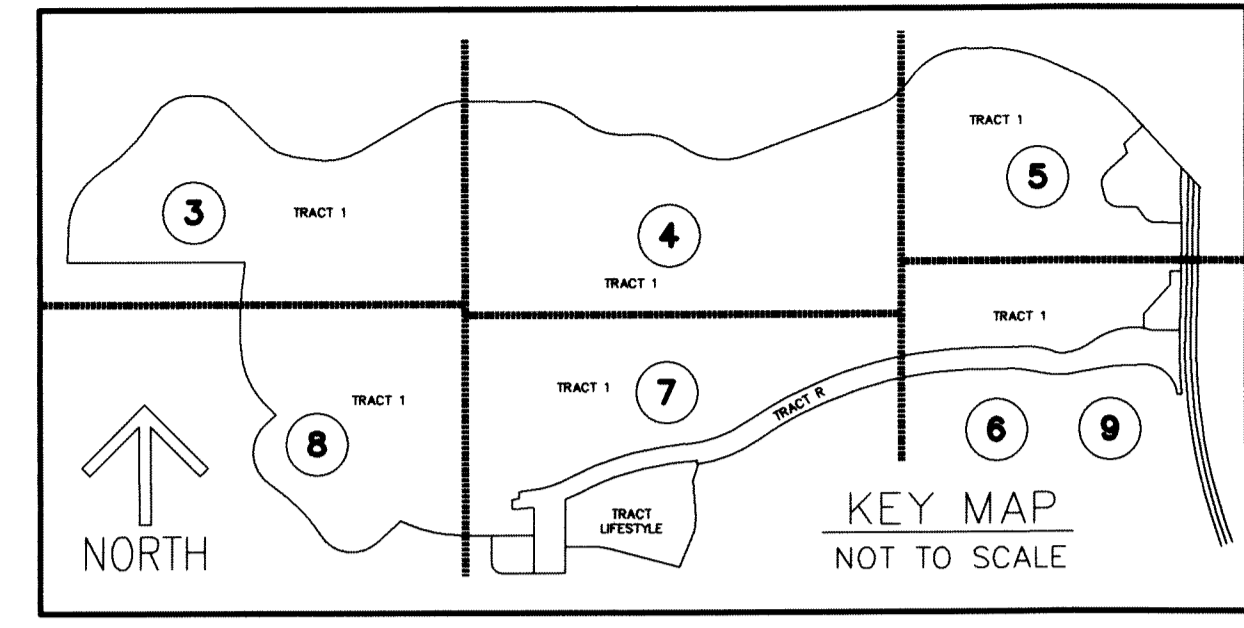
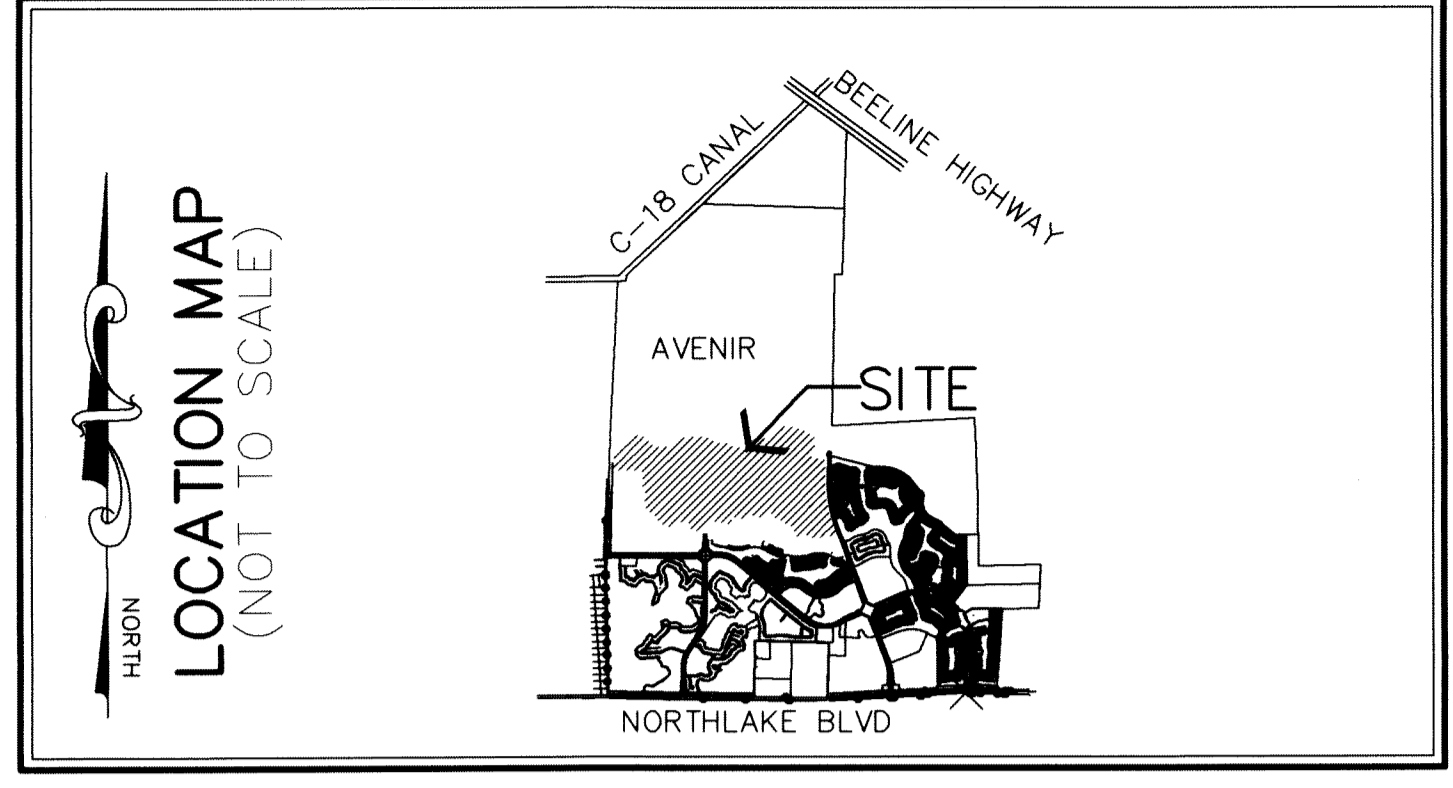


# PANTHER NATIONAL AT AVENIR

BEING A REPLAT OF A PORTION OF AVENIR, PARCEL "A-1",  
AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF  
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTIONS 4, 8, & 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  
JULY 2022

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:12 P.M.  
THIS 18 DAY OF July  
A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 134 ON  
PAGES 18 AND 20

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

By: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 9



**DEDICATIONS AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE 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 "PANTHER NATIONAL AT AVENIR", BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 4, 8, & 9, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST NORTHWEST CORNER OF SAID PARCEL A-1 BEING, 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 54°23'16", A DISTANCE OF 474.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1300.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°35'56", A DISTANCE OF 558.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°23'41", A DISTANCE OF 300.52 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°22'39" EAST, A DISTANCE OF 73.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°02'21", A DISTANCE OF 241.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 44°35'00" EAST, A DISTANCE OF 344.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 325.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'57", A DISTANCE OF 202.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 80°20'57" EAST, A DISTANCE OF 159.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°03'47", A DISTANCE OF 349.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 59°35'16" EAST, A DISTANCE OF 552.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°53'57", A DISTANCE OF 269.65 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°30'47" EAST, A DISTANCE OF 477.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°20'02", A DISTANCE OF 308.35 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°10'45" EAST, A DISTANCE OF 79.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°11'27", A DISTANCE OF 342.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 86°37'48" EAST, A DISTANCE OF 67.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°40'48", A DISTANCE OF 337.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°43'07", A DISTANCE OF 486.24 FEET TO THE POINT OF TANGENCY; THENCE NORTH 69°35'29" EAST, A DISTANCE OF 961.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°34'14", A DISTANCE OF 310.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°58'45", A DISTANCE OF 488.51 FEET TO THE POINT OF TANGENCY; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 132.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°12'01", A DISTANCE OF 404.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 66°47'59" EAST, A DISTANCE OF 277.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°09'28", A DISTANCE OF 421.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°38'31" EAST, A DISTANCE OF 162.54 FEET; THENCE DEPARTING THE NORTH LINE OF SAID PARCEL A-1, SOUTH 47°21'29" WEST, A DISTANCE OF 179.96 FEET; THENCE SOUTH 15°57'22" EAST, A DISTANCE OF 73.68 FEET; THENCE SOUTH 47°21'29" WEST, A DISTANCE OF 204.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 94.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°11'15", A DISTANCE OF 97.10 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11°49'47" EAST, A DISTANCE OF 77.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 94.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°06'07", A DISTANCE OF 126.49 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°55'54" EAST, A DISTANCE OF 127.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 31.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°48'52", A DISTANCE OF 28.03 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°07'02" EAST, A DISTANCE OF 76.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 86.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°48'52", A DISTANCE OF 77.77 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°55'54" EAST, A DISTANCE OF 229.97 FEET; THENCE SOUTH 01°13'31" WEST, A DISTANCE OF 772.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 4040.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'12", A DISTANCE OF 430.35 FEET; THENCE SOUTH 85°07'19" WEST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 85°45'48", HAVING A RADIUS OF 231.00 FEET, HAVING AN ARC DISTANCE OF 345.77 FEET, AND WHOSE LONG CHORD BEARS NORTH 47°45'35" WEST FOR A DISTANCE OF 314.38 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2206.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'23", A DISTANCE OF 425.06 FEET; THENCE SOUTH 78°19'08" WEST, A DISTANCE OF 72.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 530.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°28'37", A DISTANCE OF 217.17 FEET; THENCE NORTH 77°06'38" WEST, A DISTANCE OF 20.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 980.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°58'58", A DISTANCE OF 239.17 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 167.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2835.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°17'38", A DISTANCE OF 1696.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1030.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°43'59", A DISTANCE OF 462.60 FEET; THENCE SOUTH 08°33'38" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 18°32'57" WEST, A DISTANCE OF 109.27 FEET; THENCE SOUTH 03°46'02" EAST, A DISTANCE OF 264.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°07'42", A DISTANCE OF 142.04 FEET; THENCE SOUTH 23°21'40" WEST, A DISTANCE OF 224.96 FEET; THENCE NORTH 75°33'46" WEST, A DISTANCE OF 510.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 550.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'14", A DISTANCE OF 138.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 176.21 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 186.49 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 444.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 117.81 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 192.48 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 225.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 885.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°25'19", A DISTANCE OF 377.23 FEET; THENCE NORTH 65°34'41" WEST, A DISTANCE OF 57.76 FEET; THENCE SOUTH 46°37'16" WEST, A DISTANCE OF 214.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°32'25", A DISTANCE OF 471.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1074.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'44", A DISTANCE OF 54.90 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1259.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'05", A DISTANCE OF 445.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 271.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°38'09", A DISTANCE OF 504.37 FEET; THENCE NORTH 49°54'25" EAST, A DISTANCE OF 90.10 FEET; THENCE NORTH 47°58'46" WEST, A DISTANCE OF 66.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 615.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°58'46", A DISTANCE OF 515.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 260.45 FEET TO THE POINT OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1285.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°42'43", A DISTANCE OF 217.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 859.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'16", A DISTANCE OF 100.77 FEET; THENCE TO THE WEST LINE OF SAID PARCEL A-1, NORTH 90°00'00" WEST, A DISTANCE OF 1253.00 FEET; THENCE ALONG SAID WEST LINE, NORTH 21°13'39" EAST, A DISTANCE OF 235.76 FEET TO THE POINT OF BEGINNING.

**DEDICATIONS AND RESERVATIONS:**

- TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED BY CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, SIDEWALK, DRAINAGE, SIGNAGE, GATE, GATE HOUSE, WATER FEATURE, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AN EASEMENT OVER TRACT "R" 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 LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.
- TRACT 1 AS SHOWN HEREON, IS HEREBY RESERVED BY CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE GOLF COURSE, CLUBHOUSE, MAINTENANCE, SALES CENTER AND RESIDENTIAL DEVELOPMENT PURPOSES.
- TRACT LIFESTYLE AS SHOWN HEREON, IS HEREBY RESERVED BY CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT AND MAINTENANCE PURPOSES.
- TRACT MAINTENANCE AS SHOWN HEREON, IS HEREBY RESERVED BY CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT AND MAINTENANCE PURPOSES.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS "LBE", ARE HEREBY RESERVED BY CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 BY OR WITH PRIOR WRITTEN CONSENT OF THE CITY OF PALM BEACH GARDENS.
- TRACT "RBE1" AS SHOWN HEREON IS HEREBY RESERVED BY CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, INGRESS/EGRESS, BUFFER, DRIVEWAY, DRAINAGE, LIGHTING AND UTILITY PURPOSES. SAID TRACT ENCUMBERED BY SAID ROADWAY BUFFER EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CENTAUR (PALM BEACH) OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "RBE2", AS SHOWN HEREON IS HEREBY RESERVED BY AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING AND UTILITY PURPOSES. SAID TRACT ENCUMBERED BY SAID ROADWAY BUFFER EASEMENT 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.
- TRACT "RW", AS SHOWN HEREON, IS HEREBY RESERVED BY AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACT 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 TRACT RW. AN EASEMENT OVER TRACT RW 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 AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

**CENTAUR (PALM BEACH) OWNER, LLC,**  
**A DELAWARE LIMITED LIABILITY COMPANY.**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH)

IN WITNESS WHEREOF, THE ABOVE NAMED CENTAUR (PALM BEACH) OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 27 DAY OF June, 2022.

CENTAUR (PALM BEACH) OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS: *[Signature]*  
PRINT NAME: *Richard G. Cherry*  
BY: DOMINIK SENN  
PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: *Brandyn L. Cope*

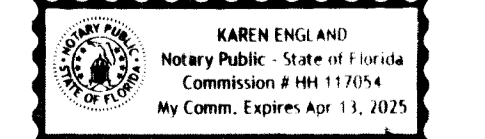
**CENTAUR (PALM BEACH) OWNER, LLC,**  
**A DELAWARE LIMITED LIABILITY COMPANY.**  
**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 27 DAY OF June, 2022, BY DOMINIK SENN, PRESIDENT, ON BEHALF OF CENTAUR (PALM BEACH) OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

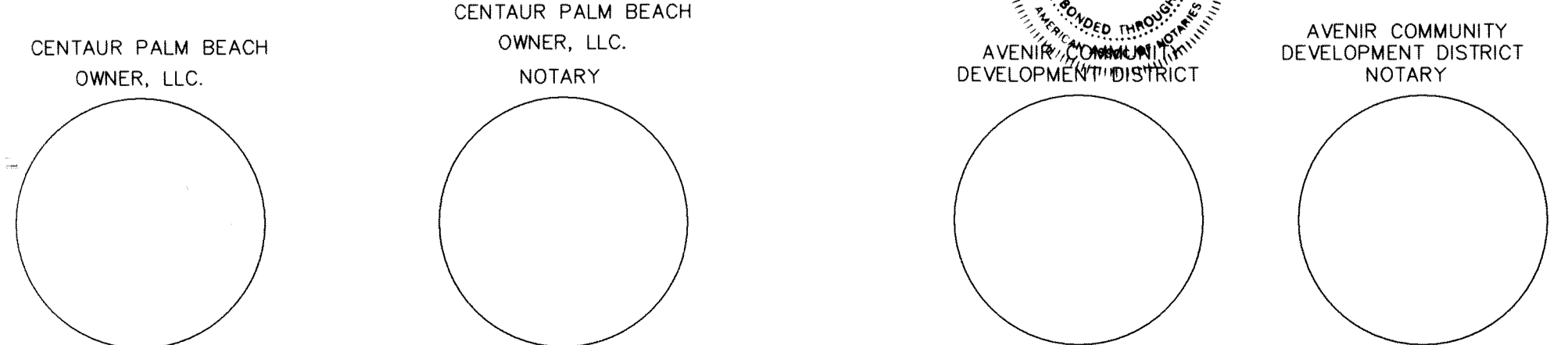
WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF June, 2022.

MY COMMISSION EXPIRES: 04/18/2025 *[Signature]*  
NOTARY PUBLIC

COMMISSION NUMBER: HH119054 *[Signature]*  
PRINT NAME



CONTAINING 392.681 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:



**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 29 DAY OF June, 2022.

AVENIR COMMUNITY DEVELOPMENT DISTRICT  
WITNESS: *[Signature]*  
PRINT NAME: *Dayana Cruz*  
BY: VIRGINIA CEPERO  
CHAIRMAN

WITNESS: *[Signature]*  
PRINT NAME: *Rodolfo Skrin*

**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 28 DAY OF June, 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 28th DAY OF June, 2022.

MY COMMISSION EXPIRES: 7-22-2024 *[Signature]*  
NOTARY PUBLIC

COMMISSION NUMBER: HH22826 *[Signature]*  
PRINT NAME

