BOOK 12173, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID LINE 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID NORTH RIGHT-OF-WAY,  
 AND ITS WESTERLY EXTENSION RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 131 OF SAID PUBLIC  
 RECORDS FOR THE FOLLOWING COURSES:

THENCE N87°52'51"W FOR 444.46 FEET;  
 THENCE N88°37'51"W FOR 200.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE  
 TO THE SOUTH, HAVING A RADIUS OF 11,569.16 FEET;  
 THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  
 04°28'16 FOR 902.80 FEET TO A POINT OF TANGENCY;  
 THENCE S86°53'53"W FOR 167.83 FEET;  
 THENCE S86°08'53"W FOR 763.92 FEET;  
 THENCE S86°53'53"W FOR 1280.82 FEET;  
 THENCE S86°54'02"W FOR 2453.49 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER  
 OF SAID SECTION 15;

THENCE ALONG SAID WEST LINE, N01°06'43"E FOR 1959.73 FEET TO THE WEST QUARTER CORNER  
 OF SAID SECTION 15;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, N88°34'05"W  
 FOR 2689.73 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 16;

THENCE ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, S00°26'50"W FOR 2011.79 FEET TO A LINE  
 LYING 40.00 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD,  
 RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 125, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID LINE 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID NORTH RIGHT-OF-WAY FOR  
 THE FOLLOWING COURSES:

THENCE N89°20'55"W FOR 2656.83 FEET;  
 THENCE N88°54'50"W FOR 1378.46 FEET;

THENCE N01°05'27"E FOR 253.43 FEET; THENCE N49°46'38"E FOR 18.91 FEET;  
 THENCE N41°34'11"E FOR 41.36 FEET; THENCE N46°47'03"E FOR 38.64 FEET;  
 THENCE S86°47'34"E FOR 53.17 FEET; THENCE S74°45'48"E FOR 66.39 FEET;  
 THENCE S81°17'03"E FOR 40.54 FEET; THENCE S83°58'24"E FOR 62.83 FEET;  
 THENCE N62°26'52"E FOR 87.02 FEET; THENCE N60°22'01"E FOR 47.81 FEET;  
 THENCE N66°59'09"E FOR 60.06 FEET; THENCE N12°18'44"E FOR 23.25 FEET;  
 THENCE N57°54'21"E FOR 101.81 FEET; THENCE S82°24'02"E FOR 25.28 FEET;

CONTINUED ON SHEET 2 OF 22

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT  
 COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL  
 DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH  
 OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID  
 WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED  
 SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER  
 NOTED HEREON.

JOHN E. PHILLIPS, III  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA No. 4826  
 DATE: \_\_\_\_\_



E-Mail: [Info@brown-phillips.com](mailto:Info@brown-phillips.com)

**BROWN & PHILLIPS, INC.**  
 PROFESSIONAL SURVEYING SERVICES  
 CERTIFICATE OF AUTHORIZATION # LB 6473  
 1860 OLD OKEECHOBEE ROAD., SUITE 509,  
 WEST PALM BEACH, FLORIDA 33409  
 TELEPHONE (561)-615-3988, 615-3991 FAX

**LEGAL DESCRIPTION**

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
<b>AVENIR CDD PARCEL</b>	DATE: 9/20/16
	SHEET 1 OF 22



THENCE N59°36'08"E FOR 152.81 FEET;  
 THENCE N49°59'25"E FOR 224.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 170.00 FEET;  
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°22'14" FOR 250.33 FEET TO A POINT OF TANGENCY;  
 THENCE N34°22'49"W FOR 142.93 FEET; THENCE N83°58'24"W FOR 48.99 FEET;  
 THENCE N76°25'20"W FOR 51.80 FEET; THENCE S89°40'05"W FOR 64.40 FEET;  
 THENCE N72°40'11"W FOR 28.04 FEET; THENCE N37°07'08"W FOR 29.06 FEET;  
 THENCE N00°19'55"W FOR 58.92 FEET; THENCE N21°22'01"W FOR 54.88 FEET;  
 THENCE N38°44'06"W FOR 117.60 FEET; THENCE N21°21'55"W FOR 35.72 FEET;  
 THENCE N12°18'38"E FOR 75.75 FEET;  
 THENCE S85°50'31"W FOR 623.65 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 213.00 FEET, WHERE A RADIAL LINE BEARS N07°23'50"W;  
 THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 185°20'15" FOR 689.00 FEET;  
 THENCE N55°37'11"E FOR 47.11 FEET; THENCE N23°49'55"E FOR 16.72 FEET;  
 THENCE N46°46'56"E FOR 44.89 FEET; THENCE N22°09'50"E FOR 87.82 FEET;  
 THENCE N35°20'16"E FOR 31.78 FEET; THENCE N47°18'27"E FOR 86.08 FEET;  
 THENCE N21°51'20"E FOR 110.85 FEET; THENCE N47°56'51"E FOR 75.71 FEET;  
 THENCE N41°34'04"E FOR 55.36 FEET; THENCE S71°03'40"E FOR 25.85 FEET;  
 THENCE S50°28'21"E FOR 23.06 FEET; THENCE S42°13'54"E FOR 85.24 FEET;  
 THENCE S87°39'01"E FOR 56.72 FEET; THENCE N47°26'59"E FOR 454.14 FEET;  
 THENCE N04°59'45"W FOR 83.48 FEET; THENCE N24°29'40"W FOR 40.70 FEET;  
 THENCE N07°36'52"W FOR 78.36 FEET; THENCE N06°04'02"E FOR 54.40 FEET;  
 THENCE N31°13'06"W FOR 22.66 FEET; THENCE N69°17'14"E FOR 54.09 FEET;  
 THENCE N60°32'16"E FOR 35.16 FEET; THENCE N79°08'38"E FOR 31.23 FEET;  
 THENCE N89°17'09"E FOR 49.85 FEET; THENCE N89°40'05"E FOR 16.19 FEET;  
 THENCE S35°16'36"E FOR 32.28 FEET; THENCE S48°36'41"E FOR 41.76 FEET;  
 THENCE S48°36'42"E FOR 45.79 FEET; THENCE S72°40'08"E FOR 78.45 FEET;  
 THENCE S82°24'08"E FOR 47.77 FEET; THENCE N89°40'01"E FOR 59.51 FEET;  
 THENCE N74°05'48"E FOR 72.93 FEET; THENCE S56°33'39"E FOR 53.73 FEET;  
 THENCE S66°18'18"E FOR 106.80 FEET; THENCE S19°24'36"W FOR 31.67 FEET;  
 THENCE S42°14'00"E FOR 37.60 FEET; THENCE S34°16'12"E FOR 34.85 FEET;  
 THENCE S86°18'21"E FOR 20.48 FEET;  
 THENCE S89°39'47"E FOR 229.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 570.00 FEET;  
 THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°33'42" FOR 224.45 FEET;  
 THENCE N41°33'58"E FOR 83.97 FEET; THENCE N69°17'09"E FOR 52.49 FEET;  
 THENCE N53°03'02"E FOR 60.27 FEET; THENCE N41°33'49"E FOR 71.53 FEET;  
 THENCE N23°49'42"E FOR 42.42 FEET; THENCE N16°59'06"W FOR 54.16 FEET;  
 THENCE N21°52'06"W FOR 61.17 FEET; THENCE N42°14'03"W FOR 50.48 FEET;  
 THENCE N53°03'01"W FOR 40.09 FEET; THENCE N16°59'06"W FOR 8.39 FEET;  
 THENCE N00°20'09"W FOR 36.35 FEET; THENCE N12°58'04"W FOR 55.75 FEET;  
 THENCE N34°16'18"W FOR 17.73 FEET; THENCE N24°29'43"W FOR 82.05 FEET;  
 THENCE N14°42'44"W FOR 79.54 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS N20°38'27"E;  
 THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°03'23" FOR 201.79 FEET;  
 THENCE N50°26'26"W FOR 45.67 FEET; THENCE N61°12'17"W FOR 61.33 FEET;  
 THENCE N74°45'50"W FOR 48.87 FEET; THENCE N19°24'28"E FOR 32.26 FEET;  
 THENCE N09°50'26"E FOR 30.49 FEET; THENCE N20°41'54"E FOR 44.52 FEET;  
 THENCE N14°02'36"E FOR 48.69 FEET; THENCE N65°38'14"E FOR 44.56 FEET;  
 THENCE S81°17'12"E FOR 73.39 FEET; THENCE N47°56'35"E FOR 49.67 FEET;  
 THENCE N41°33'53"E FOR 34.08 FEET; THENCE S79°22'23"E FOR 22.01 FEET;



E-Mail: info@brown-phillips.com

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DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
<b>AVENIR CDD PARCEL</b>	DATE: 9/20/16
	SHEET 2 OF 22



THENCE S51°18'21"E FOR 47.88 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS S17°20'15"E; THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°45'21" FOR 178.70 FEET;

THENCE N90°00'00"E FOR 137.30 FEET;	THENCE N00°00'00"E FOR 537.59 FEET;
THENCE N76°54'04"W FOR 61.66 FEET;	THENCE N61°12'17"W FOR 23.36 FEET;
THENCE N69°57'09"W FOR 41.20 FEET;	THENCE S89°39'53"W FOR 25.18 FEET;
THENCE N61°12'13"W FOR 61.48 FEET;	THENCE N31°13'10"W FOR 44.45 FEET;
THENCE N69°57'11"W FOR 77.99 FEET;	THENCE S41°33'52"W FOR 77.38 FEET;
THENCE S29°46'56"W FOR 102.67 FEET;	THENCE S10°56'28"W FOR 48.49 FEET;
THENCE S84°07'57"W FOR 74.87 FEET;	THENCE S51°08'33"W FOR 58.86 FEET;
THENCE S18°15'42"W FOR 52.35 FEET;	THENCE S45°58'26"W FOR 39.81 FEET;
THENCE S75°45'14"W FOR 34.79 FEET;	THENCE N64°48'04"W FOR 28.22 FEET;
THENCE N42°13'57"W FOR 37.50 FEET;	THENCE N50°26'22"W FOR 57.91 FEET;
THENCE N66°18'16"W FOR 86.11 FEET;	THENCE N74°45'47"W FOR 42.98 FEET;
THENCE N34°16'18"W FOR 35.51 FEET;	THENCE N12°58'33"W FOR 15.09 FEET;
THENCE N09°50'26"E FOR 21.75 FEET;	THENCE N27°57'39"E FOR 84.26 FEET;
THENCE N32°31'02"E FOR 56.10 FEET;	THENCE N00°19'57"W FOR 38.63 FEET;
THENCE N23°49'35"E FOR 39.84 FEET;	THENCE N00°19'58"W FOR 39.30 FEET;
THENCE N16°59'03"W FOR 62.21 FEET;	THENCE N24°29'35"W FOR 44.00 FEET;
THENCE N36°00'12"W FOR 82.68 FEET;	THENCE N61°12'07"W FOR 38.75 FEET;
THENCE N42°13'54"W FOR 24.42 FEET;	THENCE N59°52'00"W FOR 88.28 FEET;
THENCE N16°59'01"W FOR 31.18 FEET;	THENCE N28°37'37"W FOR 32.32 FEET;
THENCE N07°38'11"W FOR 51.67 FEET;	THENCE N64°30'42"W FOR 66.09 FEET;
THENCE N55°01'27"W FOR 67.51 FEET;	THENCE N66°18'49"W FOR 86.86 FEET;
THENCE N76°52'32"W FOR 123.56 FEET;	THENCE S86°23'02"W FOR 78.71 FEET;
THENCE S37°43'00"W FOR 58.63 FEET;	THENCE S31°46'54"W FOR 43.18 FEET;
THENCE S47°08'30"W FOR 39.89 FEET;	THENCE S10°37'59"W FOR 43.88 FEET;
THENCE S14°39'33"E FOR 74.46 FEET;	THENCE S32°41'23"E FOR 128.59 FEET;
THENCE S00°19'58"E FOR 52.88 FEET;	THENCE S10°30'19"E FOR 59.29 FEET;
THENCE S09°50'25"W FOR 30.57 FEET;	THENCE S08°32'27"E FOR 154.84 FEET;
THENCE S00°19'56"E FOR 90.53 FEET;	THENCE S06°01'34"E FOR 48.17 FEET;
THENCE S28°56'55"W FOR 43.10 FEET;	THENCE S49°46'28"W FOR 56.32 FEET;
THENCE S30°33'08"W FOR 43.03 FEET;	THENCE S46°46'53"W FOR 39.81 FEET;
THENCE S52°00'43"W FOR 91.44 FEET;	THENCE S36°52'19"W FOR 136.41 FEET;
THENCE S10°56'35"W FOR 57.39 FEET;	THENCE S10°34'06"W FOR 86.54 FEET;
THENCE S06°03'57"W FOR 70.00 FEET;	THENCE S41°33'58"W FOR 16.76 FEET;
THENCE S55°53'42"W FOR 32.70 FEET;	THENCE S41°34'02"W FOR 17.49 FEET;
THENCE N66°18'09"W FOR 26.17 FEET;	THENCE S53°03'10"W FOR 57.77 FEET;
THENCE S41°33'58"W FOR 65.12 FEET;	THENCE S53°03'14"W FOR 23.05 FEET;
THENCE N51°10'50"W FOR 25.82 FEET;	THENCE N10°56'35"E FOR 44.79 FEET;
THENCE N23°49'46"E FOR 37.02 FEET;	THENCE N25°40'41"E FOR 89.47 FEET;
THENCE N08°10'21"E FOR 39.92 FEET;	THENCE N16°19'05"E FOR 36.66 FEET;
THENCE N14°02'46"E FOR 42.14 FEET;	THENCE N23°49'41"E FOR 31.94 FEET;
THENCE N49°46'28"E FOR 31.08 FEET;	THENCE N12°18'35"E FOR 31.76 FEET;
THENCE N19°24'36"E FOR 67.17 FEET;	THENCE N00°19'57"W FOR 78.65 FEET;
THENCE N04°37'27"W FOR 72.63 FEET;	THENCE N20°04'26"W FOR 93.12 FEET;
THENCE N28°37'35"W FOR 42.25 FEET;	THENCE N24°29'36"W FOR 53.12 FEET;
THENCE N28°37'29"W FOR 32.78 FEET;	THENCE N16°59'06"W FOR 22.02 FEET;
THENCE N42°13'47"W FOR 36.82 FEET;	THENCE N72°40'02"W FOR 48.62 FEET;
THENCE N81°17'06"W FOR 42.39 FEET;	THENCE S89°40'03"W FOR 50.90 FEET;
THENCE S89°40'09"W FOR 45.46 FEET;	THENCE S80°37'16"W FOR 36.84 FEET;
THENCE N50°26'18"W FOR 125.08 FEET;	THENCE S79°08'44"W FOR 49.04 FEET;
THENCE S80°32'13"W FOR 25.65 FEET;	THENCE S75°45'26"W FOR 51.44 FEET;
THENCE S55°53'47"W FOR 39.24 FEET;	THENCE S45°58'32"W FOR 58.18 FEET;
THENCE S30°33'15"W FOR 43.33 FEET;	THENCE S41°34'00"W FOR 72.59 FEET;



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LEGAL DESCRIPTION

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<b>AVENIR CDD PARCEL</b>	
	DATE: 9/20/16
	SHEET 3 OF 22



CONTINUED FROM SHEET 3 OF 22

THENCE S38°34'25"W FOR 77.47 FEET; THENCE S72°00'17"W FOR 21.09 FEET;  
 THENCE N56°33'35"W FOR 25.80 FEET; THENCE N79°48'27"W FOR 44.11 FEET;  
 THENCE S80°03'10"W FOR 40.08 FEET; THENCE N50°37'10"W FOR 79.29 FEET;  
 THENCE S77°06'13"W FOR 36.50 FEET; THENCE N83°58'18"W FOR 42.56 FEET;  
 THENCE N48°36'29"W FOR 23.11 FEET; THENCE N24°29'29"W FOR 27.74 FEET;  
 THENCE N53°42'58"W FOR 44.64 FEET; THENCE N42°13'42"W FOR 54.83 FEET;  
 THENCE N79°48'29"W FOR 76.43 FEET; THENCE N53°42'58"W FOR 13.90 FEET;  
 THENCE N61°11'57"W FOR 47.99 FEET; THENCE S79°08'44"W FOR 64.76 FEET;  
 THENCE N89°57'02"W FOR 4.12 FEET; THENCE N00°45'13"E FOR 406.07 FEET;  
 THENCE N53°23'37"W FOR 30.82 FEET; THENCE N01°16'44"E FOR 405.48 FEET;  
 THENCE N90°00'00"W FOR 500.64 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 8;  
 THENCE ALONG SAID WEST LINE, N01°28'46"E FOR 180.05 FEET;  
 THENCE N90°00'00"E FOR 100.49 FEET;  
 THENCE N01°30'51"E FOR 2211.98 FEET;  
 THENCE N40°12'41"E FOR 37.09 FEET;  
 THENCE N02°11'39"E FOR 1085.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE  
 SOUTHEAST, HAVING A RADIUS OF 500.00 FEET;  
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°23'16"  
 FOR 474.62 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST,  
 HAVING A RADIUS OF 1300.73 FEET;  
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°35'56"  
 FOR 558.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST,  
 HAVING A RADIUS OF 300.52 FEET;  
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  
 57°23'41" FOR 300.00 FEET TO A POINT OF TANGENCY;  
 THENCE N89°22'39"E FOR 73.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE  
 TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  
 46°02'21" FOR 241.06 FEET TO A POINT OF TANGENCY;  
 THENCE S44°35'00"E FOR 344.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE  
 TO THE NORTHEAST, HAVING A RADIUS OF 325.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  
 35°45'57" FOR 202.88 FEET TO A POINT OF TANGENCY;  
 THENCE S80°20'57"E FOR 159.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE  
 TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET;  
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  
 40°03'47" FOR 349.82 FEET TO A POINT OF TANGENCY;  
 THENCE N59°35'18"E FOR 552.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE  
 TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET;  
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  
 30°53'57" FOR 289.65 FEET TO A POINT OF TANGENCY;  
 THENCE S89°30'47"E FOR 477.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE  
 TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  
 35°20'02" FOR 308.35 FEET TO A POINT OF TANGENCY;  
 THENCE S54°10'45"E FOR 79.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE  
 TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  
 39°11'27" FOR 342.00 FEET TO A POINT OF TANGENCY;  
 THENCE N86°37'48"E FOR 67.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE  
 TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°40'48"  
 FOR 337.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH,  
 HAVING A RADIUS OF 500.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°43'07"  
 FOR 486.24 FEET TO A POINT OF TANGENCY;  
 THENCE N89°35'29"E FOR 961.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE  
 TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET;

CONTINUED ON SHEET 5 OF 22



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	SHEET 4 OF 22



THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°58'45" FOR 488.51 FEET TO A POINT OF TANGENCY;  
 THENCE N90°00'00"E FOR 132.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°12'01" FOR 404.92 FEET TO A POINT OF TANGENCY;  
 THENCE S86°47'59"E FOR 277.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°09'28" FOR 421.63 FEET TO A POINT OF TANGENCY;  
 THENCE S42°38'31"E FOR 559.36 FEET;  
 THENCE S43°20'53"E FOR 196.63 FEET;  
 THENCE S75°19'58"E FOR 1604.71 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2317.98 FEET, WHERE A RADIAL LINE BEARS S04°27'38"E;  
 THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°27'03" FOR 260.97 FEET;  
 THENCE S81°12'40"E FOR 25.46 FEET;  
 THENCE N75°44'35"E FOR 57.20 FEET;  
 THENCE N89°39'23"E FOR 24.13 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1500.00 FEET, WHERE A RADIAL LINE BEARS S02°59'37"W;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°33'00" FOR 1428.12 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°58'33" FOR 244.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 220.00 FEET;  
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°37'20" FOR 356.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 570.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°25'11" FOR 889.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°57'31" FOR 383.25 FEET TO A POINT OF TANGENCY;  
 THENCE S49°16'16"E FOR 650.43 FEET;  
 THENCE N89°13'48"E FOR 241.57 FEET;  
 THENCE S86°19'04"E FOR 57.84 FEET;  
 THENCE N58°55'18"E FOR 47.44 FEET;  
 THENCE N89°13'48"E FOR 481.43 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;  
 THENCE ALONG SAID EAST LINE, S00°46'12"E FOR 1137.24 FEET TO THE NORTH LINE OF THE WEST ONE-HALF OF SAID SECTION 14;  
 THENCE ALONG SAID NORTH LINE, N88°59'02"E FOR 2266.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 2427.5 ACRES, MORE OR LESS.

BEARING BASIS: S02°11'18"W (GRID) ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST.

ABBREVIATIONS:

R/PB - ROAD PLAT BOOK  
 ORB - OFFICIAL RECORD BOOK  
 PG. - PAGE  
 R/W - RIGHT-OF-WAY  
 CL - CENTERLINE  
 SEC. - SECTION  
 R - RADIUS  
 Δ - CENTRAL ANGLE  
 A - ARC LENGTH



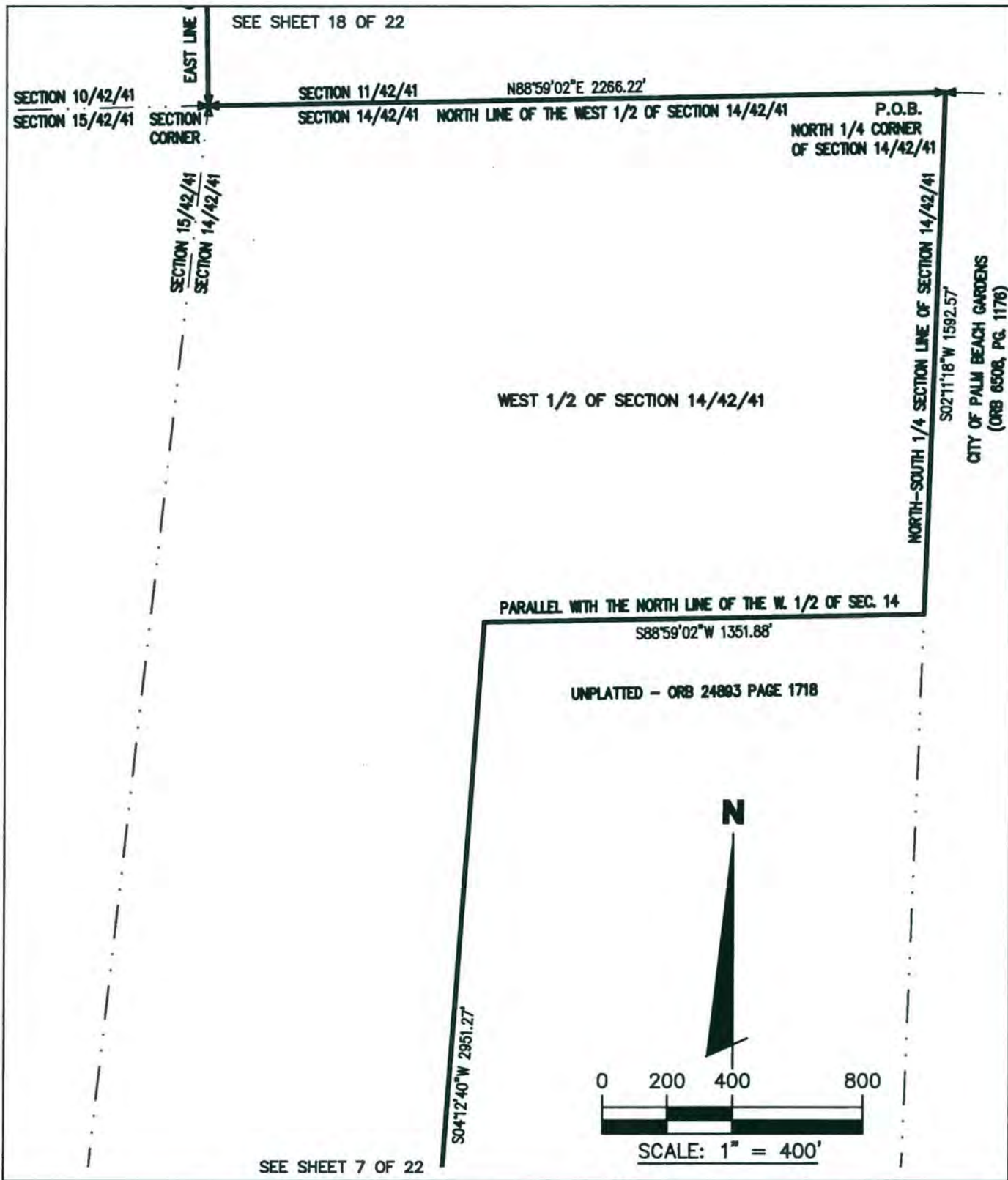
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	SHEET 5 OF 22





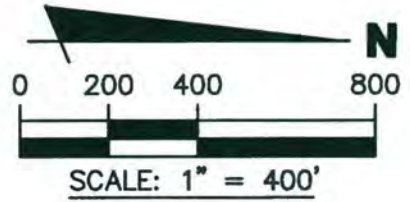
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	SHEET 6 OF 22

SEE SHEET 8 OF 22



NORTH R/W  
(ORB 1229 PAGE 131)

NORTH R/W (ORB 12173 PAGE 5)  
NORTHLAKE BOULEVARD

S86°53'53"W 1280.82'

S86°08'53"W 763.92'

S86°53'53"W  
167.83'

SECTION 15/42/41

SECTION 14/42/41

$\Delta = 428.16'$   
 $A = 902.80'$   
 $R = 11569.16'$

NORTH R/W (ORB 12173 PAGE 5)

N88°37'51"W  
200.74'

N87°52'51"W 444.46'

S04°12'40"W 2951.27'

UNPLATTED - ORB 24893 PAGE 1718

SEE SHEET 6 OF 22

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	SHEET 7 OF 22



SEE SHEET 9 OF 22

S.E. 1/4 SECTION 16/42/41

N01°06'43"E 1959.73'

WEST LINE OF THE S.W.1/4 OF SECTION 15/42/41

W.1/4 CORNER  
SEC.15/42/41

SECTION 15/42/41

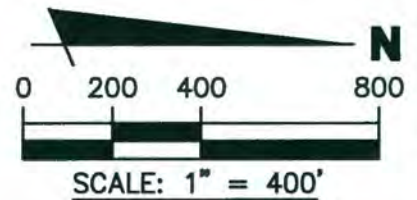
NORTH R/W (ORIG 1220 PAGE 131)

S86°54'02"W 2453.49'

SECTION 15/42/41

S86°53'53"W 1280.82'

SEE SHEET 7 OF 22



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	SHEET 8 OF 22



NORTHLAKE  
BOULEVARD  
NORTH R/W  
(ORB 1229 PAGE 125)

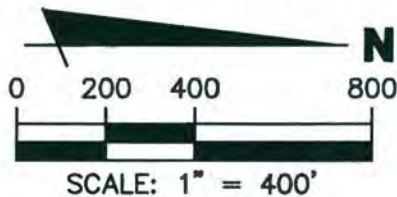
SEE SHEET 10 OF 22

40'

S.W. 1/4 SECTION 16/42/41

EAST LINE OF THE S.W.1/4 OF SECTION 16/42/41 (N-S 1/4 SECTION LINE)

S00°26'50"W 2011.79'



S.E. 1/4 SECTION 16/42/41

S.E. 1/4 SECTION 16/42/41

N88°34'05"W 2889.73'

SOUTH LINE OF THE NE 1/4 OF SECTION 16/42/41

N.E. 1/4 SECTION 16/42/41

S.E. 1/4 SECTION 16/42/41

N01°06'43"E 1959.73'

WEST LINE OF THE S.W.1/4 OF SECTION 15/42/41

SECTION 15/42/41

SEE SHEET 8 OF 22

W.1/4 CORNER  
SEC.15/42/41

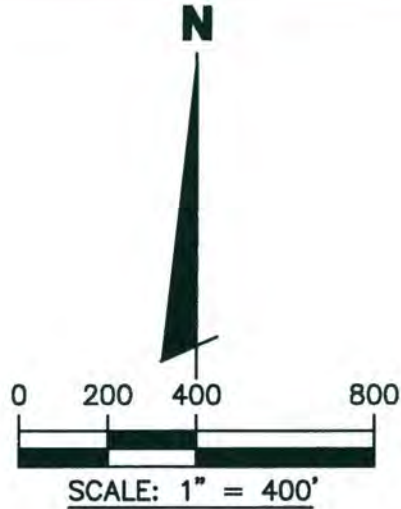
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	SHEET 9 OF 22





SECTION 16/42/41

S.W. 1/4 SECTION 16/42/41

S.W. 1/4 SECTION 16/42/41

EAST LINE OF THE S.W. 1/4 OF SECTION 16/42/41 (N-S 1/4 SECTION LINE)

S00°26'50"W 2011.79'

SEE SHEET 11 OF 22

SEE SHEET 9 OF 22

N89°20'55"W 2656.83'

40'

NORTH R/W  
(ORB 1229 PAGE 125)

NORTHLAKE  
BOULEVARD

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	SHEET 10 OF 22



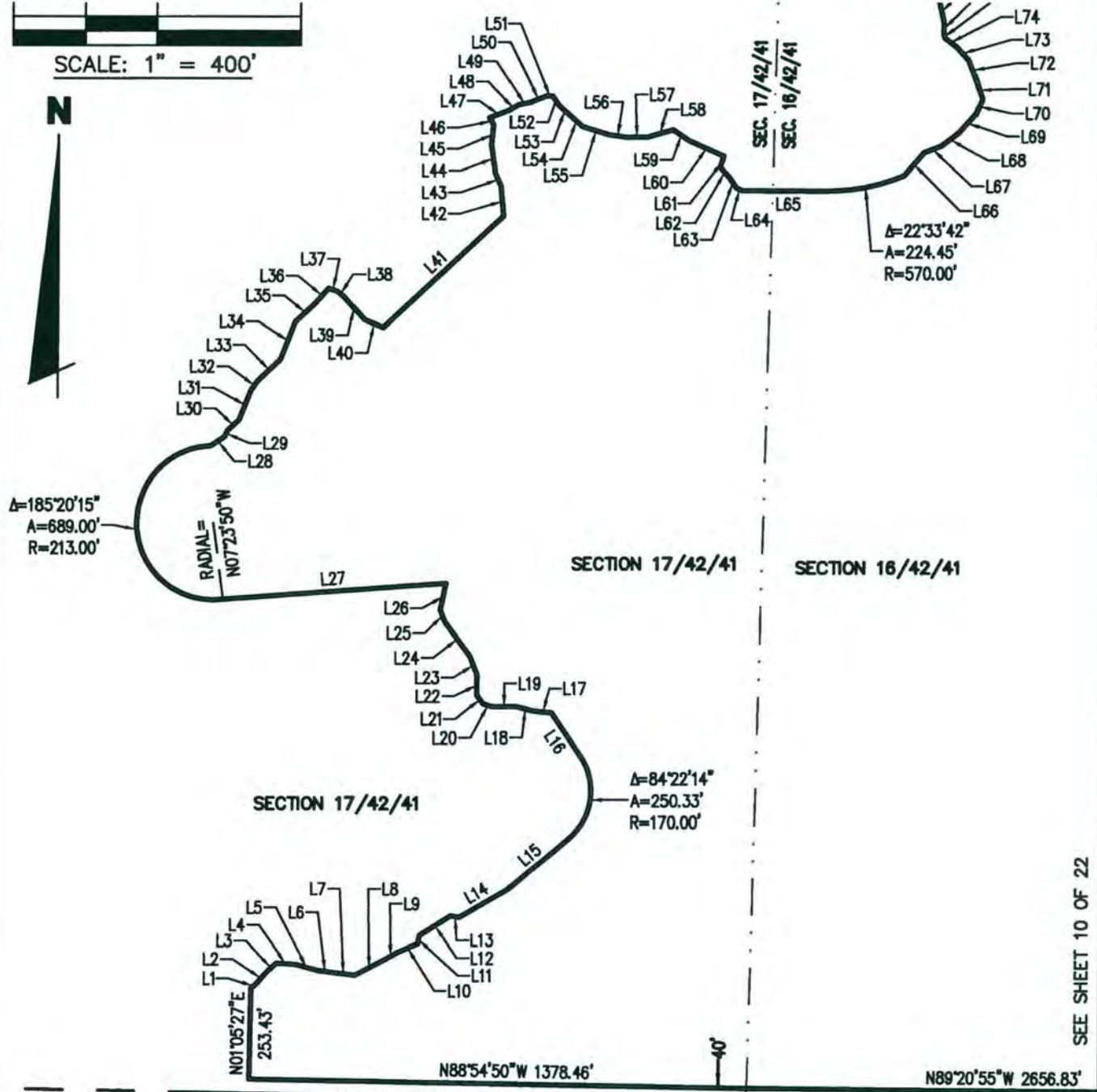
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SEE SHEET 12 OF 22



SCALE: 1" = 400'

N



SECTION 17/42/41

SECTION 16/42/41

SECTION 17/42/41

SEE SHEET 10 OF 22

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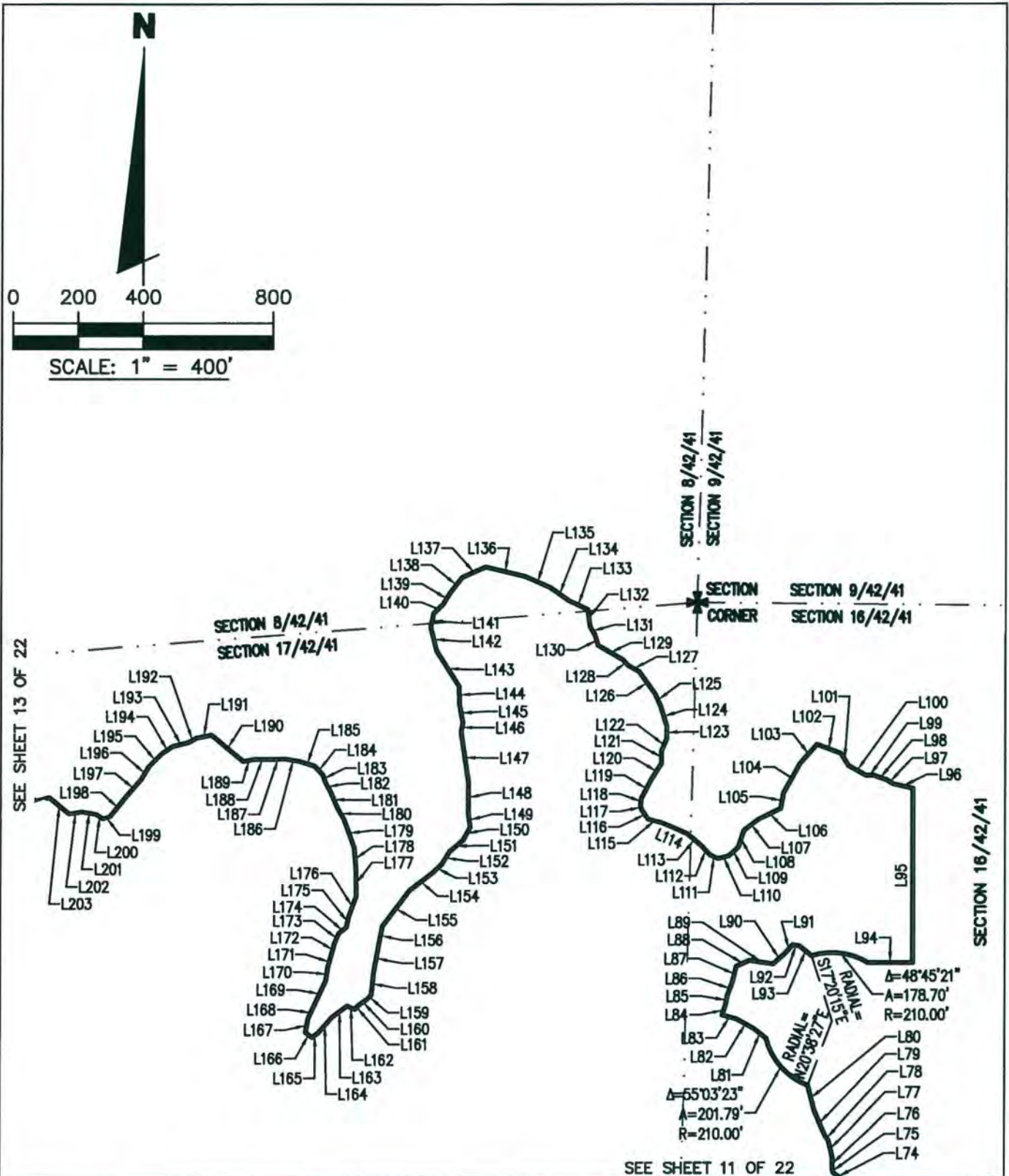
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	SHEET 11 OF 22





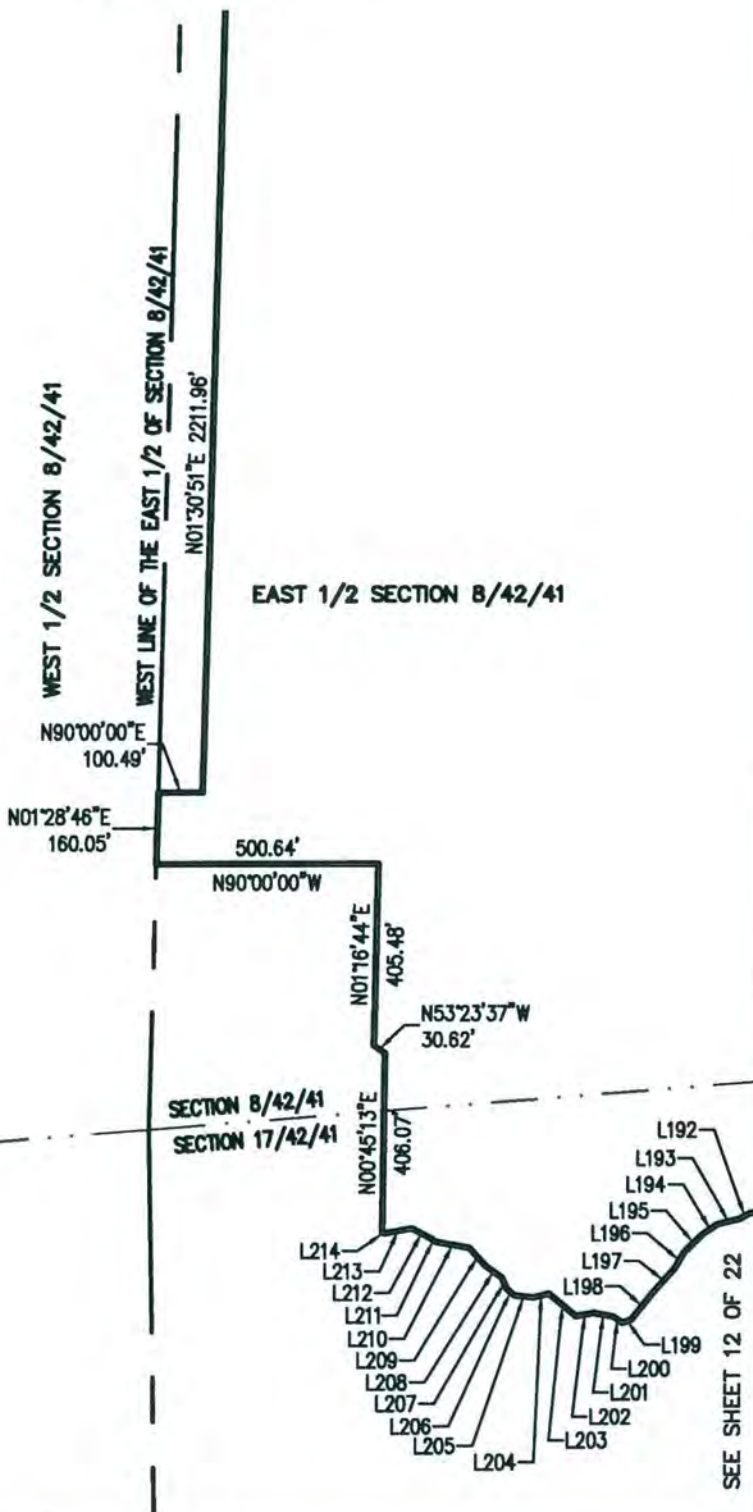
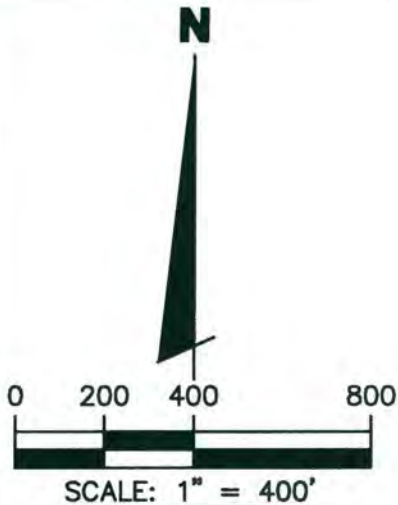
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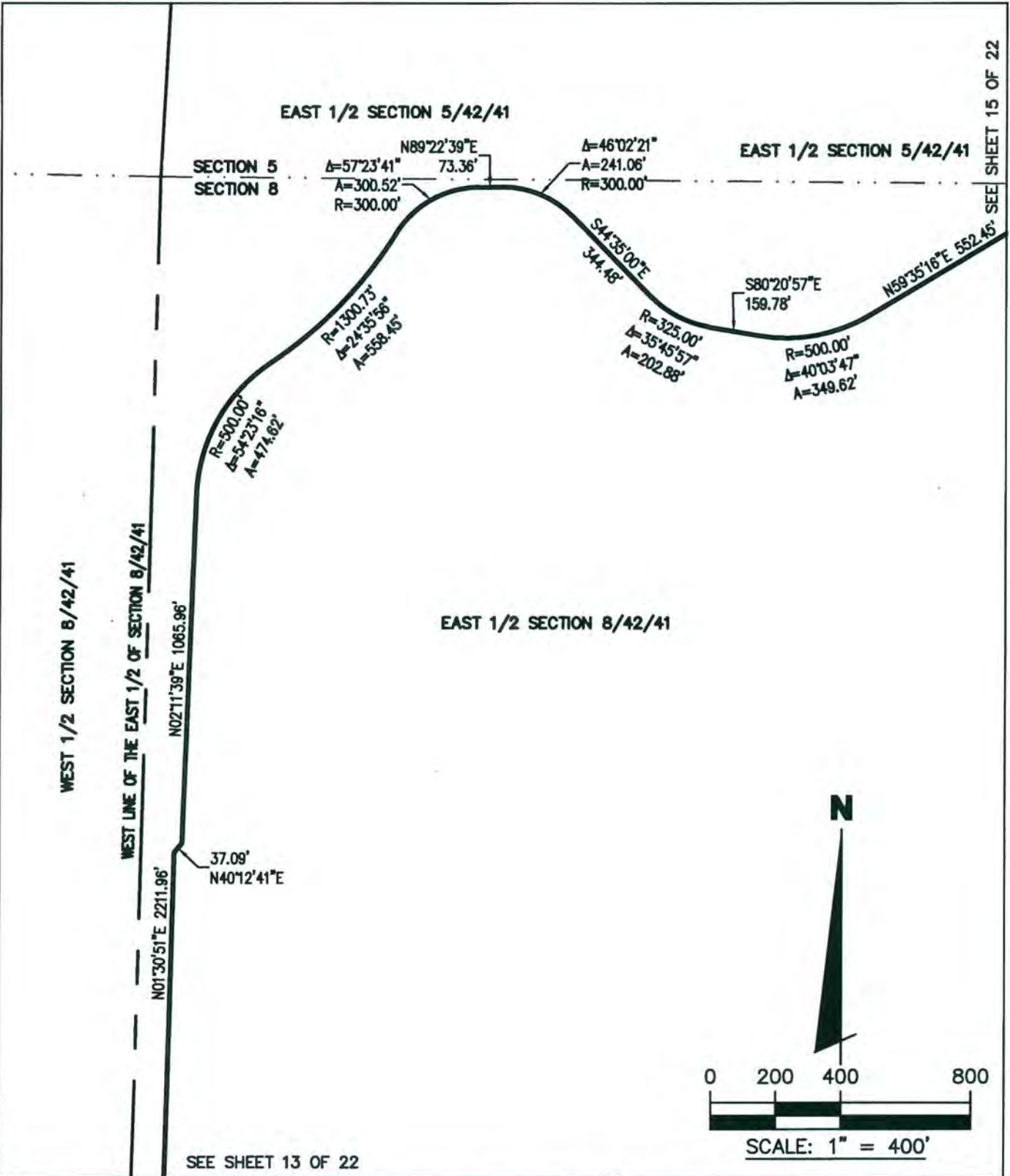
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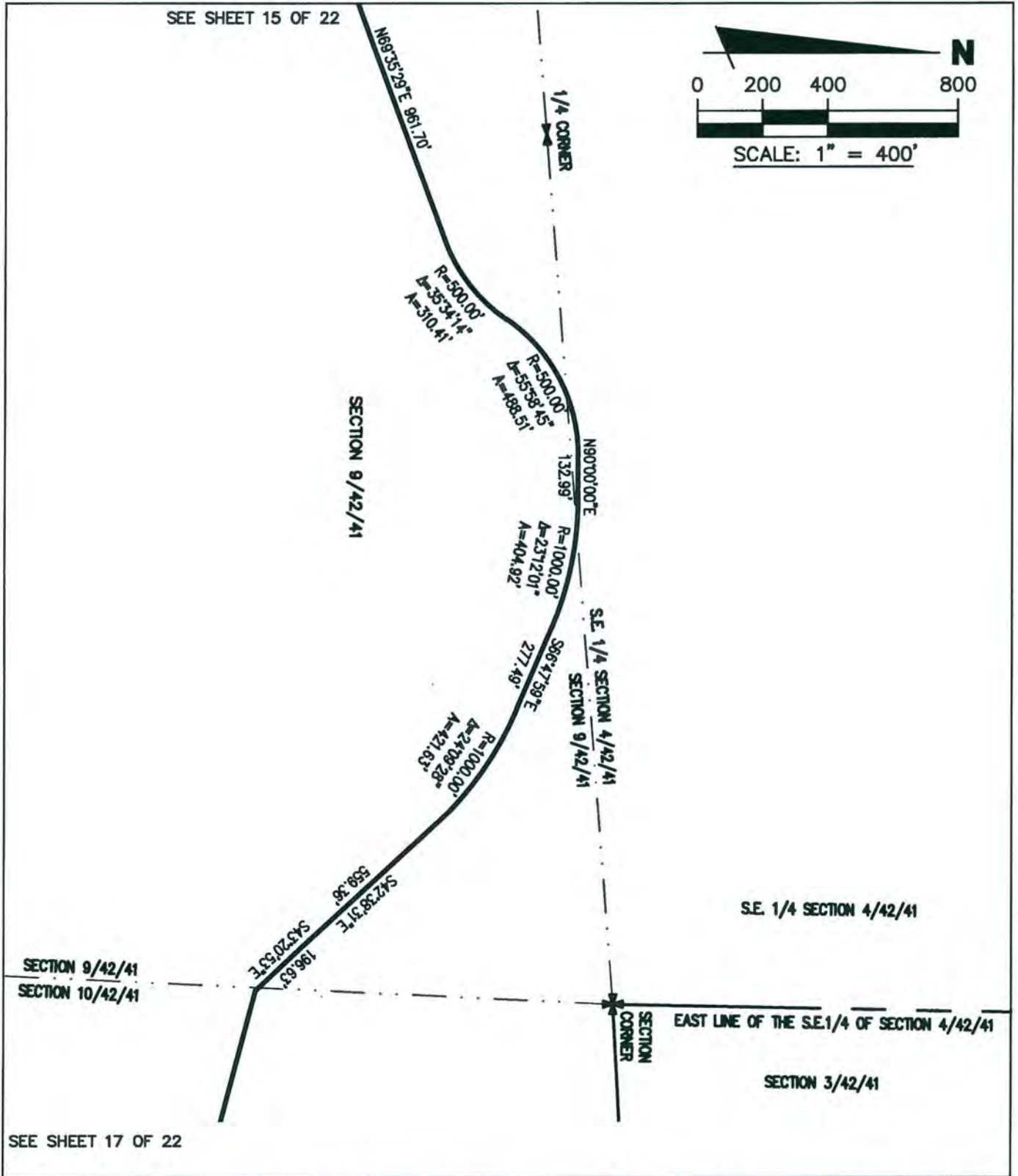
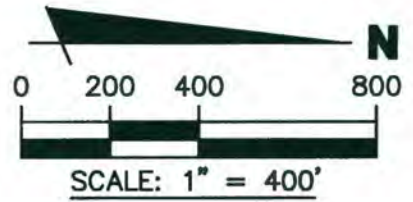
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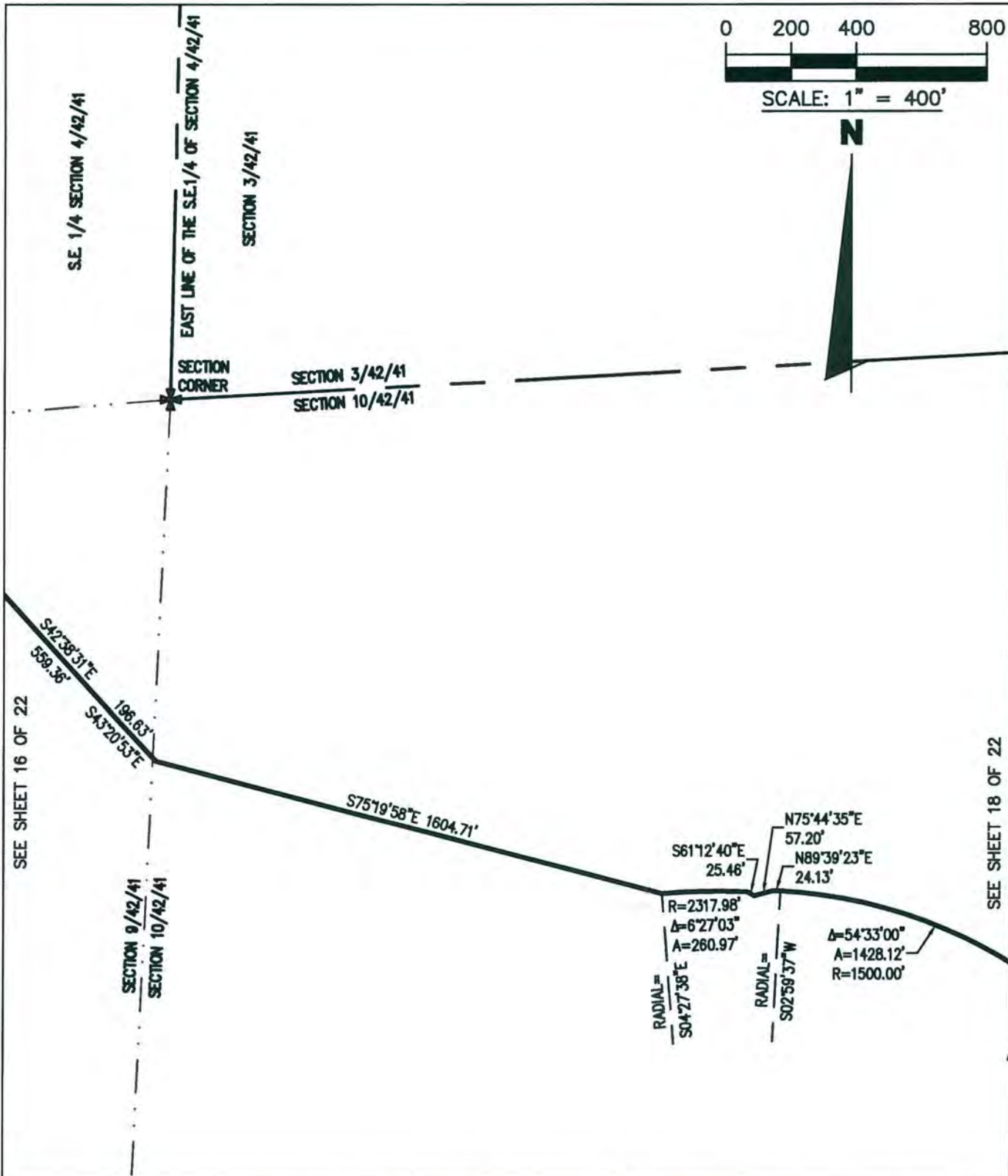
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0 200 400 800



SCALE: 1" = 400'

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	SHEET 17 OF 22



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$\Delta=54^{\circ}33'00''$   
A=1428.12'  
R=1500.00'

$\Delta=27^{\circ}58'33''$   
A=244.13'  
R=500.00'

$\Delta=78^{\circ}37'20''$   
A=356.78'  
R=260.00'

R=570.00'  
 $\Delta=89^{\circ}25'11''$   
A=888.58'

R=1000.00'  
 $\Delta=21^{\circ}57'31''$   
A=383.25'

S49°16'16"E 650.43'

N89°13'48"E  
241.57'  
S66°19'04"E  
57.84'

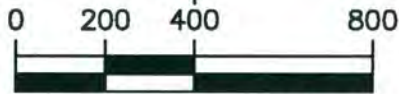
N89°13'48"E 491.43'  
N58°55'18"E  
47.44'

EAST LINE OF THE S.E. 1/4 OF SECTION 10/42/41

S00°46'12"E 1137.24'

SEE SHEET 6 OF 22

N



SCALE: 1" = 400'

SECTION 10/42/41

SECTION 15/42/41

SECTION CORNER

**B** BROWN & PHILLIPS, INC.  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE ROAD., SUITE 509,  
WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 18 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N49°46'38"E	18.91'
L2	N41°34'11"E	41.36'
L3	N46°47'03"E	38.64'
L4	S86°47'34"E	53.17'
L5	S74°45'48"E	66.39'
L6	S81°17'03"E	40.54'
L7	S83°58'24"E	62.83'
L8	N62°26'52"E	87.02'
L9	N60°22'01"E	47.81'
L10	N66°59'09"E	60.06'
L11	N12°18'44"E	23.25'
L12	N57°54'21"E	101.81'
L13	S82°24'02"E	25.28'
L14	N56°36'08"E	152.81'
L15	N46°59'25"E	224.50'
L16	N34°22'49"W	142.93'
L17	N83°58'24"W	48.99'
L18	N76°25'20"W	51.80'
L19	S89°40'05"W	64.40'
L20	N72°40'11"W	28.04'
L21	N37°07'06"W	29.06'
L22	N00°19'55"W	56.92'
L23	N21°22'01"W	54.68'
L24	N36°44'06"W	117.60'
L25	N21°21'55"W	35.72'
L26	N12°18'38"E	75.75'
L27	S85°50'31"W	623.65'
L28	N55°37'11"E	47.11'
L29	N23°49'55"E	16.72'
L30	N46°46'56"E	44.86'

LINE #	BEARING	DISTANCE
L31	N22°09'50"E	87.82'
L32	N35°20'16"E	31.76'
L33	N47°18'27"E	86.08'
L34	N21°51'20"E	110.85'
L35	N47°56'51"E	75.71'
L36	N41°34'04"E	55.36'
L37	S71°03'40"E	25.85'
L38	S50°26'21"E	23.06'
L39	S42°13'54"E	85.24'
L40	S67°39'01"E	56.72'
L41	N47°28'59"E	454.14'
L42	N04°59'45"W	83.48'
L43	N24°29'40"W	40.70'
L44	N07°36'52"W	78.36'
L45	N06°04'02"E	54.40'
L46	N31°13'06"W	22.66'
L47	N69°17'14"E	54.09'
L48	N60°32'16"E	35.16'
L49	N79°08'38"E	31.23'
L50	N69°17'09"E	49.85'
L51	N69°40'05"E	16.19'
L52	S35°16'36"E	32.28'
L53	S48°36'41"E	41.76'
L54	S48°36'42"E	45.79'
L55	S72°40'08"E	78.45'
L56	S82°24'06"E	47.77'
L57	N69°40'01"E	59.51'
L58	N74°05'48"E	72.93'
L59	S56°33'39"E	53.73'
L60	S66°18'18"E	106.80'

LINE #	BEARING	DISTANCE
L61	S19°24'36"W	31.67'
L62	S42°14'00"E	37.60'
L63	S34°16'12"E	34.85'
L64	S66°18'21"E	20.48'
L65	S89°39'47"E	229.23'
L66	N41°33'58"E	83.97'
L67	N69°17'09"E	52.49'
L68	N53°03'02"E	60.27'
L69	N41°33'49"E	71.53'
L70	N23°49'42"E	42.42'
L71	N16°59'06"W	54.16'
L72	N21°52'06"W	61.17'
L73	N42°14'03"W	50.48'
L74	N53°03'01"W	40.09'
L75	N16°59'06"W	8.39'
L76	N00°20'09"W	36.35'
L77	N12°58'04"W	55.75'
L78	N34°16'18"W	17.73'
L79	N24°29'43"W	82.05'
L80	N14°42'44"W	79.54'
L81	N50°26'26"W	45.67'
L82	N61°12'17"W	61.33'
L83	N74°45'50"W	46.87'
L84	N19°24'28"E	32.26'
L85	N09°50'26"E	30.49'
L86	N20°41'54"E	44.52'
L87	N14°02'36"E	48.89'
L88	N65°38'14"E	44.56'
L89	S81°17'12"E	73.39'
L90	N47°56'35"E	49.67'



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 TELEPHONE (561)-615-3988, 615-3991 FAX

**DIMENSION  
 LINE TABLE**

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
<b>AVENIR  CDD PARCEL</b>	DATE: 9/20/16
	SHEET 19 OF 22



LINE TABLE		
LINE #	BEARING	DISTANCE
L91	N41°33'53"E	34.08'
L92	S79°22'23"E	22.01'
L93	S51°18'21"E	47.88'
L94	N90°00'00"E	137.30'
L95	N00°00'00"E	537.50'
L96	N76°54'04"W	61.66'
L97	N61°12'17"W	23.36'
L98	N69°57'09"W	41.20'
L99	S89°39'53"W	25.18'
L100	N61°12'13"W	61.48'
L101	N31°13'10"W	44.45'
L102	N69°57'11"W	77.99'
L103	S41°33'52"W	77.38'
L104	S29°46'56"W	102.67'
L105	S10°56'28"W	48.49'
L106	S64°07'57"W	74.67'
L107	S51°08'33"W	58.86'
L108	S18°15'42"W	52.35'
L109	S45°58'26"W	39.81'
L110	S75°45'14"W	34.79'
L111	N64°48'04"W	28.22'
L112	N42°13'57"W	37.50'
L113	N50°26'22"W	57.91'
L114	N66°18'16"W	86.11'
L115	N74°45'47"W	42.98'
L116	N34°16'18"W	35.51'
L117	N12°58'33"W	15.09'
L118	N09°50'26"E	21.75'
L119	N27°57'39"E	64.26'
L120	N32°31'02"E	56.10'

LINE #	BEARING	DISTANCE
L121	N00°19'57"W	38.63'
L122	N23°49'35"E	39.84'
L123	N00°19'58"W	39.30'
L124	N16°59'03"W	62.21'
L125	N24°29'35"W	44.00'
L126	N36°00'12"W	82.68'
L127	N61°12'07"W	38.75'
L128	N42°13'54"W	24.42'
L129	N59°52'00"W	88.26'
L130	N16°59'01"W	31.18'
L131	N28°37'37"W	32.32'
L132	N07°38'11"W	51.67'
L133	N64°30'42"W	66.09'
L134	N55°01'27"W	67.51'
L135	N66°18'49"W	86.86'
L136	N76°52'32"W	123.56'
L137	S66°23'02"W	78.71'
L138	S37°43'00"W	58.63'
L139	S31°46'54"W	43.18'
L140	S47°08'30"W	39.89'
L141	S10°37'59"W	43.68'
L142	S14°39'33"E	74.46'
L143	S32°41'23"E	128.59'
L144	S00°19'58"E	52.88'
L145	S10°30'19"E	59.29'
L146	S09°50'25"W	30.57'
L147	S08°32'27"E	154.84'
L148	S00°19'56"E	90.53'
L149	S06°01'34"E	48.17'
L150	S28°56'55"W	43.10'

LINE #	BEARING	DISTANCE
L151	S49°46'28"W	56.32'
L152	S30°33'08"W	43.03'
L153	S46°46'53"W	39.81'
L154	S52°00'43"W	91.44'
L155	S36°52'19"W	136.41'
L156	S10°56'35"W	57.39'
L157	S10°34'06"W	86.54'
L158	S06°03'57"W	70.00'
L159	S41°33'58"W	16.76'
L160	S55°53'42"W	32.70'
L161	S41°34'02"W	17.49'
L162	N66°18'09"W	28.17'
L163	S53°03'10"W	57.77'
L164	S41°33'58"W	65.12'
L165	S53°03'14"W	23.05'
L166	N51°10'50"W	25.82'
L167	N10°58'35"E	44.79'
L168	N23°49'46"E	37.02'
L169	N25°40'41"E	88.47'
L170	N06°10'21"E	38.92'
L171	N16°19'05"E	36.66'
L172	N14°02'46"E	42.14'
L173	N23°49'41"E	31.94'
L174	N49°46'28"E	31.06'
L175	N12°18'35"E	31.78'
L176	N19°24'36"E	67.17'
L177	N00°19'57"W	78.65'
L178	N04°37'27"W	72.63'
L179	N20°04'26"W	93.12'
L180	N28°37'35"W	42.25'



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**DIMENSION  
LINE TABLE**

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
<b>AVENIR CDD PARCEL</b>	DATE: 9/20/16
	SHEET 20 OF 22



LINE TABLE		
LINE #	BEARING	DISTANCE
L181	N24°29'36"W	53.12'
L182	N28°37'29"W	32.76'
L183	N16°59'06"W	22.02'
L184	N42°13'47"W	36.82'
L185	N72°40'02"W	48.62'
L186	N61°17'06"W	42.39'
L187	S89°40'03"W	50.90'
L188	S89°40'09"W	45.46'
L189	S80°37'16"W	36.84'
L190	N50°26'18"W	125.06'
L191	S79°08'44"W	48.04'
L192	S60°32'13"W	25.65'
L193	S75°45'26"W	51.44'
L194	S55°53'47"W	39.24'
L195	S45°58'32"W	58.16'
L196	S30°33'15"W	43.33'
L197	S41°34'00"W	72.59'
L198	S38°34'25"W	77.47'
L199	S72°00'17"W	21.09'
L200	N56°33'35"W	25.80'

LINE #	BEARING	DISTANCE
L201	N79°48'27"W	44.11'
L202	S80°03'10"W	40.06'
L203	N50°37'10"W	79.29'
L204	S77°06'13"W	36.50'
L205	N83°58'18"W	42.56'
L206	N48°36'29"W	23.11'
L207	N24°29'29"W	27.74'
L208	N53°42'58"W	44.64'
L209	N42°13'42"W	54.83'
L210	N79°48'29"W	76.43'
L211	N53°42'58"W	13.90'
L212	N61°11'57"W	47.99'
L213	S79°08'44"W	64.76'
L214	N69°57'02"W	4.12'



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**DIMENSION  
LINE TABLE**

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
<b>AVENIR CDD PARCEL</b>	DATE: 9/20/16
	SHEET 21 OF 22