

PANTHER NATIONAL AT AVENIR POD 12

A REPLAT OF A PORTION OF TRACT 1, PANTHER NATIONAL AT AVENIR, AS RECORDED IN PLAT BOOK 134, PAGE 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 8 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
SEPTEMBER 2022

121

SHEET 2 OF 9

AVENIR COMMUNITY DEVELOPMENT DISTRICT

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 12 DAY OF September, 2022.

AVENIR COMMUNITY DEVELOPMENT DISTRICT
WITNESS: [Signature]
PRINT NAME Isabel Moreira
BY: [Signature]
BY: VIRGINIA CEPERO
CHAIRMAN

WITNESS: [Signature]
PRINT NAME DAYANA CAUZ

AVENIR COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGEMENT:

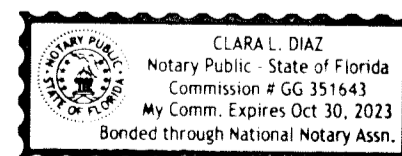
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 12 DAY OF September, 2022, BY VIRGINIA CEPERO, 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, ON BEHALF OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

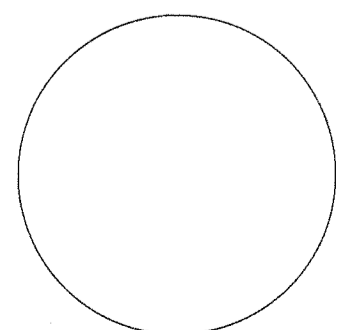
WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF September, 2022.

MY COMMISSION EXPIRES: _____

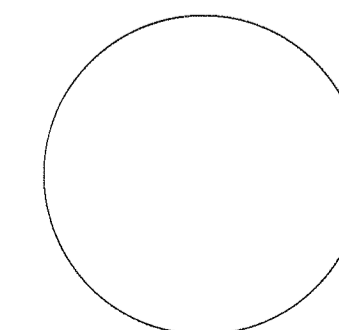
COMMISSION NUMBER: _____



AVENIR COMMUNITY DEVELOPMENT DISTRICT



AVENIR COMMUNITY DEVELOPMENT DISTRICT NOTARY



PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION.

IN WITNESS WHEREOF, THE ABOVE NAMED PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 8 DAY OF September, 2022.

PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION
WITNESS: [Signature]
BY: [Signature]
BY: Claude Lemieux
PRESIDENT

WITNESS: [Signature]
PRINT NAME BANDY L. COPE

PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION: ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

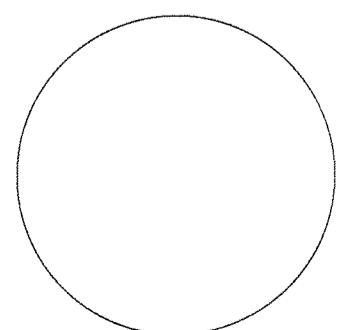
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8 DAY OF September, 2022, BY [Signature] PRESIDENT, ON BEHALF OF PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF September, 2022.

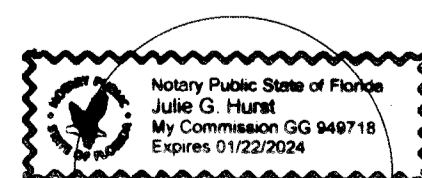
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME [Signature]

PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION



ACKNOWLEDGEMENT:
PANTHER NATIONAL HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION



MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33537, AT PAGE 1791 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8 DAY OF SEPTEMBER, 2022.

MONROE PANTHER LENDER, LLC. A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: [Signature]
NAME MATT PHILLIPS
TITLE PRESIDENT
WITNESS: [Signature]
PRINT NAME ANNEISEO SCAMMAY

MONROE PANTHER LENDER, LLC. ACKNOWLEDGEMENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

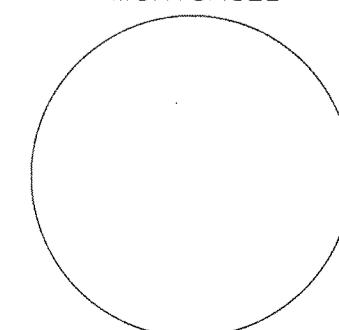
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8 DAY OF September, 2022, BY [Signature] PRESIDENT, ON BEHALF OF MONROE PANTHER LENDER, LLC. A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF September, 2022.

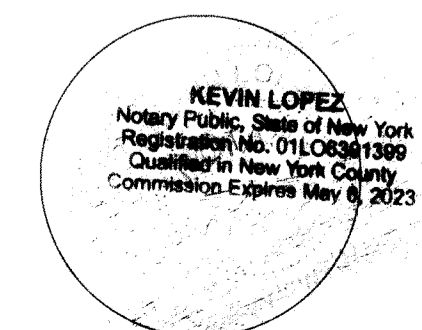
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: 01106391299
PRINT NAME Kevin Lopez

MORTGAGEE



MORTGAGEE NOTARY



CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6TH DAY OF October, 2022.

BY: [Signature]
CHELSEA REED
MAYOR

ATTEST: [Signature]
PATRICIA SNIDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6TH DAY OF September, 2022.

BY: [Signature]
TODD ENGLE
CITY ENGINEER

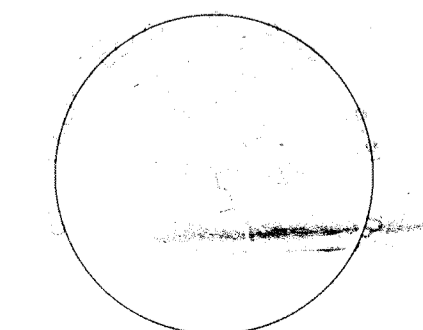
CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

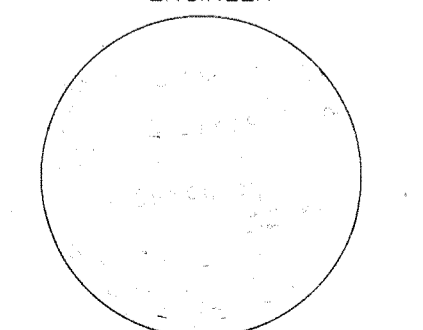
THIS 27TH DAY OF SEPTEMBER, 2022.

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 6889

CITY OF PALM BEACH GARDENS



CITY OF PALM BEACH GARDENS ENGINEER



REVIEWING SURVEYOR

