

AVENIR SITE PLAN 3 - POD 8

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 SECTIONS 10 AND 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

> THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

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

SHEET 2 OF 6

TABULAR DATA:

ZONING: MIXED USE PLANNED UNIT DEVELOPMENT FUTURE LAND USE DESIGNATION: MIXED USE

TABULAR DATA	ACRES
RESIDENTIAL LOTS	23.285
TRACT R	6.413
TRACT R1	3.025
TRACT RW1	0.319
TRACT RW2	0.088
TRACT RBE1	3.018
TRACT RBE2	0.700
OPEN SPACE TRACT 1	0.538
OPEN SPACE TRACT 2	0.096
OPEN SPACE TRACT 3	0.111
OPEN SPACE TRACT 4	0.060
OPEN SPACE TRACT 5	0.054
OPEN SPACE TRACT 6	0.146
OPEN SPACE TRACT 7	0.045
OPEN SPACE TRACT 8	0.045
OPEN SPACE TRACT 9	0.195
OPEN SPACE TRACT 10	0.045
OPEN SPACE TRACT 11	0.365
OPEN SPACE TRACT 12	0.401
OPEN SPACE TRACT 13	0.091
OPEN SPACE TRACT 14	0.282
OPEN SPACE TRACT 15	0.150
TRACT PARK 1	0.350
TRACT PARK 2	1.350
TOTAL AREA THIS PLAT	41.172

AVENIR COMMUNITY DEVELOPMENT DISTRICT STATE OF FLORIDA) COUNTY OF MIAMI-DADE)

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 21 DAY OF ACAMBER , 2020.

AVENIR COMMUNITY DEVELOPMENT DISTRICT

BY: VIR CINIA CEPERO CHAIRMAN

PRINT NAME Michele Ray

AVENIR COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGEMENT:

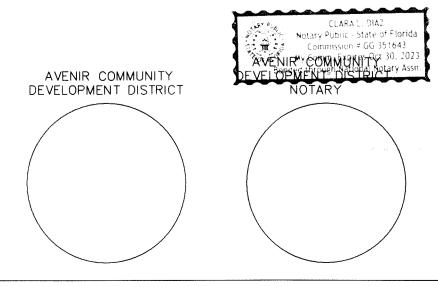
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF Y PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS __21__ DAY OF ___ OLD MOLE __, 2020, 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 X_- PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ______ DAY OF_ deamber. 2020. MY COMMISSION EXPIRES: 10-30-2023

COMMISSION NUMBER: G6351643 Claea L. Diez



AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, 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 ______, 2020.

AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT. Mosq Eckstenn schechte BY: MANUEL M. MATO PRESIDENT

Michele Ray

AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT: ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF $\frac{X}{2}$ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS $\frac{21}{2}$ DAY OF __ OR ONLINE MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS $old X_{-}$ PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ______ DAY OF ____ decomber____, 2020. lara X.Diez MY COMMISSION EXPIRES: 10-30-2023 / NOTARY PUBLIC CLORUL DIUZ COMMISSION NUMBER: PRINT NAME GG 351643 Commission # GG 351643 Ay Comm. Expires Oct 30, 20 Bonded through National Notary Assn. AVENIR SITE PLAN 3 - POD 8 NEIGHBORHOOD AVENIR SITE PLAN 3 - POD 8 ASSOCIATION, INC. NEIGHBORHOOD ASSOCIATION, INC, NOTARY

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA) COUNTY OF MIAMI-DADE)

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 ON 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

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

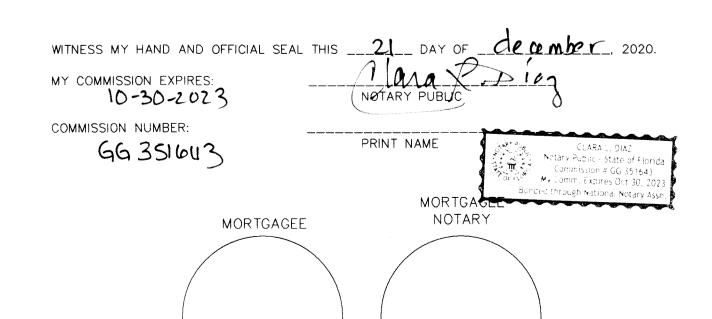
WITNESS: BY: NUCLOSERVIANSKY

BY: NAME DAVID SERVIANSKY TITLE PRESIDENT WITNESS: Michell Ray

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF $\frac{\chi}{2}$ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS $\frac{2l}{2l}$ DAY OF ______ ONLINE NOTARIZATION, PRESIDENT, ON BEHALF OF AVENIR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILTY COMPANY, WHO IS ______ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



CITY OF PALM BEACH GARDENS APPROVAL OF PLAT: STATE OF FLORIDA)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _______, 202_.

ach land CARL W. WOODS MAYOR

CITY CLERK

PATRICIA SNIDER, CMC

COUNTY OF PALM BEACH)

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 DECEMBER PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA 6889

CITY OF PALM BEACH GARDENS

