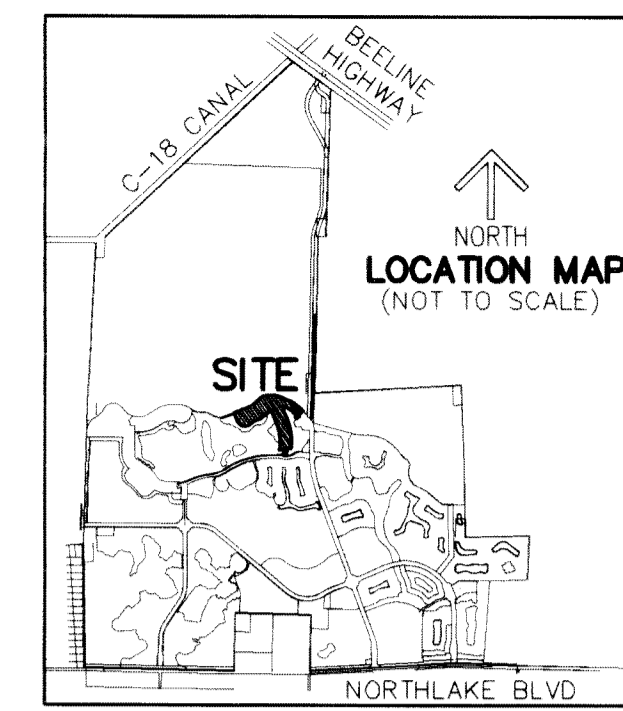
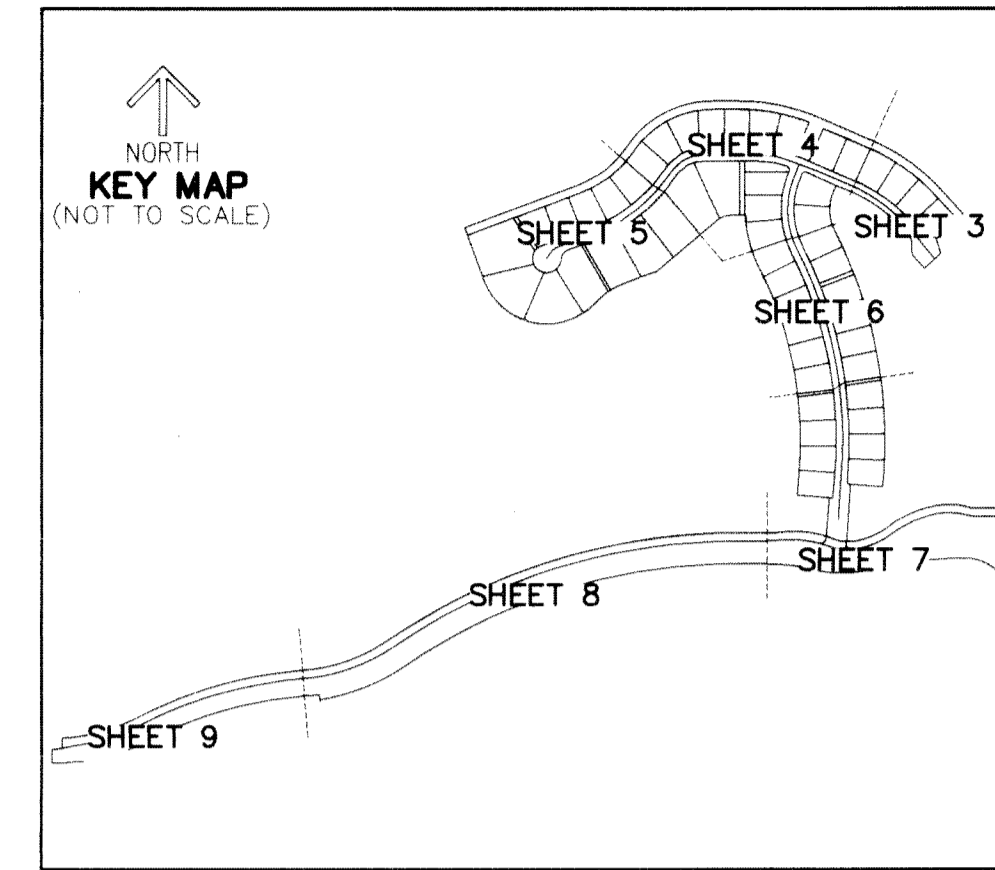


PANTHER NATIONAL AT AVENIR POD 14

A REPLAT OF A PORTION OF TRACT 1 TOGETHER WITH ALL OF TRACT RBE1, PANTHER NATIONAL AT AVENIR, AS RECORDED IN PLAT BOOK 134, PAGE 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 4 AND 9, 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
AUGUST 2022



101
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:51 A.M.
THIS 23 DAY OF August
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 134 ON
PAGES 101 THROUGH 109.
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: *Joseph Abruzzo*
DEPUTY CLERK

SHEET 1 OF 9
CLERK
JULIUS ROBERT COLLETT
PALM BEACH COUNTY

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "PANTHER NATIONAL AT AVENIR POD 14," BEING A REPLAT OF A PORTION OF TRACT 1, TOGETHER WITH ALL OF TRACT RBE1, PANTHER NATIONAL AT AVENIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 1, PANTHER NATIONAL AT AVENIR; THENCE ALONG THE EAST LINE OF SAID TRACT 1, S47°21'29"W, A DISTANCE OF 179.96 FEET; THENCE S15°57'22"E, A DISTANCE OF 73.68 FEET; THENCE S47°21'29"W, A DISTANCE OF 108.31 FEET; THENCE N42°38'31"W, A DISTANCE OF 67.00 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 67.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 55°16'39", A DISTANCE OF 64.64 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 55°16'39", A DISTANCE OF 48.24 FEET; THENCE N42°38'31"W, A DISTANCE OF 65.20 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 729.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 24°09'28", A DISTANCE OF 307.37 FEET; THENCE N66°47'59"W, A DISTANCE OF 67.58 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S57°29'14"E, A RADIAL DISTANCE OF 221.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 59°41'46", A DISTANCE OF 230.26 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 2,235.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°33'41", A DISTANCE OF 1,231.15 FEET; THENCE S04°22'41"W, A DISTANCE OF 58.25 FEET; THENCE N85°37'19"W, A DISTANCE OF 157.00 FEET; THENCE S04°22'41"W, A DISTANCE OF 282.32 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N00°33'25"E, A RADIAL DISTANCE OF 160.45 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 20°39'17", A DISTANCE OF 57.84 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 580.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°22'32", A DISTANCE OF 44.29 FEET; THENCE N04°22'41"E, A DISTANCE OF 189.06 FEET; THENCE N85°37'19"W, A DISTANCE OF 157.00 FEET; THENCE N04°22'41"E, A DISTANCE OF 133.80 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,821.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°33'41", A DISTANCE OF 1,003.10 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 635.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 24°41'43", A DISTANCE OF 273.69 FEET TO A POINT OF NON-TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 76.45 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 92.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°57'24", A DISTANCE OF 64.16 FEET; THENCE S50°02'36"W, A DISTANCE OF 393.78 FEET; THENCE S75°54'24"W, A DISTANCE OF 17.13 FEET; THENCE S69°35'29"W, A DISTANCE OF 140.89 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 392.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 26°12'17", A DISTANCE OF 179.28 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 328.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 116°12'17", A DISTANCE OF 665.23 FEET; THENCE N20°24'31"W, A DISTANCE OF 275.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1, THENCE ALONG SAID NORTH LINE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: N69°35'29"E, A DISTANCE OF 593.61 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 35°34'14", A DISTANCE OF 310.41 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 55°58'45", A DISTANCE OF 488.51 FEET; THENCE N90°00'00"E, A DISTANCE OF 132.99 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 1,000.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°12'01", A DISTANCE OF 404.92 FEET; THENCE S66°47'59"E, A DISTANCE OF 277.49 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 1,000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 24°09'28", A DISTANCE OF 421.63 FEET; THENCE S42°38'31"E, A DISTANCE OF 162.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL OF TRACT RBE1 PANTHER NATIONAL AT AVENIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 46.190 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

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 PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, SIDEWALK, 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. 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 LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

2. TRACTS "RBE1A" AND "RBE2A" AS SHOWN HEREON ARE HEREBY RESERVED BY CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, INGRESS/EGRESS, BUFFER, DRIVEWAY, DRAINAGE, LIGHTING AND UTILITY PURPOSES. SAID TRACT ENCUMBERED BY SAID ROADWAY BUFFER EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. TRACTS "O-1" THROUGH "O-9", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, GOLF CART PARKING SIGNAGE AND OTHER STRUCTURES, DRAINAGE AND UTILITY PURPOSES, FIRE BREAK ACCESS 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.

4. 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.

5. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "LBE", ARE HEREBY RESERVED BY CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 BY OR WITH PRIOR WRITTEN CONSENT OF THE CITY OF PALM BEACH GARDENS.

6. 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 THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

7. THE FIRE SAFETY ACCESS EASEMENT, AS SHOWN HEREON AND DESIGNATED AS "FSE", IS HEREBY DEDICATED IN PERPETUITY TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONTROL AND JURISDICTION FOR FIRE SAFETY. STRUCTURES, FENCING OR VEGETATION, OTHER THAN SOD, ARE PROHIBITED WITHIN THE EASEMENT. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, THE ABOVE NAMED CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 23 DAY OF August, 2022.

CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS:
PRINT NAME: *Scott Herge*
BY: *Dominik Senn*
PRINT NAME: DOMINIK SENN
PRESIDENT

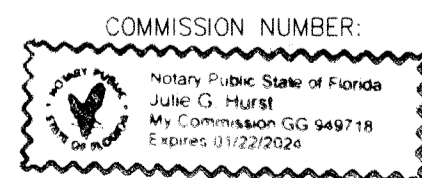
CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY. ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

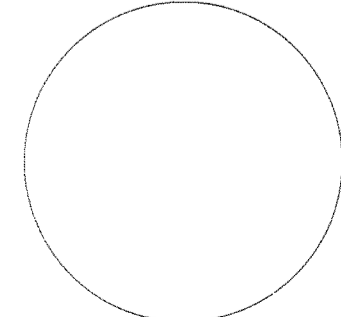
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 23 DAY OF August, 2022, BY DOMINIK SENN, PRESIDENT, ON BEHALF OF CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF August, 2022.

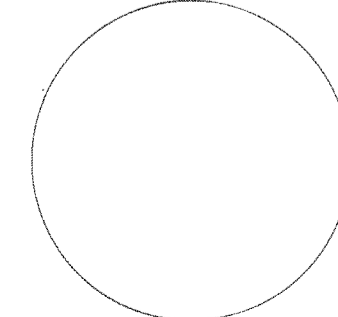
MY COMMISSION EXPIRES: *June Hurst*
NOTARY PUBLIC
June Hurst
PRINT NAME



CENTAUR (PALM BEACH) OWNER LLC



CENTAUR (PALM BEACH) OWNER LLC
NOTARY



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, RICHARD G. CHERRY 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 CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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: 8/25/22 2022

Richard G. Cherry
RICHARD G. CHERRY, ESQ.,
ATTORNEY AT LAW
FLORIDA BAR #303860
FOR THE FIRM OF CHERRY, EDGAR & SMITH, P.A.

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON A RECORDED PLAT BEARING OF S47°21'29"W ALONG THE WEST LINE OF TRACT A, AVENIR PUMP STATION, AS RECORDED IN PLAT BOOK 133, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- INES INTERSECTING CURVES ARE RADIAL, UNLESS SHOWN OTHERWISE.
- "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.
- ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

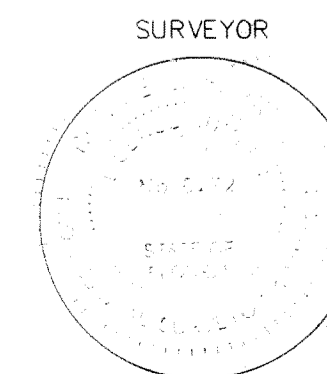
SURVEYOR'S CERTIFICATE:

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.

DATED: 8/30/2022

Ronnie L. Furniss
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 3591



SURVEYOR

CFN 20220393291 PL BK 134 PG 101