

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 1 - POD 2", BEING A REPLAT OF A PORTION

OF AVENIR PARCEL A-3, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM

COMMENCING AT THE CENTER LINE OF AVENIR DRIVE AND THE CENTERLINE OF TRACT R-1 WEST BOUND AS DEPICTED ON SHEET

14 OF 25, PB. 127, PG,85, THENCE ALONG SAID WEST BOUND CENTERLINE, SOUTH 62°06'05" WEST, A DISTANCE OF 185.40 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 27°53'55" WEST, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE,

SOUTH 62"06'05" WEST, A DISTANCE OF 73.21 FEET THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING

A RADIUS OF 464.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°55'32"

A DISTANCE OF 96.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 74'01'37" WEST, A DISTANCE OF 111.09 FEET THE POINT

OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 536.00 FEET; THENCE SOUTHWESTERLY ALONG THE

ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°21'12", A DISTANCE OF 190.41 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 53'40'24" WEST, A DISTANCE OF 162.81 FEET; THENCE NORTH 88"10'47" WEST, A DISTANCE OF 65.60 FEET TO THE

POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 100.00 FEET: THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23'02'42", A DISTANCE OF 40.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 65"08"05" WEST, A DISTANCE OF 47.40 FEET; THENCE NORTH 45"06"36" WEST, A DISTANCE OF 55.73 FEET TO THE POINT

OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET: THENCE NORTHWESTERLY ALONG THE

ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10'56'24", A DISTANCE OF 5.73 FEET TO THE POINT OF TANGENCY: THENCE

NORTH 3410'11" WEST, A DISTANCE OF 54.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST

HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

10°56'24", A DISTANCE OF 38.19 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°06'36" WEST, A DISTANCE OF 95.26 FEET

TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE

NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02'36'28", A DISTANCE OF 9.10 FEET TO THE

POINT OF TANGENCY; THENCE NORTH 47'43'04" WEST, A DISTANCE OF 69.90 FEET TO THE POINT OF CURVATURE OF A CURVE

CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 29°00'48", A DISTANCE OF 101.28 FEET TO THE POINT OF TANGENCY; THENCE NORTH 76°43'52"

WEST, A DISTANCE OF 158.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF

100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14*24'29", A DISTANCE

OF 25.15 FEET TO THE POINT OF TANGENCY; THENCE NORTH 62'19'23" WEST, A DISTANCE OF 151.59 FEET TO THE POINT OF

CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC

OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54"19'55", A DISTANCE OF 94.83 FEET TO THE POINT OF TANGENCY; THENCE

NORTH 07°59'28" WEST. A DISTANCE OF 129.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08'40'10", A

DISTANCE OF 75.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 16'39'38" WEST, A DISTANCE OF 56.48 FEET TO THE POINT

OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 700.00 FEET; THENCE NORTHERLY ALONG THE

ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12'47'43", A DISTANCE OF 156.32 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 29'27'22" WEST, A DISTANCE OF 119.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST

HAVING A RADIUS OF 500.00 FEET: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

17°55'26", A DISTANCE OF 156.42 FEET TO THE POINT OF TANGENCY: THENCE NORTH 11°31'55" WEST. A DISTANCE OF 177.90 FEET:

THENCE NORTH 42°09'44" WEST, A DISTANCE OF 45.87 FEET: THENCE NORTH 07°42'34" WEST, A DISTANCE OF 40.00 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1710.00 FEET, WHERE A RADIAL LINE BEARS SOUTH

07'42'34" EAST; THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60'26'43". A DISTANCE OF 1804.00

FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 98.00 FEET; THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°49'01", A DISTANCE OF 90.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHERLY

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40"15'24", A DISTANCE OF 81.85 FEET TO THE POINT OF

1. TRACT "R". AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 1 - POD 2 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

2. TRACTS "RWI" 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

3. TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND

ASSIGNS, FOR 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

4. 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 TRACT FOR DRAINAGE PURPOSES AND 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

5. TRACT "REC" AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR SITE PLAN 1 - POD 2 NEIGHBORHOOD ASSOCIATION, INC,

ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PARKS, AND RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE

6. TRACTS "0-1" THROUGH "0-15", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR SITE PLAN 1 - POD 2

NEIGHBORHOOD ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIGNAGE, SIDEWALKS, WALLS,

DRAINAGE, UTILITY PURPOSES AND OTHER HARDSCAPE, 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 "0-3", AND

OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

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

TANGENCY; THENCE SOUTH 24°42'13" EAST, A DISTANCE OF 227.51 FEET; THENCE SOUTH 14°55'26" WEST, A DISTANCE OF 95.69

DEDICATIONS AND RESERVATIONS:

FEET TO THE POINT OF BEGINNING.

BEACH GARDENS.

CONTAINING 1.451.367 SQUARE FEET OR 33.319 ACRES.

AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.

"0-11" ARE ALSO DEDICATED FOR PUBLIC ACCESS OVER ANY SIDEWALKS LOCATED THEREON.

BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AVENIR SITE PLAN 1 - POD 2

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF AVENIR, PARCEL "A-3", AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SECTION 15. TOWNSHIP 42 SOUTH, RANGE 41 EAST,

> THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.

CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 MAY 2019

DEDICATIONS AND RESERVATIONS:

8. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS UE, ARE HEREBY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, PALM BEACH GARDENS.

THE CITY OF PALM BEACH GARDENS.

10. 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, SCHOOL BUS SHELTER USE, 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

THE CITY OF PALM BEACH GARDENS.

AVENIR DEVELOPMENT, LLC. A FLORIDA LIMITED LIABILITY COMPANY.

STATE OF FLORIDA) COUNTY OF MIAMIDAGE)

LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 9th DAY OF

> AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

PRESIDENT

ACKNOWLEDGEMENT:

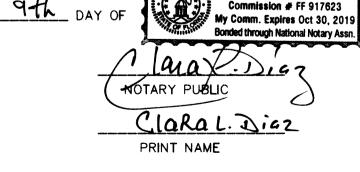
COUNTY OF Miami-Dade

ME OR HAS PRODUCED _____ ____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR DEVELPOMENT, 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

NOTARY PUBLIC

AVENIR DEVELOPMENT, LLC AVENIR DEVELOPMENT, LLC



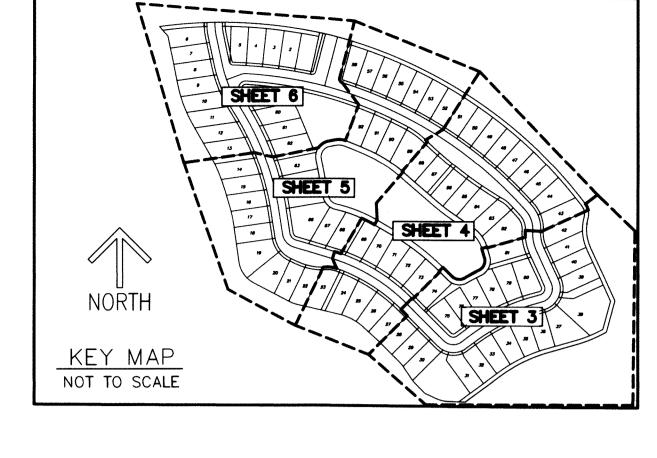


CLARA L. DIAZ

Notary Public - State of Florida

AVENIR COMMUNITY DEVELOPMENT DISTRICT

BY: VIRGINIA CEPERO



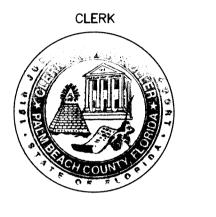
STATE OF FLORIDA

COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:39 A THIS 10th DAY OF June A.D. 2019 AND DULY RECORDED IN PLAT BOOK 128 ON PAGES 114 AND 119

SHARON R. BOCK CLERK AND COMPTROLLER

DEPUTY CLERK

SHEET 1 OF 6



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.

May 6,2019

TYRONE 1/2 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 CENTER LINE OF TRACT "R-1", AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CENTER LINE HAVING A BEARING OF SOUTH 62'06'05" WEST.

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.

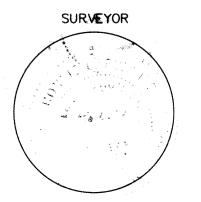
SURVEYOR'S CERTIFICATE:

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 STAJUTES, AS AMENDED.

5/13/19 DATED: ______

RONNIE L. FURNISS 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



DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. SUCH UTILITY 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

9. 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

13. 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 INDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED ____, 2019.

PRINT NAME, Michele Ray

BY: MANUEL M. MATO

WITNESS: ____ PRINT NAME: I Sabel Moreira

AVENIR DEVELOPMENT, LLC. A FLORIDA LIMITED LIABILITY COMPANY.

STATE OF FLORIDA)

BEFORE ME PERSONALLY APPEARED MANUEL M. MATO, WHO IS RERSONALLY KNOWN TO

INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

COMMISSION NUMBER: FF 917 623

Bonded through National Notary Assn

AVENIR COMMUNITY AVENIR COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT DISTRICT NOTARY

7. 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

PRINT NAME ISOLOEI MOYEITA AVENIR COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGEMENT: STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED VIRGINIA CEPERO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED EXECUTED THE FOREGOING INSTRUMENT AS 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, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS AN AUTHORIZED OFFICER OF SUCH ENTITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, THAT IT ACCEPTS ITS DEDICATIONS SHOWN HEREON AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF man ____, 2019. MY COMMISSION EXPIRES: 10-30-17

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,

BEHALF BY THE CHAIRMAN OF ITS BOARD OF SUPERVISORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS TO BE AFFIXED HERETO, THE AFFIXED HE AFFIXED HERETO, THE AFFIXED HERETO, THE AFFIXED HERETO, THE AFF

FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS

STATE OF FLORIDA)

COUNTY OF PALM BEACH)