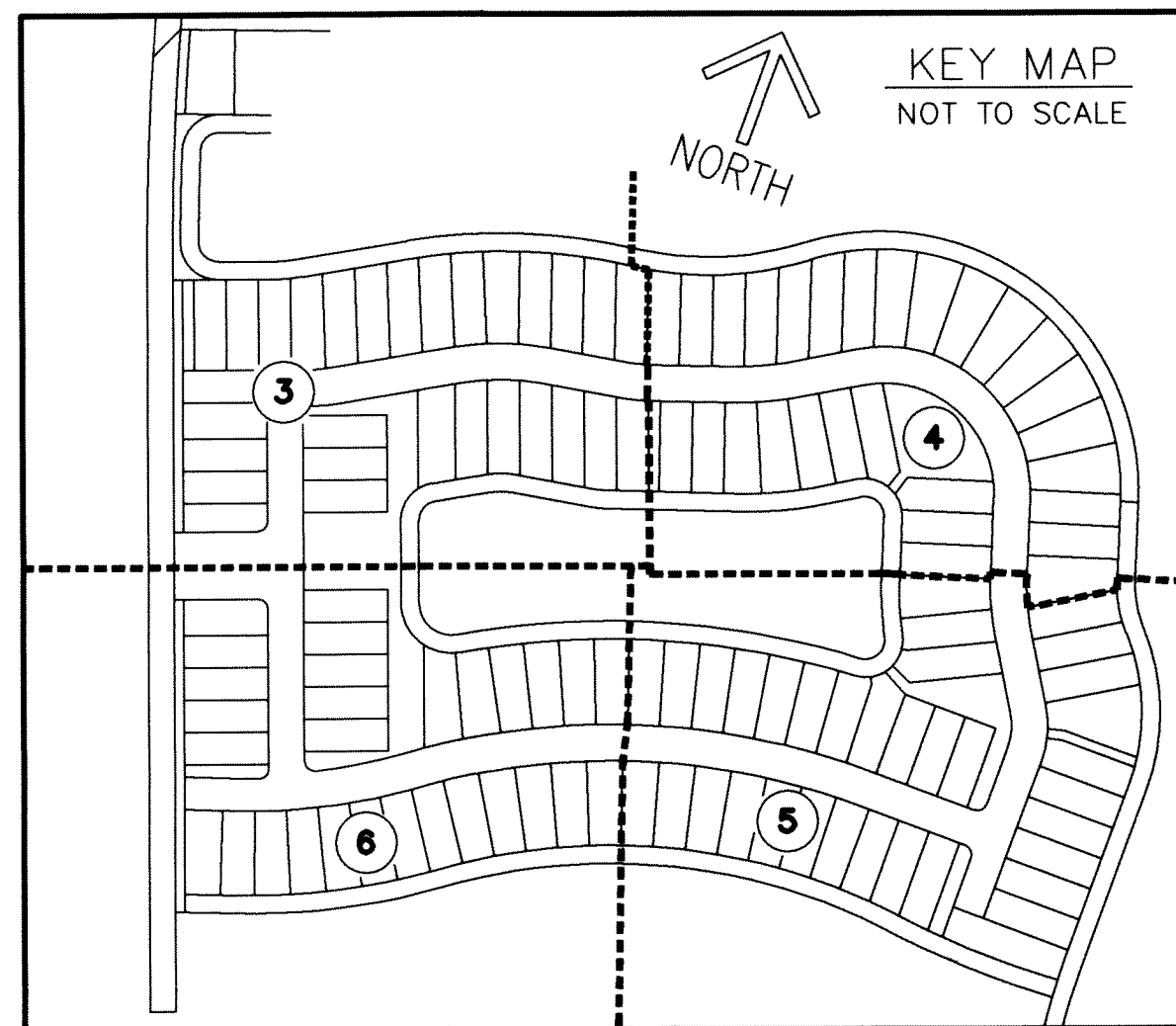


AVENIR - POD 9

BEING A REPLAT OF A PORTION OF PARCEL A-2, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH ALL OF TRACT RBE1, AVENIR SITE PLAN 3 - POD 8, AS RECORDED IN PLAT BOOK 131 PAGE 124, ALL 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
 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
 APRIL 2022



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SHEET 2 OF 6

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

TABULAR DATA	ACRES
RESIDENTIAL LOTS	19.592
TRACT R	5.321
TRACT RW1	0.132
TRACT RW2	0.083
TRACT RBE1	1.271
TRACT RBE2	0.215
TRACT RBE3	0.126
TRACT RBE4	1.191
TRACT PARK	0.988
TRACT W	3.223
TRACT LM	1.246
OPEN SPACE TRACT 1	0.133
OPEN SPACE TRACT 2	0.094
OPEN SPACE TRACT 3	0.893
OPEN SPACE TRACT 4	0.129
OPEN SPACE TRACT 5	0.164
OPEN SPACE TRACT 6	0.060
OPEN SPACE TRACT 7	0.050
OPEN SPACE TRACT 8	0.054
OPEN SPACE TRACT 9	0.080
OPEN SPACE TRACT 10	0.054
OPEN SPACE TRACT 11	0.409
OPEN SPACE TRACT 12	0.295
OPEN SPACE TRACT 13	0.011
TOTAL AREA THIS PLAT	35.814

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 22 DAY OF March, 2022.

AVENIR COMMUNITY DEVELOPMENT DISTRICT
 BY: Virginia Cepero
 CHAIRMAN

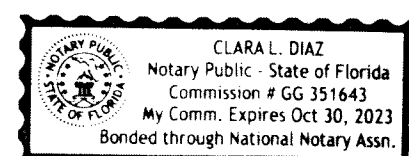
WITNESS: Dayana Cavz
 PRINT NAME Dayana Cavz

WITNESS: Michele Ray
 PRINT NAME Michele Ray

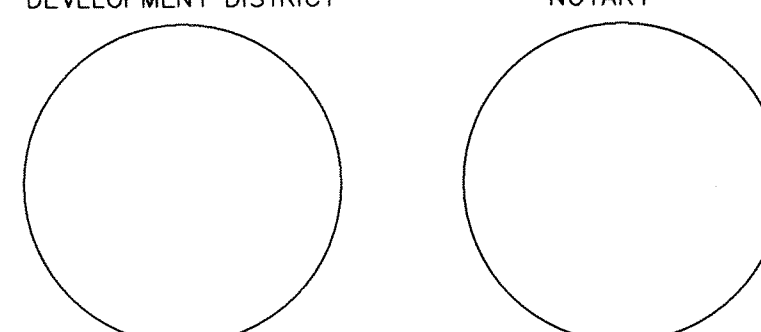
AVENIR COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22 DAY OF March, 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 22 DAY OF March, 2022.
 MY COMMISSION EXPIRES: _____
 COMMISSION NUMBER: _____
 PRINT NAME Clara L. Diaz



AVENIR COMMUNITY DEVELOPMENT DISTRICT
 AVENIR COMMUNITY DEVELOPMENT DISTRICT NOTARY



AVENIR - POD 9 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR - POD 9 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 22 DAY OF March, 2022.

AVENIR - POD 9 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
 BY: Manuel M. Mato
 PRESIDENT

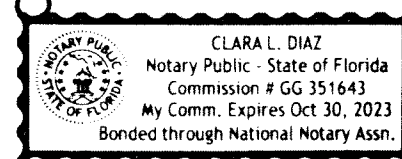
WITNESS: Dayana Cavz
 PRINT NAME Dayana Cavz

WITNESS: Manuel M. Mato
 PRINT NAME Manuel M. Mato

AVENIR - POD 9 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 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22 DAY OF March, 2022, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR - POD 9 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE AVENIR - POD 9 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF March, 2022.
 MY COMMISSION EXPIRES: _____
 COMMISSION NUMBER: _____
 PRINT NAME Clara L. Diaz



AVENIR - POD 9 NEIGHBORHOOD ASSOCIATION, INC., NOTARY



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF TEXAS)
 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 32962, AT PAGE 1089 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 AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF March, 2022.

PRESTON HOLLOW CAPITAL, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Michelle Benit
 PRINT NAME Michelle Benit

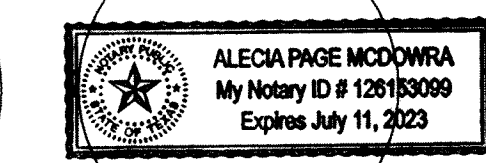
WITNESS: Manuel M. Mato
 PRINT NAME Manuel M. Mato

BY: Kandice Stephens
 NAME Kandice Stephens
 TITLE Dir. of Operations

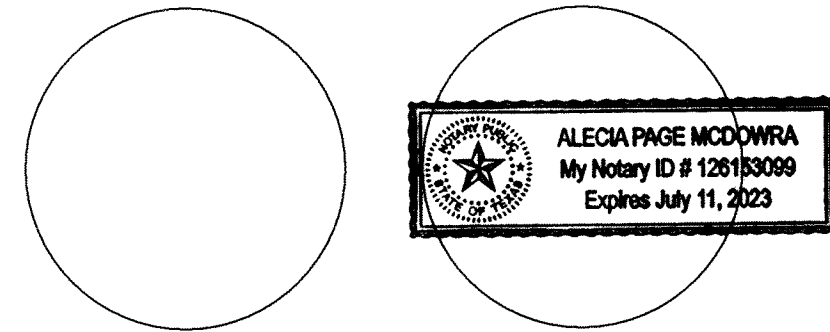
ACKNOWLEDGEMENT:
 STATE OF TEXAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 18 DAY OF March, 2022, BY Kandice Stephens, ON BEHALF OF PRESTON HOLLOW CAPITAL, 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 18 DAY OF March, 2022.
 MY COMMISSION EXPIRES: July 11, 2023
 COMMISSION NUMBER: 126153099
 PRINT NAME Alecia Page McDowra



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 7 DAY OF April, 2022.
 BY: Chelsea Reed
 NAME: CHELSEA REED
 MAYOR

ATTEST: Paul
 PATRICIA SNIDER, CMC
 CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7 DAY OF April, 2022.
 BY: 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.
 THIS 30 DAY OF MARCH, 2022.

BY: Joe Sullivan
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. 6889

CITY OF PALM BEACH GARDENS
 CITY OF PALM BEACH GARDENS ENGINEER
 REVIEWING SURVEYOR

