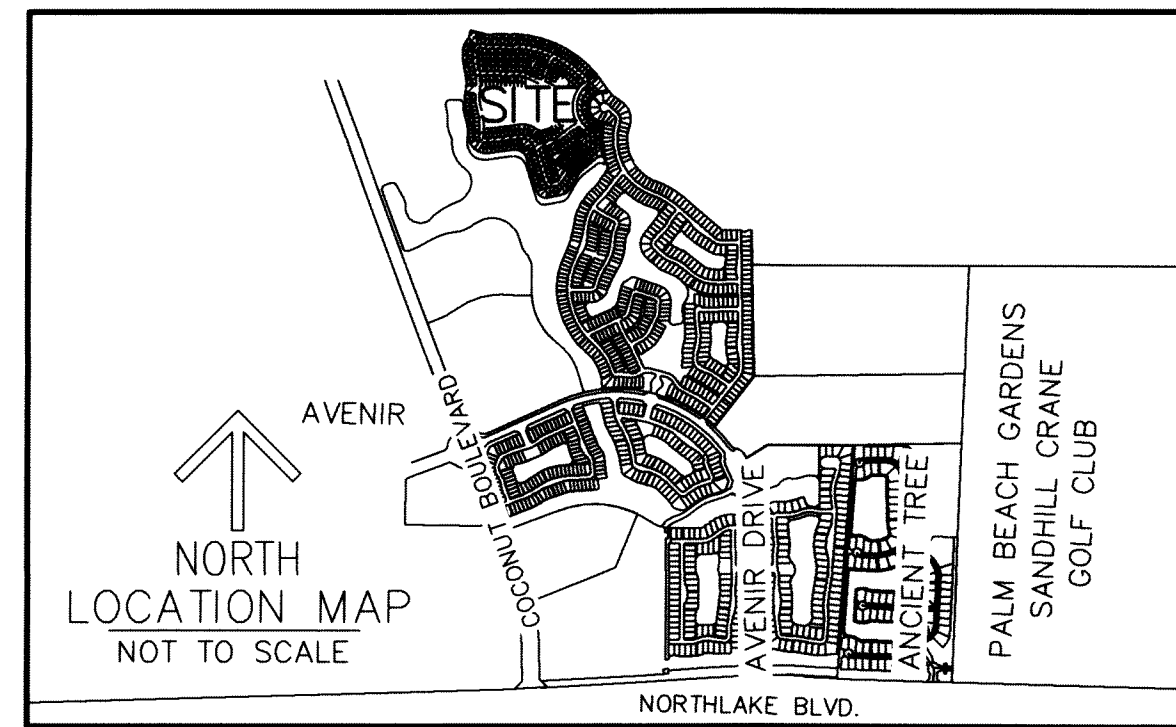


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AVENIR SITE PLAN 3 - POD 6



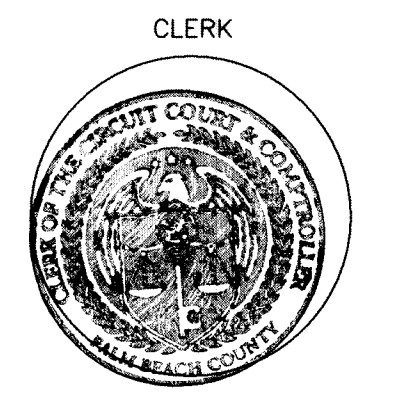
A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION OF AVENIR, PARCEL "A-2",
AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNESS
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

130

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:17 PM
THIS 19 DAY OF January
A.D. 2021 AND DULY RECORDED
IN PLAT BOOK 131 ON
PAGES 138 AND 139
BY Joseph Abruzzo
CLERK AND COMPTROLLER
Clerk of the Circuit Court &
Comptroller
BY Michelle McCann
DEPUTY CLERK

SHEET 1 OF 9



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 3 - POD 6", 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, TOGETHER WITH PORTIONS OF TRACT W4 AND TRACT LM4, AVENIR SITE PLAN 2 - POD 5, AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 10, 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 NORTH LINE OF SAID PARCEL A-2, SOUTH 43°20'53" EAST, A DISTANCE OF 11.38 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF PARCEL A-2, SOUTH 75°19'58" EAST, A DISTANCE OF 1381.61 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 75°19'58" EAST A DISTANCE OF 223.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 2317.98 FEET, THROUGH A CENTRAL ANGLE OF 08°27'03", A DISTANCE OF 260.97 FEET, AND WHOSE LONG CHORD BEARS NORTH 88°45'53" EAST A DISTANCE OF 260.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, SOUTH 61°12'40" EAST A DISTANCE OF 25.46 FEET; THENCE, NORTH 75°44'35" EAST A DISTANCE OF 57.20 FEET; THENCE, NORTH 89°39'23" EAST A DISTANCE OF 24.13 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, THROUGH A CENTRAL ANGLE OF 54°33'00", A DISTANCE OF 1428.12 FEET, AND WHOSE LONG CHORD BEARS SOUTH 59°43'53" EAST A DISTANCE OF 1374.78 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 14°22'38", A DISTANCE OF 38.20 FEET, AND WHOSE LONG CHORD BEARS SOUTH 34°38'39" EAST A DISTANCE OF 38.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, SOUTH 50°56'02" WEST A DISTANCE OF 33.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, TO THE LEFT, HAVING A RADIUS OF 202.00 FEET, THROUGH A CENTRAL ANGLE OF 162°07'13", A DISTANCE OF 571.57 FEET, AND WHOSE LONG CHORD BEARS SOUTH 16°32'04" WEST A DISTANCE OF 399.09 FEET; THENCE, SOUTH 64°31'32" EAST A DISTANCE OF 52.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'22", A DISTANCE OF 68.79 FEET, AND WHOSE LONG CHORD BEARS SOUTH 27°23'50" EAST A DISTANCE OF 48.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 896.00 FEET, THROUGH A CENTRAL ANGLE OF 27°14'07", A DISTANCE OF 425.91 FEET, AND WHOSE LONG CHORD BEARS SOUTH 03°53'12" EAST A DISTANCE OF 421.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 82°46'00", A DISTANCE OF 101.12 FEET, AND WHOSE LONG CHORD BEARS NORTH 87°34'12" WEST A DISTANCE OF 92.55 FEET; THENCE, SOUTH 51°02'46" WEST, A DISTANCE OF 205.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, THROUGH A CENTRAL ANGLE OF 23°43'22", A DISTANCE OF 215.30 FEET, AND WHOSE LONG CHORD BEARS SOUTH 39°11'05" WEST A DISTANCE OF 213.77 FEET; THENCE, SOUTH 27°19'25" WEST A DISTANCE OF 134.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 51°53'50", A DISTANCE OF 117.75 FEET, AND WHOSE LONG CHORD BEARS SOUTH 18°03'21" WEST FOR A DISTANCE OF 113.77 FEET; THENCE, SOUTH 79°13'15" WEST A DISTANCE OF 195.54 FEET TO THE BEGINNING OF A CURVE TURNING THE RIGHT, HAVING A RADIUS OF 122.00 FEET, THROUGH A CENTRAL ANGLE OF 82°55'21", A DISTANCE OF 176.57 FEET, AND WHOSE LONG CHORD BEARS NORTH 59°19'04" WEST A DISTANCE OF 161.56 FEET; THENCE, NORTH 17°51'24" WEST A DISTANCE OF 442.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 178.00 FEET, THROUGH A CENTRAL ANGLE OF 79°38'51", A DISTANCE OF 247.44 FEET, AND WHOSE LONG CHORD BEARS NORTH 57°40'49" WEST A DISTANCE OF 227.99 FEET; THENCE, SOUTH 82°31'35" WEST A DISTANCE OF 325.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 222.00 FEET, THROUGH A CENTRAL ANGLE OF 17°45'14", A DISTANCE OF 68.79 FEET, AND WHOSE LONG CHORD BEARS NORTH 88°37'38" WEST FOR A DISTANCE OF 68.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 81°19'35", A DISTANCE OF 82.33 FEET, AND WHOSE LONG CHORD BEARS SOUTH 59°43'14" WEST A DISTANCE OF 75.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, THROUGH A CENTRAL ANGLE OF 02°00'10", A DISTANCE OF 94.67 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 07°54'41", A DISTANCE OF 35.90 FEET, AND WHOSE LONG CHORD BEARS NORTH 21°00'37" EAST FOR A DISTANCE OF 35.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 05°58'41", A DISTANCE OF 56.34 FEET, AND WHOSE LONG CHORD BEARS NORTH 20°02'36" EAST FOR A DISTANCE OF 56.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 60°39'11", A DISTANCE OF 61.40 FEET, AND WHOSE LONG CHORD BEARS NORTH 08°17'17" WEST FOR A DISTANCE OF 58.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 222.00 FEET, THROUGH A CENTRAL ANGLE OF 17°45'14", A DISTANCE OF 68.79 FEET, AND WHOSE LONG CHORD BEARS NORTH 17°27'19" WEST FOR A DISTANCE OF 157.51 FEET; THENCE, NORTH 03°19'24" EAST A DISTANCE OF 126.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 332.00 FEET, THROUGH A CENTRAL ANGLE OF 22°47'50", A DISTANCE OF 132.10 FEET, AND WHOSE LONG CHORD BEARS NORTH 08°04'31" WEST A DISTANCE OF 131.23 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 688.00 FEET, THROUGH A CENTRAL ANGLE OF 31°30'30", A DISTANCE OF 361.71 FEET, AND WHOSE LONG CHORD BEARS NORTH 03°57'41" WEST A DISTANCE OF 357.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 332.00 FEET, THROUGH A CENTRAL ANGLE OF 22°48'19", A DISTANCE OF 132.14 FEET, AND WHOSE LONG CHORD BEARS NORTH 00°08'54" EAST A DISTANCE OF 131.27 FEET; THENCE, NORTH 11°15'15" WEST A DISTANCE OF 140.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 668.00 FEET, THROUGH A CENTRAL ANGLE OF 11°17'11", A DISTANCE OF 131.59 FEET, AND WHOSE LONG CHORD BEARS NORTH 05°38'39" WEST A DISTANCE OF 131.37 FEET; THENCE, NORTH 01°01'58" EAST A DISTANCE OF 77.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 216.00 FEET, THROUGH A CENTRAL ANGLE 43°28'59", A DISTANCE OF 163.93 FEET, AND WHOSE LONG CHORD BEARS NORTH 21°46'26" EAST A DISTANCE OF 160.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 28°50'53", A DISTANCE OF 39.27 FEET, AND WHOSE LONG CHORD BEARS NORTH 29°05'29" EAST A DISTANCE OF 38.86 FEET; THENCE NORTH 14°40'02" EAST A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,827,502 SF, 64.910 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACTS "R" AND "R1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR SITE PLAN 3 - POD 6 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, PARKING, DRAINAGE, SIGNAGE, GATE, UTILITY AND RELATED PURPOSES, EXCEPT AS HEREAFTER PROVIDED, SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. 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 THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DRAINAGE INTERCONNECTS WITHIN TRACT "R1", INCLUDING DRAINAGE PIPES AND ENDWALLS, AN EASEMENT OVER TRACTS "R" AND "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.
- 2. TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, 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.
- 3. 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 TRACTS 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. 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.
- 4. TRACT "PARK", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 3 - POD 6 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR MAIL KIOSK, 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.
- 5. TRACTS "0-1" THROUGH "0-19", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR SITE PLAN 3 - POD 6 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIGNAGE, MAIL KIOSK, PLAYGROUND EQUIPMENT 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 "0-2", "0-3", "0-7", "0-11", "0-12", AND "0-18" ARE ALSO DEDICATED FOR PUBLIC ACCESS OVER ANY SIDEWALKS LOCATED THEREON.
- 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 ELECTRICAL 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.

DEDICATIONS AND RESERVATIONS:

- 7. AN EASEMENT OVER TRACTS "R" AND "R1", 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.
- 8. 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.
- 9. 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.
- 10. 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.

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
COUNTY OF MIAMI-DADE)

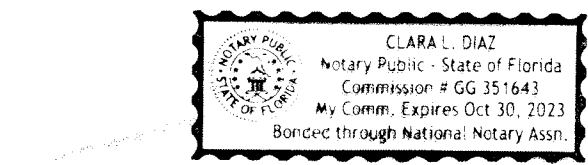
IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 21 DAY OF December, 2020.

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
WITNESS: Manuel M. Mato BY MANUEL M. MATO, PRESIDENT
WITNESS: Michelle Ray
PRINT NAME: Michelle Ray

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

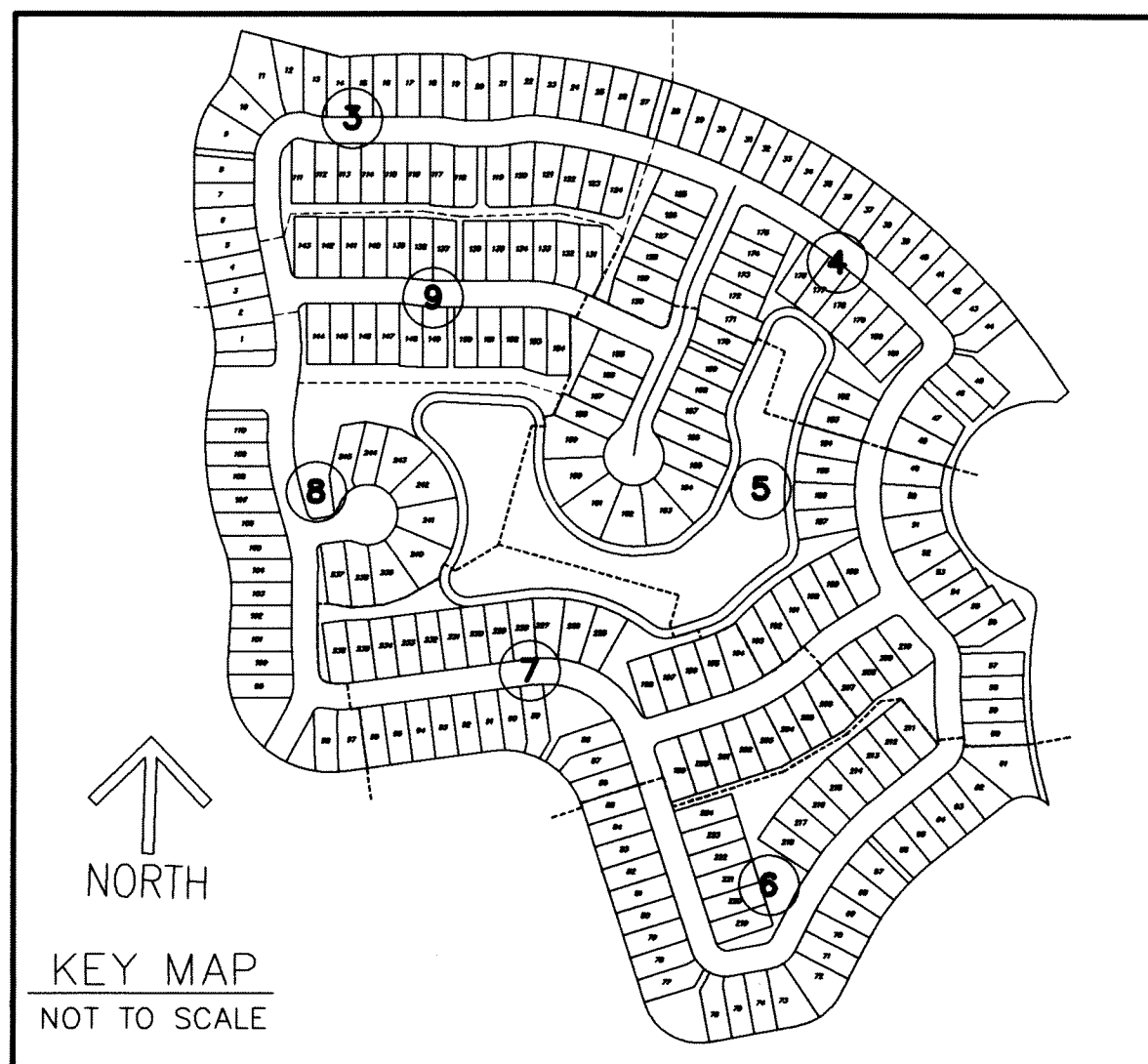
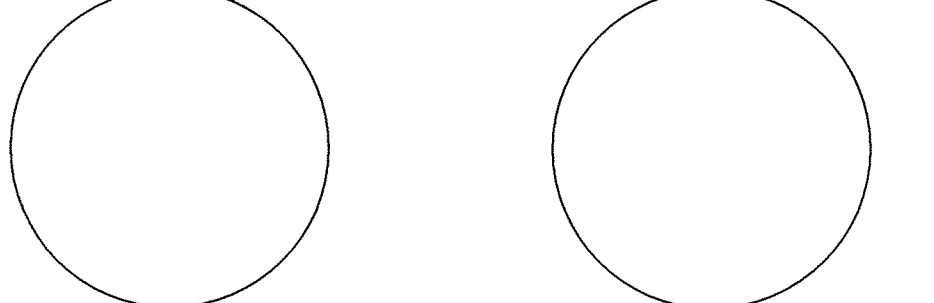
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF December, 2020, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY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

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF December, 2020.
MY COMMISSION EXPIRES: Oct 30, 2023
COMMISSION NUMBER: GG 351643



AVENIR DEVELOPMENT, LLC

AVENIR DEVELOPMENT, LLC
NOTARY



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 OR RECORD NOT 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: December 19, 2020
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-2, 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 SOUTH 75°19'58" 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 1, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: 12/22/2020
RONNIE L. FURNESS
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

