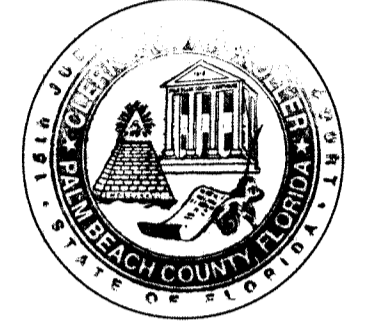


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:52 AM THIS 10th DAY OF MAY A.D. 2019 AND DULY RECORDED IN PLAT BOOK 127 ON PAGES 114 AND 119

SHARON R. BOCK CLERK AND COMPTROLLER

BY: [Signature] DEPUTY CLERK

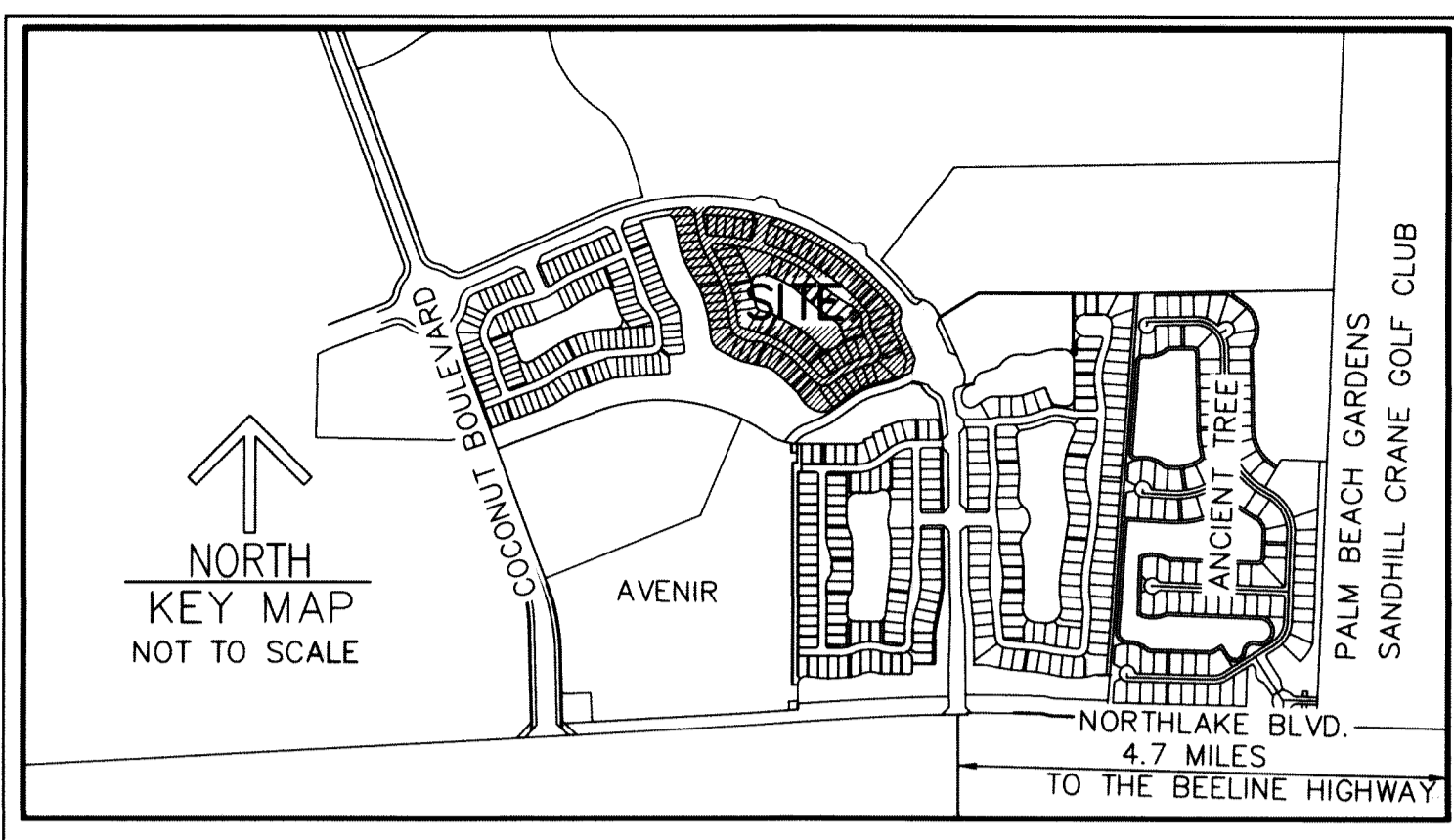
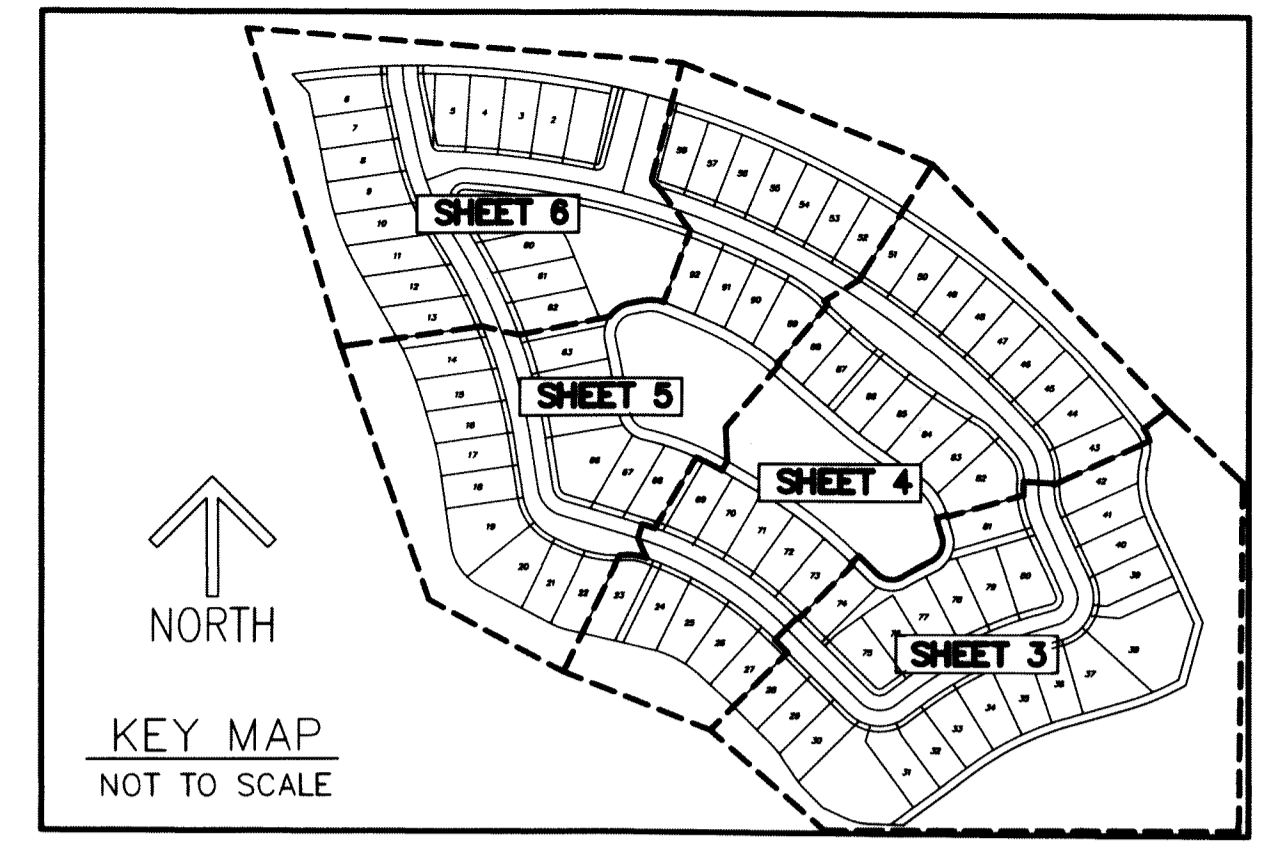
CLERK



# 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 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 MAY 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 2", 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:

COMMENCING AT THE CENTER LINE OF AVENIR DRIVE AND THE CENTERLINE OF TRACT R-1 WEST BOUND AS DEPICTED ON SHEET 14 OF 25, PB. 127, PG. 85, THENCE ALONG SAID WEST BOUND CENTERLINE, SOUTH 62°06'05" WEST, A DISTANCE OF 185.40 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 27°53'55" WEST, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62°06'05" WEST, A DISTANCE OF 73.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 464.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°55'32", A DISTANCE OF 96.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 74°01'37" WEST, A DISTANCE OF 111.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 536.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°21'12", A DISTANCE OF 190.41 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 53°40'24" WEST, A DISTANCE OF 162.81 FEET; THENCE NORTH 88°10'47" WEST, A DISTANCE OF 65.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°02'42", A DISTANCE OF 40.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 65°08'05" WEST, A DISTANCE OF 47.40 FEET; THENCE NORTH 45°06'36" WEST, A DISTANCE OF 55.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°56'24", A DISTANCE OF 5.73 FEET TO THE POINT OF TANGENCY; THENCE NORTH 34°10'11" WEST, A DISTANCE OF 54.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°56'24", A DISTANCE OF 38.19 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°06'36" WEST, A DISTANCE OF 95.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°38'28", A DISTANCE OF 9.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 47°43'04" WEST, A DISTANCE OF 69.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°00'48", A DISTANCE OF 101.28 FEET TO THE POINT OF TANGENCY; THENCE NORTH 76°43'52" WEST, A DISTANCE OF 158.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'29", A DISTANCE OF 25.15 FEET TO THE POINT OF TANGENCY; THENCE NORTH 62°19'23" WEST, A DISTANCE OF 151.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°19'55", A DISTANCE OF 94.83 FEET TO THE POINT OF TANGENCY; THENCE NORTH 07°59'28" WEST, A DISTANCE OF 129.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'10", A DISTANCE OF 75.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 16°39'38" WEST, A DISTANCE OF 56.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 700.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°47'43", A DISTANCE OF 156.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29°27'22" WEST, A DISTANCE OF 119.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'26", A DISTANCE OF 156.42 FEET TO THE POINT OF TANGENCY; THENCE NORTH 11°31'55" WEST, A DISTANCE OF 177.90 FEET; THENCE NORTH 42°09'44" WEST, A DISTANCE OF 45.87 FEET; THENCE NORTH 07°42'34" WEST, A DISTANCE OF 40.00 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1710.00 FEET, WHERE A RADIAL LINE BEARS SOUTH 07°42'34" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°26'43", A DISTANCE OF 1804.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 984.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°49'01", A DISTANCE OF 90.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°15'24", A DISTANCE OF 81.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°42'13" EAST, A DISTANCE OF 227.51 FEET; THENCE SOUTH 14°55'26" WEST, A DISTANCE OF 95.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,451,367 SQUARE FEET OR 33.319 ACRES.

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 2 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, DRAINAGE, SIGNAGE, GATE HOUSE STRUCTURE, UTILITY AND RELATED PURPOSES...
2. TRACTS "RW1" AND "RW2", AS SHOWN HEREON, ARE HEREBY RESERVED TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES...
3. TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES...
4. TRACT "LM", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACT FOR DRAINAGE PURPOSES...
5. TRACT "REC" AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 1 - POD 2 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PARKS, AND RECREATIONAL PURPOSES...
6. TRACTS "O-1" THROUGH "O-15", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR SITE PLAN 1 - POD 2 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIGNAGE, SIDEWALKS, WALKS, DRAINAGE, UTILITY PURPOSES AND OTHER HARDSCAPE...
7. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES...

### DEDICATIONS AND RESERVATIONS:

8. 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...
9. 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...

10. 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, SCHOOL BUS SHELTER USE, AND UTILITY PURPOSES...

13. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS SUA, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES...

14. 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, SCHOOL BUS SHELTER USE, AND UTILITY PURPOSES...

AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, STATE OF FLORIDA, COUNTY OF Miami-Dade

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 May 2019.

WITNESS: Michele Ray, PRINT NAME Michele Ray, BY: MANUEL M. MATO, PRESIDENT

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF May 2019. MY COMMISSION EXPIRES: 10-30-19. COMMISSION NUMBER: FF 917623. CLARA L. DIAZ, NOTARY PUBLIC

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 May 2019.

WITNESS: Michele Ray, PRINT NAME Michele Ray, BY: VIRGINIA CEPERO, CHAIRMAN

WITNESS: 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...

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF May 2019. MY COMMISSION EXPIRES: 10-30-19. COMMISSION NUMBER: FF 917623. CLARA L. DIAZ, NOTARY PUBLIC

AVENIR DEVELOPMENT, LLC

AVENIR DEVELOPMENT, LLC NOTARY

AVENIR COMMUNITY DEVELOPMENT DISTRICT

AVENIR COMMUNITY DEVELOPMENT DISTRICT NOTARY

SURVEYOR

