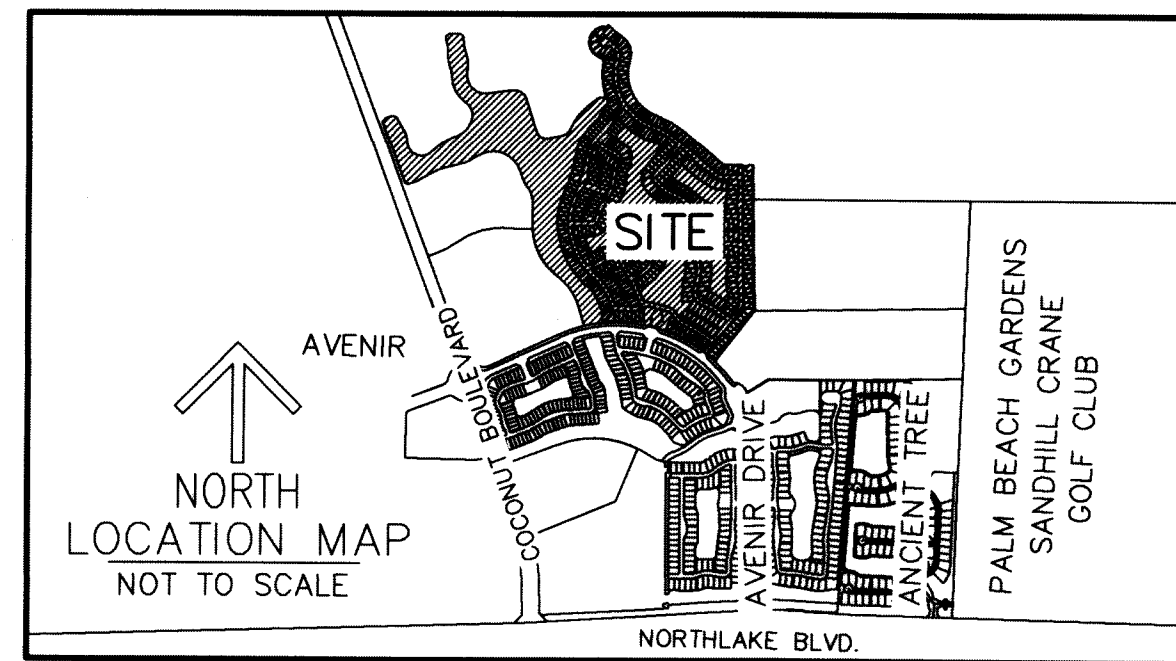


AVENIR SITE PLAN 2 - POD 5



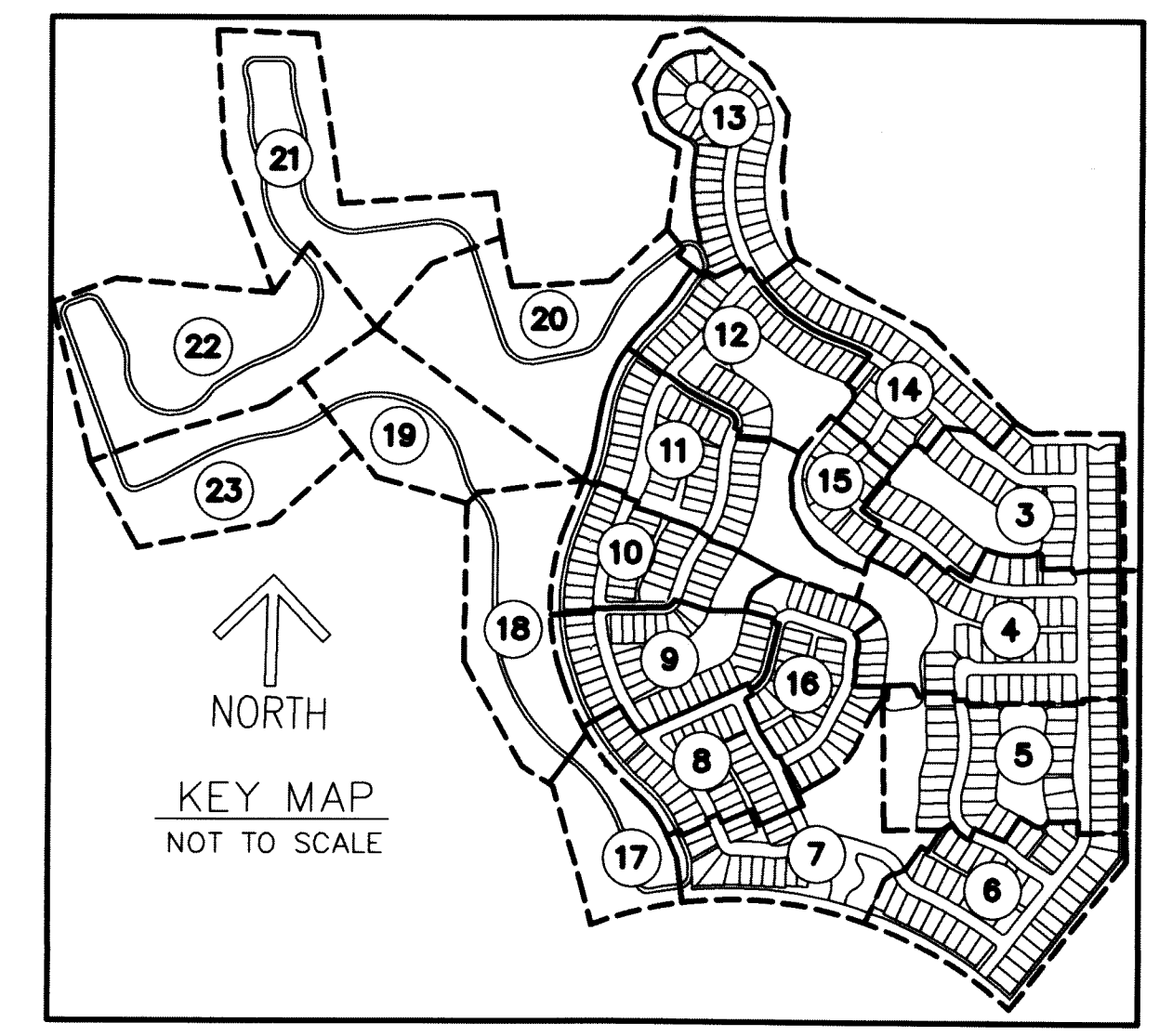
A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF A PORTION OF AVENIR, PARCEL "A-2",
 AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF
 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN SECTIONS 10 AND 15,
 TOWNSHIP 42 SOUTH, RANGE 41 EAST,
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

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

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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 3:47 P.M.
 THIS 2nd DAY OF August
 A.D. 2019 AND DULY RECORDED
 IN PLAT BOOK 128 ON
 PAGES 4 AND 23
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: *[Signature]*
 DEPUTY CLERK

SHEET 1 OF 23



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 2 - POD 5", BEING A REPLAT OF PORTION OF PARCEL A-2, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 10 AND 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 NORTHEASTERLY CORNER OF PARCEL "A-2" AVENIR (PLAT BOOK 127, PAGES 85 THROUGH 109); THENCE, SOUTH 00' 46" 12" EAST FOR A DISTANCE OF 1849.12 FEET; THENCE, SOUTH 38' 09" 10" WEST FOR A DISTANCE OF 809.12 FEET; THENCE, SOUTH 42' 47" 28" WEST FOR A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 55' 50' 49"; FOR AN ARC LENGTH OF 1744.73', HAVING A RADIUS OF 1790.00 FEET, AND WHOSE CHORD BEARS NORTH 75' 07' 57" WEST FOR A DISTANCE OF 362.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 33' 02' 49"; FOR AN ARC LENGTH OF 392.52', HAVING A RADIUS OF 880.54 FEET, AND WHOSE CHORD BEARS NORTH 36' 50' 22" WEST FOR A DISTANCE OF 387.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 54' 19' 59"; FOR AN ARC LENGTH OF 774.63', HAVING A RADIUS OF 816.87 FEET, AND WHOSE CHORD BEARS NORTH 26' 59' 01" WEST FOR A DISTANCE OF 745.93 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, NORTH 17' 24' 16" WEST FOR A DISTANCE OF 293.05 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 42' 27' 16"; FOR AN ARC LENGTH OF 238.59', HAVING A RADIUS OF 141.55 FEET; THENCE, WHOSE CHORD BEARS NORTH 21' 13' 39" WEST FOR A DISTANCE OF 233.17 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 24' 47' 24"; FOR AN ARC LENGTH OF 87.83', HAVING A RADIUS OF 203.00 FEET, AND WHOSE CHORD BEARS NORTH 30' 03' 35" WEST FOR A DISTANCE OF 87.15 FEET; THENCE, NORTH 17' 39' 53" WEST FOR A DISTANCE OF 117.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 11' 08' 48"; FOR AN ARC LENGTH OF 712.74', HAVING A RADIUS OF 372.00 FEET, AND WHOSE CHORD BEARS NORTH 72' 33' 11" WEST FOR A DISTANCE OF 608.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 30' 13' 52"; FOR AN ARC LENGTH OF 278.59', HAVING A RADIUS OF 528.00 FEET, AND WHOSE CHORD BEARS SOUTH 67' 40' 27" WEST FOR A DISTANCE OF 275.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 22' 29' 12"; FOR AN ARC LENGTH OF 344.19', HAVING A RADIUS OF 877.00 FEET, AND WHOSE CHORD BEARS SOUTH 71' 32' 47" WEST FOR A DISTANCE OF 341.99 FEET; THENCE, SOUTH 60' 18' 11" WEST FOR A DISTANCE OF 170.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 09' 10' 33"; FOR AN ARC LENGTH OF 44.52', HAVING A RADIUS OF 101.55 FEET; THENCE, WHOSE CHORD BEARS NORTH 64' 53' 27" WEST FOR A DISTANCE OF 44.47 FEET; THENCE, SOUTH 69' 28' 44" WEST FOR A DISTANCE OF 85.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 90' 00' 00"; FOR AN ARC LENGTH OF 91.11', HAVING A RADIUS OF 58.00 FEET, AND WHOSE CHORD BEARS NORTH 65' 31' 16" WEST FOR A DISTANCE OF 82.02 FEET; THENCE, NORTH 20' 31' 16" WEST FOR A DISTANCE OF 649.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 22' 04' 31"; FOR AN ARC LENGTH OF 141.55', HAVING A RADIUS OF 3908.00 FEET, AND WHOSE CHORD BEARS NORTH 19' 29' 01" WEST FOR A DISTANCE OF 141.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 89' 00' 50"; FOR AN ARC LENGTH OF 90.11', HAVING A RADIUS OF 58.00 FEET, AND WHOSE CHORD BEARS NORTH 26' 03' 40" EAST FOR A DISTANCE OF 81.32 FEET; THENCE, NORTH 70' 34' 05" EAST FOR A DISTANCE OF 78.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 79' 39' 33"; FOR AN ARC LENGTH OF 80.64', HAVING A RADIUS OF 178.00 FEET; THENCE, SOUTH 60' 18' 11" WEST FOR A DISTANCE OF 170.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 09' 10' 33"; FOR AN ARC LENGTH OF 44.52', HAVING A RADIUS OF 101.55 FEET; THENCE, WHOSE CHORD BEARS NORTH 46' 22' EAST FOR A DISTANCE OF 199.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 33' 02' 49"; FOR AN ARC LENGTH OF 118.46', HAVING A RADIUS OF 203.00 FEET, AND WHOSE CHORD BEARS SOUTH 13' 03' 22" EAST FOR A DISTANCE OF 116.78 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 148' 12' 46"; FOR AN ARC LENGTH OF 496.67', HAVING A RADIUS OF 192.00 FEET, AND WHOSE CHORD BEARS SOUTH 70' 26' 44" EAST FOR A DISTANCE OF 369.32 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 20' 39' 37"; FOR AN ARC LENGTH OF 170.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 02' 43' 14"; FOR AN ARC LENGTH OF 104.73' HAVING A RADIUS OF 2205.46 FEET AND WHOSE CHORD BEARS NORTH 57' 28' 08" EAST FOR A DISTANCE OF 104.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 107.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 11' 08' 48"; FOR AN ARC LENGTH OF 109.91', HAVING A RADIUS OF 564.95 FEET, AND WHOSE CHORD BEARS NORTH 64' 24' 09" EAST FOR A DISTANCE OF 109.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 09' 34' 03"; FOR AN ARC LENGTH OF 127.95', HAVING A RADIUS OF 766.22 FEET, AND WHOSE CHORD BEARS NORTH 65' 11' 32" EAST FOR A DISTANCE OF 127.80 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 54' 49' 45"; FOR AN ARC LENGTH OF 277.72', HAVING A RADIUS OF 290.22 FEET, AND WHOSE CHORD BEARS NORTH 32' 59' 38" EAST FOR A DISTANCE OF 267.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 60' 13' 44"; FOR AN ARC LENGTH OF 212.34' HAVING A RADIUS OF 202.00 FEET, AND WHOSE CHORD BEARS NORTH 24' 32' 06" WEST FOR A DISTANCE OF 202.70 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 54' 12' 07"; FOR AN ARC LENGTH OF 395.43', HAVING A RADIUS OF 418.00 FEET, AND WHOSE CHORD BEARS NORTH 27' 32' 55" WEST FOR A DISTANCE OF 380.85 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 25' 13' 26"; FOR AN ARC LENGTH OF 119.74', HAVING A RADIUS OF 272.00 FEET, AND WHOSE CHORD BEARS NORTH 13' 03' 35" WEST FOR A DISTANCE OF 118.78 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 27' 56' 06"; FOR AN ARC LENGTH OF 159.92', HAVING A RADIUS OF 159.92', HAVING A RADIUS OF 328.00 FEET, AND WHOSE CHORD BEARS NORTH 11' 42' 14" WEST FOR A DISTANCE OF 158.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 17' 58' 32"; FOR AN ARC LENGTH OF 209.57', HAVING A RADIUS OF 668.00 FEET, AND WHOSE CHORD BEARS NORTH 06' 43' 28" WEST FOR A DISTANCE OF 208.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 105' 44' 40"; FOR AN ARC LENGTH OF 107.04', HAVING A RADIUS OF 58.00 FEET, AND WHOSE CHORD BEARS NORTH 30' 03' 35" WEST FOR A DISTANCE OF 92.49 FEET; THENCE, SOUTH 89' 58' 04" EAST FOR A DISTANCE OF 116.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 89' 50' 11"; FOR AN ARC LENGTH OF 90.94', HAVING A RADIUS OF 58.00 FEET, AND WHOSE CHORD BEARS SOUTH 45' 02' 58" EAST FOR A DISTANCE OF 81.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 19' 20' 34"; FOR AN ARC LENGTH OF 225.51', HAVING A RADIUS OF 668.00 FEET, AND WHOSE CHORD BEARS SOUTH 09' 48' 09" EAST FOR A DISTANCE OF 224.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 22' 47' 50"; FOR AN ARC LENGTH OF 132.10', HAVING A RADIUS OF 332.00 FEET, AND WHOSE CHORD BEARS SOUTH 08' 04' 31" EAST FOR A DISTANCE OF 131.23 FEET; THENCE, SOUTH 03' 19' 24" WEST FOR A DISTANCE OF 126.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 100' 49' 38"; FOR AN ARC LENGTH OF 390.67', HAVING A RADIUS OF 222.00 FEET, AND WHOSE CHORD BEARS SOUTH 47' 05' 26" EAST FOR A DISTANCE OF 342.18 FEET; THENCE, NORTH 82' 29' 45" EAST FOR A DISTANCE OF 325.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 19' 20' 34"; FOR AN ARC LENGTH OF 247.44', HAVING A RADIUS OF 247.44', HAVING A RADIUS OF 178.00 FEET, AND WHOSE CHORD BEARS SOUTH 57' 40' 49" EAST FOR A DISTANCE OF 227.99 FEET; THENCE, SOUTH 17' 59' 24" EAST FOR A DISTANCE OF 227.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 82' 55' 21"; FOR AN ARC LENGTH OF 176.57', HAVING A RADIUS OF 122.00 FEET, AND WHOSE CHORD BEARS SOUTH 59' 19' 04" EAST FOR A DISTANCE OF 161.56 FEET; THENCE, NORTH 79' 13' 15" EAST FOR A DISTANCE OF 195.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 51' 53' 50"; FOR AN ARC LENGTH OF 117.75', HAVING A RADIUS OF 130.00 FEET, AND WHOSE CHORD BEARS NORTH 53' 16' 20" EAST FOR A DISTANCE OF 113.77 FEET; THENCE, NORTH 27' 19' 25" EAST FOR A DISTANCE OF 134.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 23' 43' 22"; FOR AN ARC LENGTH OF 215.30', HAVING A RADIUS OF 520.00 FEET, AND WHOSE CHORD BEARS NORTH 39' 11' 06" EAST FOR A DISTANCE OF 213.77 FEET; THENCE, NORTH 51' 02' 46" EAST FOR A DISTANCE OF 205.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 82' 46' 00"; FOR AN ARC LENGTH OF 101.12', HAVING A RADIUS OF 70.00 FEET, AND WHOSE CHORD BEARS SOUTH 87' 34' 13" EAST FOR A DISTANCE OF 92.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 27' 14' 07"; FOR AN ARC LENGTH OF 425.91', HAVING A RADIUS OF 896.00 FEET, AND WHOSE CHORD BEARS NORTH 03' 53' 13" WEST FOR A DISTANCE OF 421.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 74' 15' 22"; FOR AN ARC LENGTH OF 51.84', HAVING A RADIUS OF 40.00 FEET, AND WHOSE CHORD BEARS NORTH 27' 23' 51" WEST FOR A DISTANCE OF 48.29 FEET; THENCE, NORTH 64' 31' 32" WEST FOR A DISTANCE OF 52.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 162' 07' 13"; FOR AN ARC LENGTH OF 571.57', HAVING A RADIUS OF 202.00 FEET, AND WHOSE CHORD BEARS NORTH 16' 32' 04" EAST FOR A DISTANCE OF 399.09 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, NORTH 50' 56' 02" EAST FOR A DISTANCE OF 33.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 23' 35' 57"; FOR AN ARC LENGTH OF 205.94', HAVING A RADIUS OF 500.00 FEET, AND WHOSE CHORD BEARS SOUTH 48' 37' 57" EAST FOR A DISTANCE OF 204.49 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 78' 37' 20"; FOR AN ARC LENGTH OF 356.78', HAVING A RADIUS OF 260.00 FEET, AND WHOSE CHORD BEARS SOUTH 21' 07' 16" EAST FOR A DISTANCE OF 329.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 89' 25' 11"; FOR AN ARC LENGTH OF 889.58', HAVING A RADIUS OF 570.00 FEET, AND WHOSE CHORD BEARS SOUTH 26' 31' 11" EAST FOR A DISTANCE OF 802.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 21' 57' 31"; FOR AN ARC LENGTH OF 383.25', HAVING A RADIUS OF 1000.00 FEET, AND WHOSE CHORD BEARS SOUTH 60' 15' 01" EAST FOR A DISTANCE OF 380.91 FEET; THENCE, SOUTH 49' 16' 16" EAST FOR A DISTANCE OF 650.43 FEET; THENCE, NORTH 89' 13' 48" EAST FOR A DISTANCE OF 241.57 FEET; THENCE, SOUTH 86' 19' 04" EAST FOR A DISTANCE OF 57.84 FEET; THENCE, NORTH 58' 55' 18" EAST FOR A DISTANCE OF 47.44 FEET; THENCE, NORTH 89' 13' 48" EAST FOR A DISTANCE OF 52.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,587,555 SQUARE FEET OR 197.143 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 2 - POD 5 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.
- 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. 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. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITH RESPECT TO TRACTS RW1 AND RW2. AN EASEMENT OVER TRACTS RW1 AND RW2 AS SHOWN HEREON, 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 AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "W1", "W2", "W3" AND "W4" AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BOARDWALKS, BRIDGES, 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.

DEDICATIONS AND RESERVATIONS:

- TRACTS "LM1", "LM2", "LM3" AND "LM4" AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS FOR BOARDWALKS, BRIDGES AND 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. STRUCTURES AND LANDSCAPING MAY BE PERMITTED WITHIN SAID TRACT AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- TRACTS "PARK 1A", "PARK 1B", "PARK 1C", "PARK 2A", "PARK 2B", "PARK 2C" AND "PARK 2D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR SITE PLAN 2 - POD 5 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PARKS, AND RECREATIONAL PURPOSES, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. TRACTS "PARK 1B", AND "PARK 1C" ARE ALSO DEDICATED FOR PUBLIC ACCESS OVER ANY SIDEWALKS LOCATED THEREON FOR ACCESS TO THE CONSERVATION AREA.
- TRACT "CLUBHOUSE", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 2 - POD 5 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "O-1" THROUGH "O-46", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR SITE PLAN 2 - POD 5 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIGNAGE, MAIL KIOSK AND OTHER STRUCTURES, DRAINAGE AND UTILITY PURPOSES, 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-9", "O-10" AND "O-43" ARE ALSO DEDICATED FOR PUBLIC ACCESS OVER ANY SIDEWALKS LOCATED THEREON.
- TRACT "O-47" INCLUSIVE, AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, 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 DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. TRACT "O-47" IS ALSO DEDICATED FOR PUBLIC ACCESS OVER ANY SIDEWALKS LOCATED THEREON.
- 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.
- 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.
- 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.
- 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.
- THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS SUAE, 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.
- THE LIFT STATION EASEMENT "LSE", AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

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 15 DAY OF July, 2019.
 BY: *[Signature]*
 MANUEL M. MATO
 PRESIDENT
 WITNESS: *[Signature]*
 MICHELE BOY
 PRINT NAME: *[Signature]*
 MICHELE BOY
 WITNESS: *[Signature]*
 CLARA L. DIAZ
 PRINT NAME: *[Signature]*

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

(STATE OF FLORIDA)
 COUNTY OF Miami-Dade
 BEFORE ME PERSONALLY APPEARED MANNUEL 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 15 DAY OF July, 2019.
 MY COMMISSION EXPIRES: July 15, 2023
 COMMISSION NUMBER: CLARA L. DIAZ
 PRINT NAME: *[Signature]*
 CLARA L. DIAZ
 Notary Public - State of Florida
 Commission # FF 917823
 My Comm. Expires 04-26-2019
 Bounded Through National Notary System

AVENIR DEVELOPMENT, LLC

NOTARY

SURVEYOR

