TOTAL AREA THIS PLAT

TABULAR DATA:		
	ZONING: MIXED USE PLANNED UNIT DE	
	FUTURE LAND USE DESIGNATION: MIXED	USE
	TABULAR DATA	ACRES
	TRACT A	8.993
	TRACT RBE1	0.240
	TRACT RBE2	0.115
	TRACT RW1	0.016
	TDACT DW2	0.101

AVENIR CLUBHOUSE

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 THE SECTION 14 AND 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

201904/362

CAULFIELD and WHEELER, INC.

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

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:40 PM.
THIS & A DAY OF NOVEMBER

A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 129 ON
PAGES 115 AND 116

SHARON R. BOCK CLERK AND COMPTROLLER

SHEET 1 OF 2



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 CLUBHOUSE" 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 14 AND 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL E/G, AVENIR AS RECORDED IN PLAT BOOK 127 PAGES 85 THROUGH 109, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF PARCEL E/G, NORTH 58°26'13" EAST, A DISTANCE OF 321.41 FEET; THENCE, CONTINUING ON SAID SOUTH LINE, NORTH 90°00'00" EAST, A DISTANCE OF 653.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 414.39 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 17.30 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH HAVING A RADIUS OF 78.00 FEET, WHERE A RADIAL LINE BEARS SOUTH 45'09'36" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°09'36", A DISTANCE OF 61.48 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 51.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 228.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22'08'05", A DISTANCE OF 88.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 272.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'06", A DISTANCE OF 116.87 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°30'59" WEST, A DISTANCE OF 34.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 168.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56'32'36", A DISTANCE OF 165.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 72.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36"18'44", A DISTANCE OF 45.63 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 72"5'10" WEST, A DISTANCE OF 91.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 88.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66'06'48", A DISTANCE OF 101.54 FEET; THENCE SOUTH 73"59'48" WEST, A DISTANCE OF 133.44 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 98.00 FEET, WHERE A RADIAL LINE BEARS NORTH 59°30'12" WEST: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°21'05". A DISTANCE OF 7.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 116.50 FEET: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°33'07". A DISTANCE OF 121.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24'42'13" WEST, A DISTANCE OF 385.53 FEET; THENCE NORTH 58'26'13" EAST, A DISTANCE OF 40.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 412,311 SQUARE FEET, 9.465 ACRES, MORE OR LESS.

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

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. FOR RECREATIONAL 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.

2. TRACTS "RW1" AND "RW2", AS SHOWN HEREON, ARE HEREBY RESERVED TO 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 AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. TRACTS "RBE1", AND "RBE2", 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 AND UTILITY PURPOSES. SAID TRACT 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 GARDENS.

4. 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.

5. 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 UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

6. THE SEACOAST UTILITY AUTHORITY ACCESS EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS SUAAE, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, 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.

7. THE EMERGENCY ACCESS EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS EAE, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PEDESTRIAN ACCESS TO THE CLUBHOUSE FACILITIES BY EMERGENCY PERSONNEL. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

8. THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS LBE, IS HEREBY DEDICATED TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. LANDS ENCUMBERED BY SAID EASEMENT 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. STRUCTURES MAY BE PERMITTED WITHIN THE LANDSCAPE BUFFER EASEMENT 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) STATE OF COUNTY OF

COUNTY OF 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 ______ DAY OF ______ DAY R_______, 2019.

AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

PRINT NAME: 15abel Moreira BY: MANUEL M. MATO PRESIDENT WITNESS: Michele Kay

PRINT NAME: Michele Ray AVENIR DEVELOPMENT, LLC. A FLORIDA LIMITED LIABILITY COMPANY. **ACKNOWLEDGEMENT:**

STATE OF FLORIDA) COUNTY OF Miami-Dade

9.465

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 INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES NOTAKY PUBLIĆ 10-30-2023 Clara L. Diaz COMMISSION NUMBER: Notary Public - State of Florid GG 351643 Commission # GG 351643 My Comm. Expires Oct 30, 202 Bonded through National Notary Assn.

AVENIR COMMUNITY DEVELOPMENT DISTRICT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

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 ______ DAY OF _______ CLUBER_______, 2019.

PRINT NAME ISOBE MOTEIT

AVENIR COMMUNITY DEVELOPMENT DISTRICT Manua (BY: VIRGINIA CEPERO CHAIRMAN

AVENIR COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED VIRGINIA CEPERO, WHO IS RERSONALLY KNOWN TO ME OR HAS PRODUCED __ AS IDENTIFICATION, AND WHO 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 ___OCHUBER

DEVELOPMENT DISTRICT

MY COMMISSION EXPIRES: 10-36-2023 MOTARY PUBLIC Clara L COMMISSION NUMBER: GG 351643

PRINT NAME

CLARA L. DIAZ

Notary Public - State of Florida

Commission # 60 SM Y Comm. Expires Oct 30, 20*

OF Bonded through National Notary Assn.

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 29501, AT PAGE 274, AS MODIFIED BY MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 29832, AT PAGE 83 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF ______ OCH DER _____, 2019.

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

1 alus Somicus PRINT NAME: I Sabel Moreira NAME DAVID SERVIANSKY TITLE PRESIDENT Michely PRINT NAME: L

ACKNOWLEDGEMENT STATE OF FLORIDG COUNTY OF Miami-Dade

BEFORE ME PERSONALLY APPEARED DAVID SERVIANSKY, WHO IS PERSONALLY KNOWN TO ME ___ AS IDENTIFICATION, AND WHO EXECUTED THE OR HAS PRODUCED__ FOREGOING INSTRUMENT AS PRESIDENT OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC V 66351643 Clora L Diaz COMMISSION NUMBER: CLARA L. DIAZ Notary Public - State of Florida

Commission # GG 351643 My Comm. Expires Oct 30, 202 Bonded through National Notary Assn. CITY OF PALM BEACH GARDENS APPROVAL OF PLAT: STATE OF FLORIDA)

COUNTY OF PALM BEACH)

11/1/2/1/ MARK T. MARCIANO MAYOR PATRICIA SNIDER, CMC CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS ________ November 1 , 2019.

TODD ENGLE, P.E. 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.

DAY OF OCTOBER PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE NO. _LS6889

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.

my lan DATED: October 4, 2019 TYRONE TI/BONGARD. ESO. ATTORNEY AT LAW FLORIDA BAR #649295

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.

FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

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 SOUTH LINE OF TRACT "E/G". AVENIR. AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTH LINE HAVING A BEARING OF NORTH 90°00'00" 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), PLATTING, FLORIDA STATUTES, AS AMENDED. DATED: 10/04/2019

RONNIF I FURNISS 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













