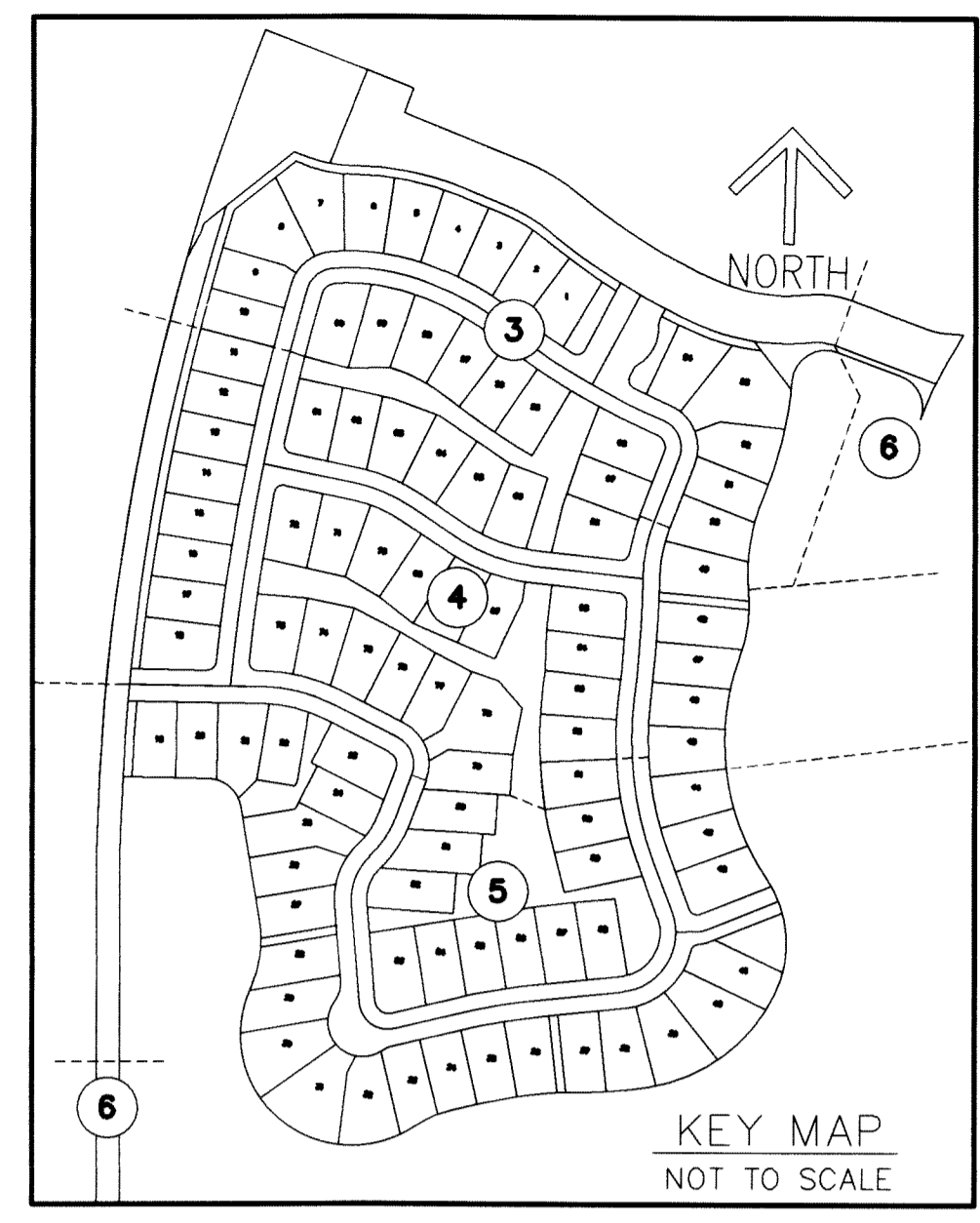
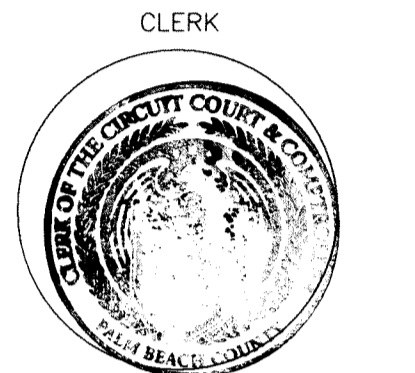


20210024185

124

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PUBLIC ACCOUNTS ON THIS 21 DAY OF December A.D. 2021 AND DULY RECORDED IN PLAT BOOK 131 ON PAGES 124 AND 129 Thru

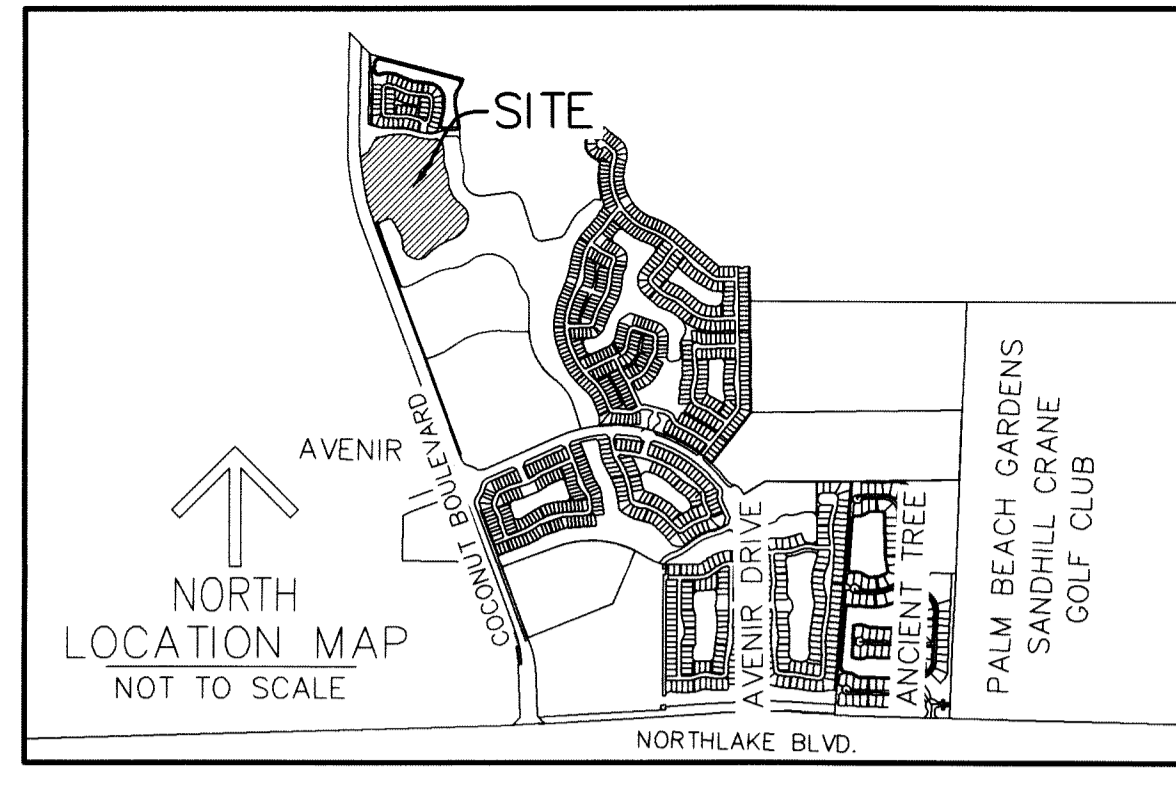
SHEET 1 OF 6



AVENIR SITE PLAN 3 - POD 8

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 JANUARY 2021



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 PURSUANT TO CHAPTER 190, FLORIDA STATUTES, OWNERS OF THE LAND SHOWN HEREON AS "AVENIR SITE PLAN 3 - POD 8", BEING A REPLAT OF A 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A-2; THENCE, ALONG THE WEST LINE OF SAID PARCEL A-2, SOUTH 01°13'31" WEST, A DISTANCE OF 1015.19 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, SOUTH 88°46'29" EAST, A DISTANCE OF 274.64 FEET; THENCE SOUTH 01°12'32" WEST, A DISTANCE OF 44.49 FEET; THENCE SOUTH 88°47'28" EAST, A DISTANCE OF 218.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 17° 48' 19", FOR AN ARC LENGTH OF 121.20 FEET, HAVING A RADIUS OF 390.00 FEET, AND WHOSE CHORD BEARS SOUTH 79° 52' 18" EAST FOR A DISTANCE OF 120.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 15° 45' 28", FOR AN ARC LENGTH OF 276.03 FEET, HAVING A RADIUS OF 1000.00 FEET, AND WHOSE CHORD BEARS SOUTH 78° 51' 53" EAST FOR A DISTANCE OF 274.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 30° 02' 27", FOR AN ARC LENGTH OF 156.77 FEET, HAVING A RADIUS OF 299.00 FEET, AND WHOSE CHORD BEARS NORTH 78° 14' 10" EAST FOR A DISTANCE OF 154.98 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 26° 49' 00", FOR AN ARC LENGTH OF 80.04 FEET, HAVING A RADIUS OF 171.00 FEET, AND WHOSE CHORD BEARS NORTH 76° 37' 26" EAST FOR A DISTANCE OF 79.31 FEET; THENCE SOUTH 89°58'04" EAST, A DISTANCE OF 143.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 15° 30' 20", FOR AN ARC LENGTH OF 18.13 FEET, HAVING A RADIUS OF 67.00 FEET, AND WHOSE CHORD BEARS SOUTH 05° 42' 37" WEST FOR A DISTANCE OF 18.08 FEET; THENCE NORTH 74°31'37" EAST, A DISTANCE OF 39.49 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 04° 38' 26", FOR AN ARC LENGTH OF 26.89 FEET, HAVING A RADIUS OF 332.00 FEET, AND WHOSE CHORD BEARS SOUTH 09° 13' 51" WEST FOR A DISTANCE OF 26.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 11° 40' 55", FOR AN ARC LENGTH OF 136.20 FEET, HAVING A RADIUS OF 209.57 FEET, AND WHOSE CHORD BEARS SOUTH 05° 42' 37" WEST FOR A DISTANCE OF 135.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 89° 50' 11", FOR AN ARC LENGTH OF 90.94 FEET, HAVING A RADIUS OF 58.00 FEET, AND WHOSE CHORD BEARS NORTH 45° 02' 58" WEST FOR A DISTANCE OF 81.91 FEET; THENCE NORTH 89°58'04" WEST, A DISTANCE OF 116.63 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 105° 44' 40", FOR AN ARC LENGTH OF 107.04 FEET, HAVING A RADIUS OF 58.00 FEET, AND WHOSE CHORD BEARS SOUTH 37° 09' 36" WEST FOR A DISTANCE OF 92.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 17° 58' 32", FOR AN ARC LENGTH OF 209.57 FEET, HAVING A RADIUS OF 668.00 FEET, AND WHOSE CHORD BEARS SOUTH 06° 43' 28" EAST FOR A DISTANCE OF 208.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 27° 56' 06", FOR AN ARC LENGTH OF 159.92 FEET, HAVING A RADIUS OF 328.00 FEET, AND WHOSE CHORD BEARS SOUTH 11° 42' 14" EAST FOR A DISTANCE OF 158.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 25° 13' 26", FOR AN ARC LENGTH OF 119.74 FEET, HAVING A RADIUS OF 272.00 FEET, AND WHOSE CHORD BEARS SOUTH 13° 03' 35" EAST FOR A DISTANCE OF 118.78 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 54° 12' 07", FOR AN ARC LENGTH OF 395.43 FEET, HAVING A RADIUS OF 418.00 FEET, AND WHOSE CHORD BEARS SOUTH 27° 32' 55" EAST FOR A DISTANCE OF 380.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 60° 13' 44", FOR AN ARC LENGTH OF 212.34 FEET, HAVING A RADIUS OF 202.00 FEET, AND WHOSE CHORD BEARS SOUTH 24° 32' 06" EAST FOR A DISTANCE OF 202.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 54° 49' 45", FOR AN ARC LENGTH OF 277.72 FEET, HAVING A RADIUS OF 290.22 FEET, AND WHOSE CHORD BEARS SOUTH 32° 59' 38" WEST FOR A DISTANCE OF 267.25 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 09° 34' 03", FOR AN ARC LENGTH OF 127.95 FEET, HAVING A RADIUS OF 766.22 FEET, AND WHOSE CHORD BEARS SOUTH 65° 11' 32" WEST FOR A DISTANCE OF 127.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 11° 08' 48", FOR AN ARC LENGTH OF 109.91 FEET, HAVING A RADIUS OF 564.95 FEET, AND WHOSE CHORD BEARS SOUTH 64° 24' 09" WEST FOR A DISTANCE OF 109.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 02° 43' 14", FOR AN ARC LENGTH OF 104.73 FEET, HAVING A RADIUS OF 2205.46 FEET, AND WHOSE CHORD BEARS SOUTH 57° 28' 08" WEST FOR A DISTANCE OF 104.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 20° 39' 37", FOR AN ARC LENGTH OF 71.40 FEET, HAVING A RADIUS OF 198.00 FEET, AND WHOSE CHORD BEARS SOUTH 45° 46' 42" WEST FOR A DISTANCE OF 71.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 148° 12' 46", FOR AN ARC LENGTH OF 496.67 FEET, HAVING A RADIUS OF 192.00 FEET, AND WHOSE CHORD BEARS NORTH 70° 26' 44" WEST FOR A DISTANCE OF 369.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 33° 28' 01", FOR AN ARC LENGTH OF 118.46 FEET, HAVING A RADIUS OF 203.00 FEET, AND WHOSE CHORD BEARS NORTH 13° 03' 22" WEST FOR A DISTANCE OF 116.78 FEET; THENCE NORTH 29°46'22" WEST, A DISTANCE OF 199.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 79° 39' 33", FOR AN ARC LENGTH OF 80.64 FEET, HAVING A RADIUS OF 58.00 FEET, AND WHOSE CHORD BEARS NORTH 69° 36' 09" WEST FOR A DISTANCE OF 74.30 FEET; THENCE SOUTH 70°34'05" WEST, A DISTANCE OF 75.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 89° 00' 50" FOR AN ARC LENGTH OF 90.11 FEET, HAVING A RADIUS OF 58.00 FEET, AND WHOSE CHORD BEARS SOUTH 26° 03' 40" WEST FOR A DISTANCE OF 81.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 02° 04' 31", FOR AN ARC LENGTH OF 141.55 FEET, HAVING A RADIUS OF 3908.00 FEET, AND WHOSE CHORD BEARS SOUTH 19° 29' 01" EAST FOR A DISTANCE OF 141.55 FEET; THENCE, SOUTH 20° 31' 16" EAST FOR A DISTANCE OF 649.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", FOR AN ARC LENGTH OF 91.11 FEET, HAVING A RADIUS OF 58.00 FEET, AND WHOSE CHORD BEARS SOUTH 65° 31' 16" EAST FOR A DISTANCE OF 82.02 FEET; THENCE SOUTH 69°28'44" WEST, A DISTANCE OF 70.00 FEET; THENCE, SOUTH 20° 31' 16" EAST FOR A DISTANCE OF 2271.31 FEET; THENCE, SOUTH 69° 28' 44" WEST, FOR A DISTANCE OF 40.00 FEET; THENCE, NORTH 20° 31' 16" WEST FOR A DISTANCE OF 2978.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 21° 44' 47", FOR AN ARC LENGTH OF 1503.01 FEET, HAVING A RADIUS OF 3960.00 FEET, AND WHOSE CHORD BEARS NORTH 09° 38' 53" WEST FOR A DISTANCE OF 1494.00 FEET; THENCE NORTH 01°13'31" EAST, A DISTANCE OF 16.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,793,467 SQUARE FEET OR 41.172 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 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, PARKING, DRAINAGE, SIGNAGE, GATE, 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. PERPETUAL EASEMENT OVER TRACT "R" IS HEREBY GRANTED IN FAVOR OF AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND THE MEMBERS THEREOF, FOR PRIVATE ACCESS TO THE ADJACENT PROPERTIES DEDICATED TO OR ADMINISTERED BY SAID ASSOCIATION, AN EASEMENT OVER TRACT "R" AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES.
2. TRACT "R1", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, PARKING, DRAINAGE, SIGNAGE, UTILITY AND RELATED PURPOSES, EXCEPT AS HEREINAFTER PROVIDED, SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DRAINAGE INTERCONNECTS WITHIN TRACT "R1", INCLUDING DRAINAGE PIPES AND ENDWALLS, AN EASEMENT OVER TRACT "R1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DRAINAGE INTERCONNECTS WITHIN TRACT "R1", INCLUDING DRAINAGE PIPES AND ENDWALLS, A PERPETUAL EASEMENT OVER TRACT "R1" IS HEREBY GRANTED IN FAVOR OF (I) AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND THE MEMBERS OF SAID ASSOCIATION, AND (II) AVENIR SITE PLAN 3 - POD 7 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND THE MEMBERS OF SAID ASSOCIATION, FOR ACCESS TO THE RESPECTIVE PROPERTIES DEDICATED TO OR ADMINISTERED BY SAID ASSOCIATIONS. AN EASEMENT OVER TRACT "R1", 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, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
3. 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 TRACT 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.
4. TRACTS "PARK 1" AND "PARK 2" AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, MAIL KIOSK AND OTHER STRUCTURES, PARK, 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.
5. TRACTS "O-1" THROUGH "O-13", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR SITE PLAN 3 - POD 8 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.

DEDICATIONS AND RESERVATIONS:

- 6. 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.
7. TRACTS "RBE1", "RBE2", "O-14", AND "O-15" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING AND UTILITY PURPOSES. SAID TRACT 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.
8. 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. 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.
9. THE LANDSCAPE BUFFER EASEMENTS, (LBE) 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.

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 21 DAY OF December, 2020.

AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

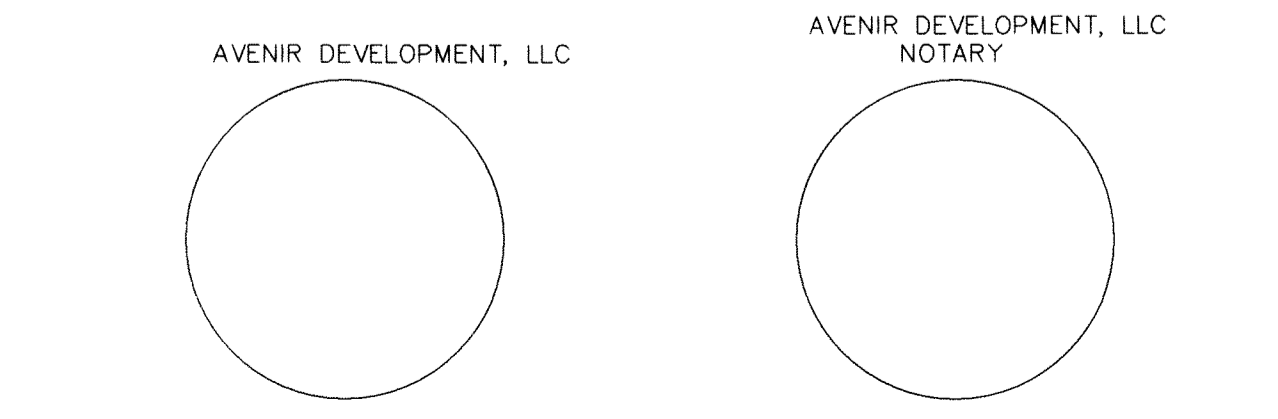
WITNESS: [Signature] PRINT NAME: Manuel M. Mato BY: MANUEL M. MATO PRESIDENT WITNESS: [Signature] PRINT NAME: Michele Ray

AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ACKNOWLEDGEMENT: STATE OF FLORIDA) COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 21 DAY OF December, 2020, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS A PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF December, 2020.

MY COMMISSION EXPIRES: 10-30-2023 NOTARY PUBLIC COMMISSION NUMBER: 66351643



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.

DATE: December 10, 2020 [Signature] 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 WEST LINE OF PARCEL "PARCEL A-2", AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EAST LINE HAVING A BEARING OF NORTH 01°13'31" 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 GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR 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.

DATE: 12/22/2020 [Signature] RONNIE L. FURNISS PROFESSIONAL SURVEYOR MAPPER #6272 STATE OF FLORIDA

CAULFIELD AND WHEELER, INC SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 (561)392-1991 CERTIFICATION OF AUTHORIZATION NO. LB

