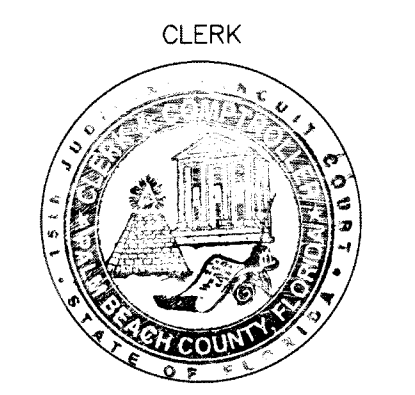
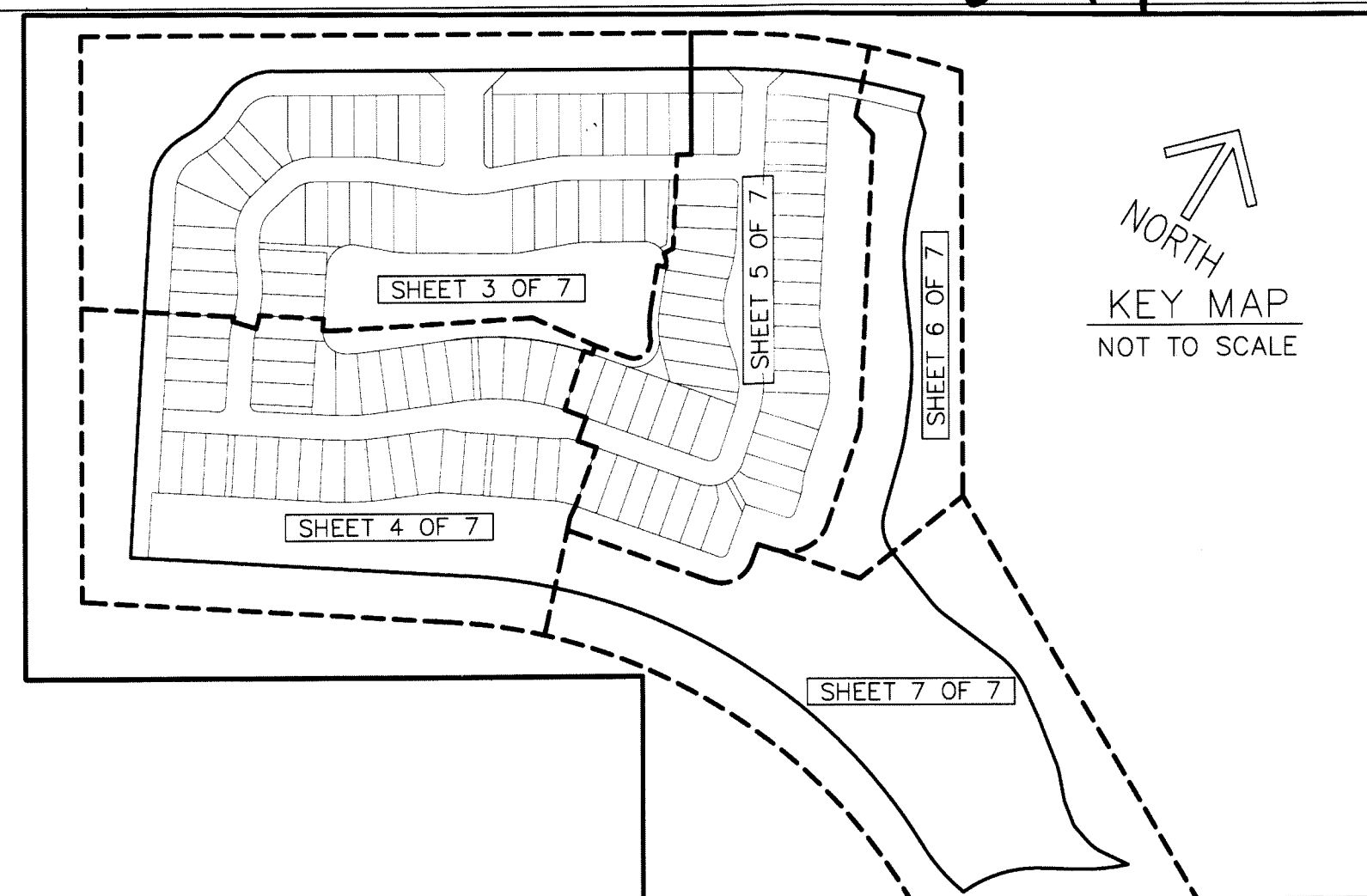


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:57 P.M. THIS 9th DAY OF April A.D. 2019 AND DULY RECORDED IN PLAT BOOK 127 ON PAGES 41 AND 47 SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK



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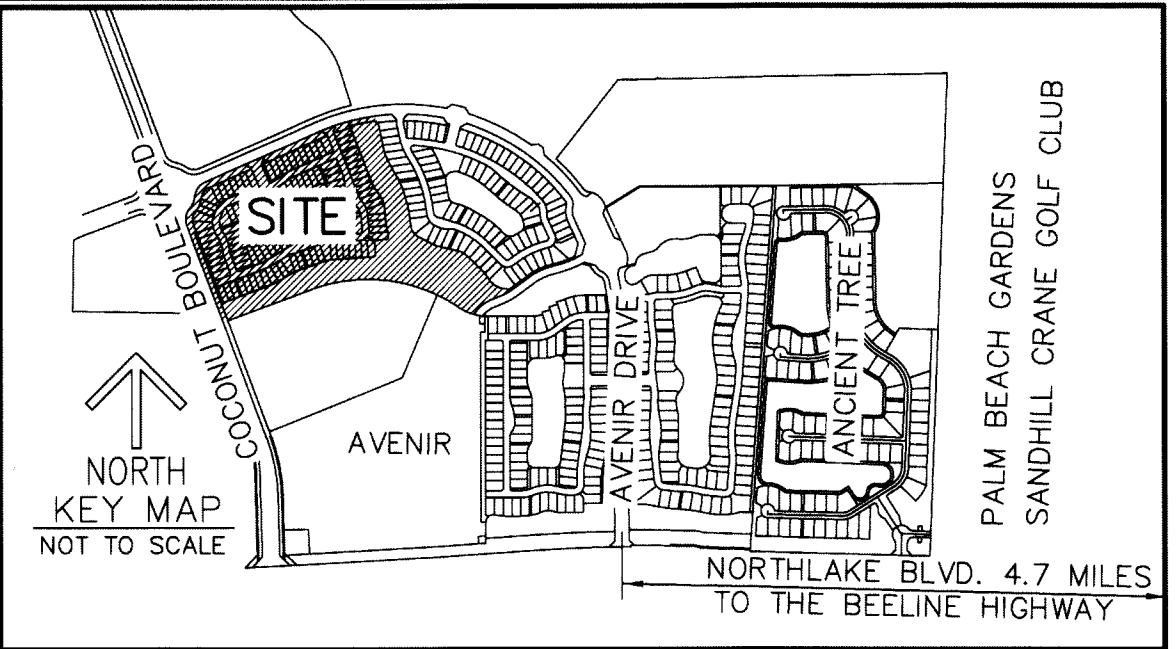


AVENIR SITE PLAN 1 - POD 3

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

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS 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 FEBRUARY 2019



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, OWNERS OF THE LAND SHOWN HEREON AS "AVENIR SITE PLAN 1 - POD 3", BEING A REPLAT OF A PORTION OF AVENIR PARCEL A-3, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST N.W. CORNER PARCEL "A-3"; THENCE N 66° 04' 03" E FOR 992.14'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1710.00' AND A CENTRAL ANGLE OF 16° 13' 24" FOR AN ARC LENGTH OF 484.19; SAID CURVE HAVING A CHORD BEARING OF N 74° 10' 45" E FOR 482.57'; THENCE S 07° 42' 34" E FOR 40.00'; THENCE S 42° 09' 44" E FOR 45.67'; THENCE S 11° 31' 55" E FOR 177.90'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00' AND A CENTRAL ANGLE OF 17° 55' 26" FOR AN ARC LENGTH OF 156.42'; SAID CURVE HAVING A CHORD BEARING OF S 20° 29' 38" E FOR 155.78'; THENCE S 29° 27' 22" E FOR 119.55'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00' AND A CENTRAL ANGLE OF 12° 47' 43" FOR AN ARC LENGTH OF 156.32'; SAID CURVE HAVING A CHORD BEARING OF S 23° 03' 30" E FOR 156.00'; THENCE S 16° 39' 38" E FOR 56.48'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00' AND A CENTRAL ANGLE OF 08° 40' 10" FOR AN ARC LENGTH OF 75.66'; SAID CURVE HAVING A CHORD BEARING OF S 12° 19' 33" E FOR 75.58'; THENCE S 07° 59' 28" E FOR 129.55'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00' AND A CENTRAL ANGLE OF 54° 19' 55" FOR AN ARC LENGTH OF 94.83'; SAID CURVE HAVING A CHORD BEARING OF S 35° 09' 26" E FOR 91.51'; THENCE S 62° 19' 23" E FOR 151.59'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00' AND A CENTRAL ANGLE OF 14° 24' 29" FOR AN ARC LENGTH OF 25.15'; SAID CURVE HAVING A CHORD BEARING OF S 69° 31' 38" E FOR 25.08'; THENCE S 76° 43' 52" E FOR 158.99'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00' AND A CENTRAL ANGLE OF 29° 00' 48" FOR AN ARC LENGTH OF 101.28'; SAID CURVE HAVING A CHORD BEARING OF S 62° 13' 28" E FOR 100.20'; THENCE S 47° 04' 04" E FOR 69.90'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00' AND A CENTRAL ANGLE OF 02° 36' 28" FOR AN ARC LENGTH OF 9.10'; SAID CURVE HAVING A CHORD BEARING OF S 46° 24' 50" E FOR 9.10'; THENCE S 45° 06' 36" E FOR 95.26'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00' AND A CENTRAL ANGLE OF 10° 56' 24" FOR AN ARC LENGTH OF 38.19'; SAID CURVE HAVING A CHORD BEARING OF S 39° 38' 23" E FOR 38.13'; THENCE S 34° 10' 11" E FOR 54.36'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 10° 56' 24" FOR AN ARC LENGTH OF 5.73'; SAID CURVE HAVING A CHORD BEARING OF S 39° 38' 23" E FOR 5.72'; THENCE S 45° 06' 36" E FOR 55.73'; THENCE S 65° 08' 05" E FOR 47.40'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00' AND A CENTRAL ANGLE OF 23° 02' 42" FOR AN ARC LENGTH OF 40.22'; SAID CURVE HAVING A CHORD BEARING OF S 76° 38' 26" E FOR 39.95'; THENCE S 88° 10' 47" E FOR 65.60'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 464.00' AND A CENTRAL ANGLE OF 14° 21' 15" FOR AN ARC LENGTH OF 116.24'; SAID CURVE HAVING A CHORD BEARING OF S 60° 51' 56" W FOR 115.94'; THENCE S 68° 02' 34" W FOR 80.81'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 286.00' AND A CENTRAL ANGLE OF 37° 34' 36" FOR AN ARC LENGTH OF 187.57'; SAID CURVE HAVING A CHORD BEARING OF S 49° 15' 16" W FOR 184.23'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00' AND A CENTRAL ANGLE OF 19° 33' 02" FOR AN ARC LENGTH OF 136.49'; SAID CURVE HAVING A CHORD BEARING OF N 65° 03' 14" W FOR 135.83'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1300.00' AND A CENTRAL ANGLE OF 55° 14' 33" FOR AN ARC LENGTH OF 1253.41'; SAID CURVE HAVING A CHORD BEARING OF N 82° 54' 00" W FOR 1205.43'; THENCE S 69° 28' 44" W FOR 759.64'; THENCE N 20° 31' 16" W FOR 838.40'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 140.00' AND A CENTRAL ANGLE OF 59° 03' 01" FOR AN ARC LENGTH OF 144.29'; SAID CURVE HAVING A CHORD BEARING OF N 09° 00' 14" E FOR 137.99'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 210.00' AND A CENTRAL ANGLE OF 31° 30' 43" FOR AN ARC LENGTH OF 115.50'; SAID CURVE HAVING A CHORD BEARING OF N 22° 46' 23" E FOR 114.05'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00' AND A CENTRAL ANGLE OF 59° 03' 01" FOR AN ARC LENGTH OF 144.29'; SAID CURVE HAVING A CHORD BEARING OF N 36° 32' 32" E FOR 137.99' TO THE POINT OF BEGINNING.

CONTAINING 2,282,688 SQUARE FEET/52.403 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 1 - POD 3 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, DRAINAGE, SIGNAGE, GATE HOUSE STRUCTURE, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
2. TRACTS "RW1" AND "RW2", AS SHOWN HEREON, ARE HEREBY RESERVED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
3. TRACTS "W1" AND "W2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
4. TRACTS "LM1" AND "LM2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
5. TRACT "REC", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 1 - POD 3 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PARKS, AND RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
6. TRACTS "O-1" THROUGH "O-16", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR SITE PLAN 1 - POD 3 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIGNAGE, DRAINAGE AND UTILITY PURPOSES, SCHOOL BUS SHELTER USE, AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS BY THE AVENIR COMMUNITY DEVELOPMENT DISTRICT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. TRACTS "O-6", "O-7" AND "O-8" ARE ALSO DEDICATED FOR PUBLIC ACCESS OVER ANY SIDEWALKS LOCATED THEREON.
7. TRACTS "O-17" THROUGH "O-19" INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, OPEN SPACE, LANDSCAPING, SIGNAGE, DRAINAGE AND UTILITY PURPOSES, SCHOOL BUS SHELTER USE, AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS BY THE AVENIR COMMUNITY DEVELOPMENT DISTRICT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. TRACTS "O-17", AND "O-18" ARE ALSO DEDICATED FOR PUBLIC ACCESS OVER ANY SIDEWALKS LOCATED THEREON.

DEDICATIONS AND RESERVATIONS:

- 8. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS THEREOF. THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED WITHIN THE LANDSCAPE BUFFER EASEMENTS AS APPROVED OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
9. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS UE, ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. SUCH UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES BY AV BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SUCH EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
10. AN EASEMENT OVER TRACT "R", IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.
11. TRACTS "RBE1", "RBE2" AND "RBE3", AS SHOWN HEREON, WHICH WERE PREVIOUSLY DESIGNATED AS RBE IN PLAT BOOK 127, PAGES 85-109, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING AND UTILITY PURPOSES. SAID TRACTS ENCUMBERED BY SAID ROADWAY BUFFER EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
12. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS SUE, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 9th DAY OF April 2019.

AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY. WITNESS: Michele Ray, Michele Ray; Isabel Moreira, Isabel Moreira. BY: MANUEL M. MATO, PRESIDENT.

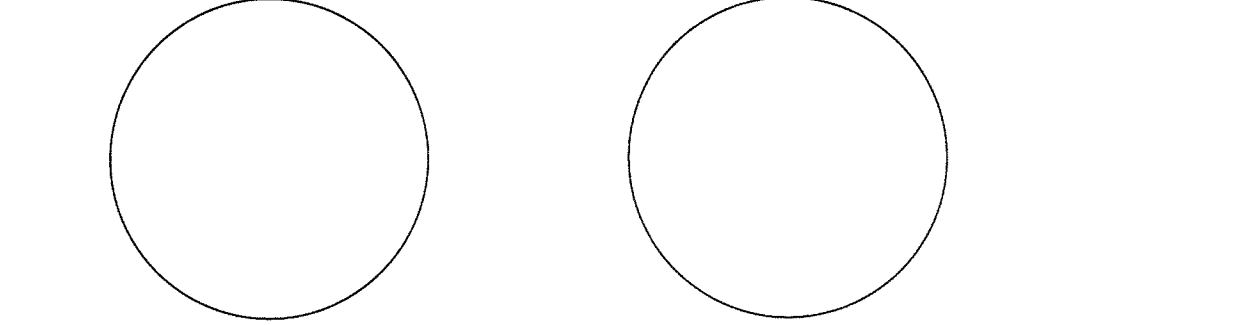
AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF Miami-Dade

BEFORE ME PERSONALLY APPEARED MANUEL M. MATO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF April 2019. MY COMMISSION EXPIRES: 10-30-2019. COMMISSION NUMBER: FF917623. CLARA L. DIEZ, NOTARY PUBLIC.

AVENIR DEVELOPMENT, LLC, AVENIR DEVELOPMENT, LLC NOTARY. CLARA L. DIEZ, Notary Public, State of Florida, Commission # FF 917623, My Comm. Expires Oct 30, 2019, Bonded through National Notary Assn.



AVENIR COMMUNITY DEVELOPMENT DISTRICT. STATE OF FLORIDA) COUNTY OF PALM BEACH)

IN WITNESS WHEREOF, THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY THE CHAIRMAN OF ITS BOARD OF SUPERVISORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 9th DAY OF April 2019.

AVENIR COMMUNITY DEVELOPMENT DISTRICT WITNESS: Michele Ray, Michele Ray; Virginia Cepero, Virginia Cepero. BY: VIRGINIA CEPERO, CHAIRMAN. WITNESS: Isabel Moreira, Isabel Moreira. PRINT NAME Isabel Moreira

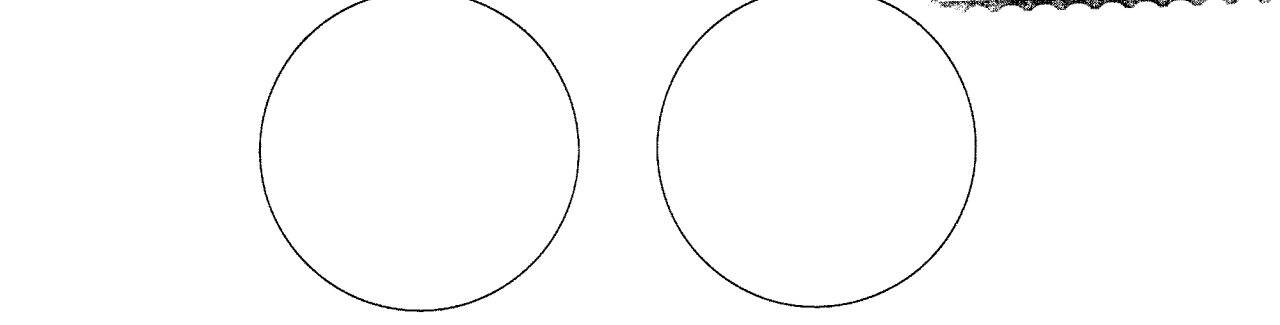
AVENIR COMMUNITY DEVELOPMENT DISTRICT, ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED VIRGINIA CEPERO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS AN AUTHORIZED OFFICER OF SUCH ENTITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, THAT IT ACCEPTS ITS DEDICATIONS SHOWN HEREON AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF April 2019. MY COMMISSION EXPIRES: 10-30-2019. COMMISSION NUMBER: FF 917623. CLARA L. DIEZ, NOTARY PUBLIC.

AVENIR COMMUNITY DEVELOPMENT DISTRICT, AVENIR COMMUNITY DEVELOPMENT DISTRICT NOTARY. CLARA L. DIEZ, Notary Public, State of Florida, Commission # FF 917623, My Comm. Expires Oct 30, 2019, Bonded through National Notary Assn.



TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH) I, TYRONE T. BONGARD, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. DATED: April 5, 2019. TYRONE T. BONGARD, ESQ., ATTORNEY AT LAW, FLORIDA BAR #649295, FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF PARCEL "A-3", AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTH LINE HAVING A BEARING OF NORTH 66°04'03" EAST.
5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
6. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
7. ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(7), F.S. HAVE BEEN PLACED AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(8) WILL BE PLACED AS REQUIRED BY LAW AND THAT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEE AND PERMANENT CONTROL OF SAID DISTRICT AND THE REQUIRED IMPROVEMENTS AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: 4/5/19. RONNIE L. FURNISS, PROFESSIONAL SURVEYOR MAPPER #6272, STATE OF FLORIDA.

CAULFIELD AND WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 CERTIFICATION OF AUTHORIZATION NO. LB 3591

