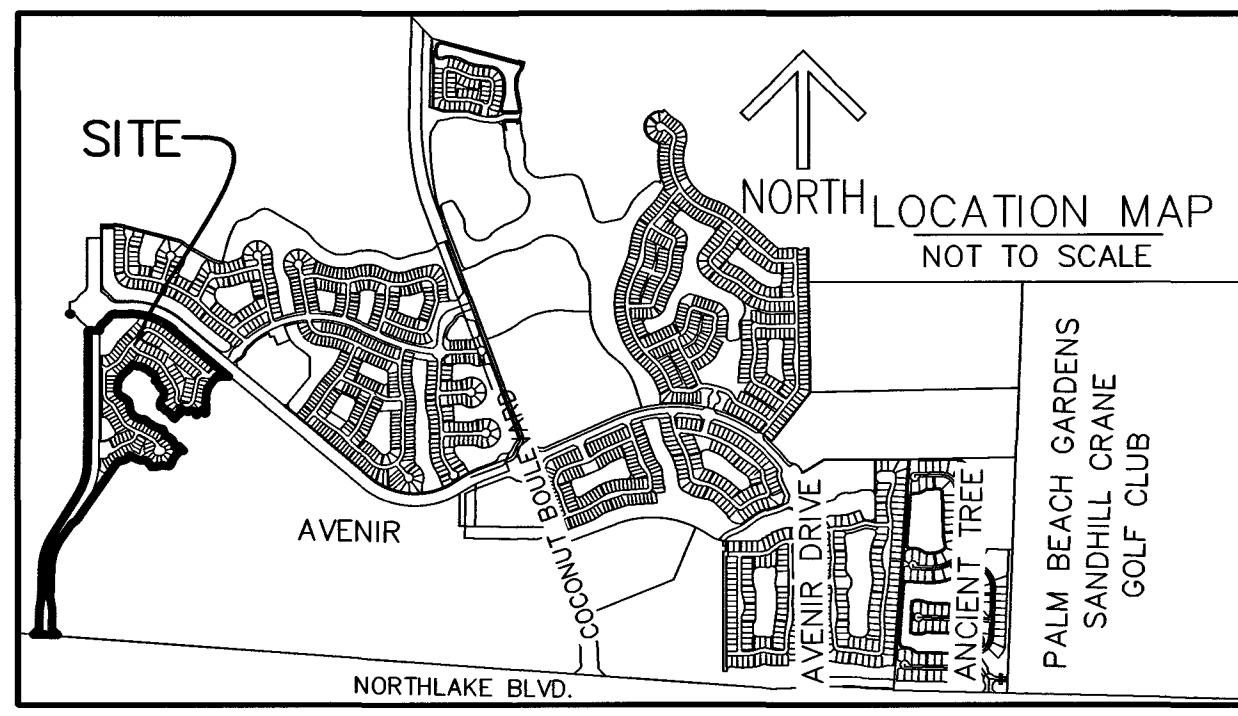
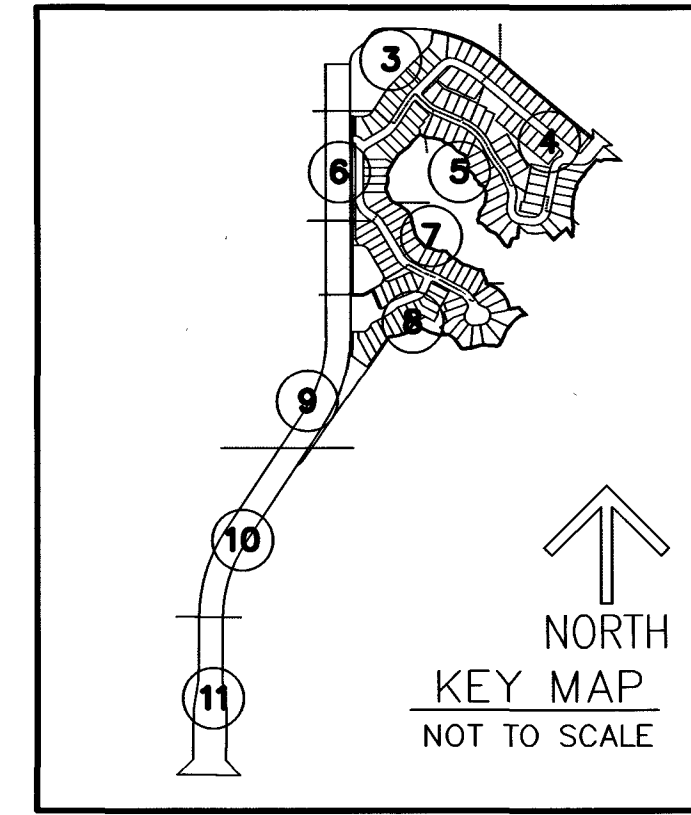


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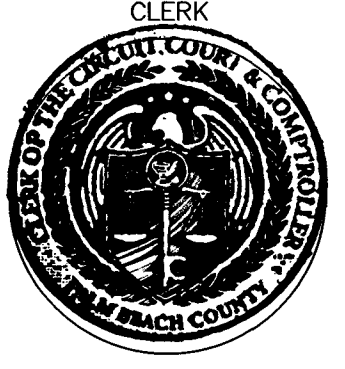
AVENIR - POD 20

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE8, AVENIR - POD 15, AS RECORDED IN PLAT BOOK 134 PAGE 179, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.



113
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:11 P.M.
THIS DAY OF February
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK 135 ON
PAGES 113 THROUGH 123
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 11



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
FEBRUARY 2023

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 - POD 20", BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE8, AVENIR - POD 15, AS RECORDED IN PLAT BOOK 134 PAGE 179, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT RBE8, AVENIR - POD 15, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00° 00' 00" EAST FOR A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59° 03' 01", HAVING A RADIUS OF 140.00 FEET, HAVING AN ARC DISTANCE OF 144.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28° 06' 02", HAVING A RADIUS OF 210.00 FEET, HAVING AN ARC DISTANCE OF 102.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59° 03' 01", HAVING A RADIUS OF 140.00 FEET, HAVING AN ARC DISTANCE OF 144.29 FEET, THENCE N90° 00' 00" E FOR A DISTANCE OF 202.26 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39° 40' 37", HAVING A RADIUS OF 960.00 FEET, HAVING AN ARC DISTANCE OF 664.79 FEET, THENCE S5019°23'E, A DISTANCE OF 774.19 FEET TO THE POINT OF BEGINNING, THENCE S5019°23'E, A DISTANCE OF 285.52 FEET, THENCE S43°33'43"W, A DISTANCE OF 40.00 FEET, THENCE N86°58'49"W, A DISTANCE OF 113.62 FEET, THENCE S65°38'05"W, A DISTANCE OF 26.85 FEET, THENCE N74°45'56"W, A DISTANCE OF 29.21 FEET, THENCE S41°33'40"W, A DISTANCE OF 80.45 FEET, THENCE S41°33'40"W, A DISTANCE OF 18.27 FEET, THENCE S30°32'55"W, A DISTANCE OF 24.15 FEET, THENCE S30°32'46"W, A DISTANCE OF 14.48 FEET, THENCE S60°32'06"W, A DISTANCE OF 11.74 FEET, THENCE S33°36'01"W, A DISTANCE OF 65.85 FEET, THENCE S29°37'07"E, A DISTANCE OF 9.12 FEET, THENCE S23°49'27"W, A DISTANCE OF 43.60 FEET, THENCE S09°50'12"W, A DISTANCE OF 36.07 FEET, THENCE S081°74'27"W, A DISTANCE OF 36.22 FEET, THENCE S00°20'12"E, A DISTANCE OF 35.46 FEET, THENCE S161°18'48"W, A DISTANCE OF 18.97 FEET, THENCE S00°20'12"E, A DISTANCE OF 36.72 FEET, THENCE S12°58'51"E, A DISTANCE OF 24.84 FEET, THENCE S00°20'09"E, A DISTANCE OF 21.46 FEET, THENCE S00°20'14"E, A DISTANCE OF 34.13 FEET, THENCE S09°50'12"W, A DISTANCE OF 33.04 FEET, THENCE S10°30'36"E, A DISTANCE OF 21.28 FEET, THENCE S47°56'27"W, A DISTANCE OF 12.90 FEET, THENCE S89°39'46"W, A DISTANCE OF 3.98 FEET, THENCE S32°59'27"W, A DISTANCE OF 65.08 FEET, THENCE S42°46'37"W, A DISTANCE OF 86.95 FEET, THENCE S41°33'43"W, A DISTANCE OF 20.88 FEET, THENCE S63°38'08"W, A DISTANCE OF 6.22 FEET, THENCE N42°14'11"W, A DISTANCE OF 6.21 FEET, THENCE N42°14'06"W, A DISTANCE OF 70.28 FEET, THENCE S63°35'55"W, A DISTANCE OF 55.48 FEET, THENCE S89°39'46"W, A DISTANCE OF 29.34 FEET, THENCE N83°16'33"W, A DISTANCE OF 40.39 FEET, THENCE S50°26'36"W, A DISTANCE OF 66.63 FEET, THENCE S06°58'04"W, A DISTANCE OF 80.62 FEET, THENCE S79°08'19"W, A DISTANCE OF 38.65 FEET, THENCE S20°41'50"W, A DISTANCE OF 52.17 FEET, THENCE S53°02'56"W, A DISTANCE OF 17.23 FEET, THENCE N61°12'23"W, A DISTANCE OF 27.34 FEET, THENCE N32°59'25"W, A DISTANCE OF 41.07 FEET, THENCE N52°02'31"W, A DISTANCE OF 25.62 FEET, THENCE N12°58'43"W, A DISTANCE OF 22.88 FEET, THENCE N42°14'06"W, A DISTANCE OF 67.49 FEET, THENCE N77°46'12"W, A DISTANCE OF 22.09 FEET, THENCE N20°04'40"W, A DISTANCE OF 17.74 FEET, THENCE N16°59'06"W, A DISTANCE OF 9.00 FEET, THENCE N23°49'24"E, A DISTANCE OF 22.61 FEET, THENCE N00°20'09"W, A DISTANCE OF 23.28 FEET, THENCE N27°57'31"E, A DISTANCE OF 26.49 FEET, THENCE N35°19'59"E, A DISTANCE OF 40.77 FEET, THENCE N12°18'26"E, A DISTANCE OF 30.83 FEET, THENCE N08°10'03"E, A DISTANCE OF 43.95 FEET, THENCE N20°04'40"W, A DISTANCE OF 49.15 FEET, THENCE N61°18'25"W, A DISTANCE OF 30.88 FEET, THENCE N24°29'47"W, A DISTANCE OF 30.03 FEET, THENCE N61°12'23"W, A DISTANCE OF 32.70 FEET, THENCE S61°18'18"E, A DISTANCE OF 27.39 FEET, THENCE S50°26'32"E, A DISTANCE OF 34.41 FEET, THENCE S53°33'12"E, A DISTANCE OF 38.83 FEET, THENCE S12°14'08"E, A DISTANCE OF 32.58 FEET, THENCE S16°33'06"E, A DISTANCE OF 31.47 FEET, THENCE S12°58'41"E, A DISTANCE OF 23.06 FEET, THENCE S08°50'21"E, A DISTANCE OF 37.14 FEET, THENCE S14°42'49"E, A DISTANCE OF 47.20 FEET, THENCE S24°29'50"E, A DISTANCE OF 34.46 FEET, THENCE S50°26'32"E, A DISTANCE OF 30.93 FEET, THENCE S36°00'18"E, A DISTANCE OF 42.92 FEET, THENCE S74°45'57"E, A DISTANCE OF 52.09 FEET, THENCE S66°18'25"E, A DISTANCE OF 33.23 FEET, THENCE N89°39'51"E, A DISTANCE OF 41.07 FEET, THENCE S74°46'12"E, A DISTANCE OF 21.45 FEET, THENCE S42°14'04"E, A DISTANCE OF 54.64 FEET, THENCE S64°32'36"E, A DISTANCE OF 24.41 FEET, THENCE S50°36'43"E, A DISTANCE OF 55.57 FEET, THENCE S79°48'48"E, A DISTANCE OF 37.19 FEET, THENCE S66°18'25"E, A DISTANCE OF 59.52 FEET, THENCE S79°48'47"E, A DISTANCE OF 42.71 FEET, THENCE S12°58'43"E, A DISTANCE OF 32.30 FEET, THENCE S28°37'53"E, A DISTANCE OF 33.85 FEET, THENCE S10°30'29"E, A DISTANCE OF 31.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 14°16'03" WEST, THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 64°58'03", A DISTANCE OF 238.12 FEET, THENCE N81°43'56"E, A DISTANCE OF 57.71 FEET, THENCE S37°13'32"W, A DISTANCE OF 80.89 FEET, THENCE S23°49'28"W, A DISTANCE OF 62.91 FEET, THENCE S28°56'45"W, A DISTANCE OF 46.52 FEET, THENCE S64°07'55"W, A DISTANCE OF 24.87 FEET, THENCE N74°45'59"W, A DISTANCE OF 15.61 FEET, THENCE N85°47'04"W, A DISTANCE OF 82.93 FEET, THENCE S71°14'24"W, A DISTANCE OF 79.26 FEET, THENCE S83°52'43"W, A DISTANCE OF 54.18 FEET, THENCE N77°46'12"W, A DISTANCE OF 14.55 FEET, THENCE N37°07'13"W, A DISTANCE OF 36.13 FEET, THENCE N50°26'36"W, A DISTANCE OF 49.31 FEET, THENCE N50°26'36"W, A DISTANCE OF 41.94 FEET, THENCE S83°18'17"W, A DISTANCE OF 59.43 FEET, THENCE N69°57'17"W, A DISTANCE OF 29.90 FEET, THENCE N74°45'59"W, A DISTANCE OF 43.22 FEET, THENCE N61°12'19"W, A DISTANCE OF 46.81 FEET, THENCE N61°12'19"W, A DISTANCE OF 75.67 FEET, THENCE S26°48'29"W, A DISTANCE OF 63.83 FEET, THENCE S69°17'01"W, A DISTANCE OF 41.42 FEET, THENCE S74°05'45"W, A DISTANCE OF 42.43 FEET, THENCE S81°44'00"W, A DISTANCE OF 53.15 FEET, THENCE S35°03'57"W, A DISTANCE OF 1015.5 FEET, THENCE S501°14"W, A DISTANCE OF 53.26 FEET, THENCE S33°26'47"W, A DISTANCE OF 620.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 47' 43", HAVING A RADIUS OF 920.00 FEET, HAVING AN ARC DISTANCE OF 525.59 FEET, AND WHOSE LONG CHORD BEARS SOUTH 17° 02' 56" WEST FOR A DISTANCE OF 519.43 FEET, THENCE S00°39'05"W, A DISTANCE OF 427.54 FEET, THENCE S07°52'46"E, A DISTANCE OF 202.24 FEET, THENCE S00°39'05"W, A DISTANCE OF 335.17 FEET THENCE S44°20'55"E, A DISTANCE OF 141.42 FEET, THENCE N89°20'55"W, A DISTANCE OF 213.61 FEET, THENCE N88°54'50"W, A DISTANCE OF 207.15 FEET, THENCE N45°52'07"E, A DISTANCE OF 141.96 FEET, THENCE N00°00'00"E, A DISTANCE OF 333.61 FEET, THENCE N00°00'00"E, A DISTANCE OF 202.24 FEET, THENCE N00°00'00"E, A DISTANCE OF 17.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32° 47' 43", HAVING A RADIUS OF 1080.00 FEET, HAVING AN ARC DISTANCE OF 618.18 FEET, AND WHOSE LONG CHORD BEARS NORTH 17° 02' 56" EAST FOR A DISTANCE OF 609.77 FEET, THENCE N33°26'47"E, A DISTANCE OF 950.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33° 26' 47", HAVING A RADIUS OF 920.00 FEET, HAVING AN ARC DISTANCE OF 537.05 FEET, AND WHOSE LONG CHORD BEARS NORTH 16° 43' 24" EAST FOR A DISTANCE OF 529.46 FEET, THENCE N00°00'00"E, A DISTANCE OF 1837.71 FEET, THENCE N50°00'00"E, A DISTANCE OF 103.06 FEET, THENCE N00°00'00"E, A DISTANCE OF 17.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59° 03' 01", HAVING A RADIUS OF 100.00 FEET, HAVING AN ARC DISTANCE OF 103.06 FEET, AND WHOSE LONG CHORD BEARS NORTH 60° 28' 30" EAST FOR A DISTANCE OF 98.56 FEET, THENCE N90°00'00"E, A DISTANCE OF 202.26 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39° 40' 37", HAVING A RADIUS OF 920.00 FEET, HAVING AN ARC DISTANCE OF 637.09 FEET, AND WHOSE LONG CHORD BEARS SOUTH 70° 09' 41" EAST FOR A DISTANCE OF 624.44 FEET, THENCE, S5019°23'E, A DISTANCE OF 814.19 FEET, THENCE, N05° 19' 23" W FOR A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING.

DEDICATIONS AND RESERVATIONS:

- TRACTS "L1M1" AND "L1M2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACT FOR PURPOSES OF 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 COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- TRACT "PARK-1", AND "TRACT PARK-2" AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR - POD 20 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PARKING, PARK, AND RECREATIONAL PURPOSES, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "O-1" THROUGH "O-21", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR - POD 20 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, BOARDWALK, SIGNAGE AND OTHER STRUCTURES, DRAINAGE AND UTILITY PURPOSES, ACCESS TO FIRE SAFETY EASEMENT, 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.
- TRACT "O-22" AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIGNAGE, DRAINAGE AND UTILITY PURPOSES, SCHOOL BUS SHELTER USE, 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. TRACT "O-21" IS ALSO DEDICATED FOR PUBLIC ACCESS OVER ANY SIDEWALKS LOCATED THEREON.
- TRACTS "RBE1", "RBE2", "RBE3", "RBE4" AND "RBE5", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING 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 GARDENS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "UE", ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES, SUCH UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, 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 PALM BEACH GARDENS.
- 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 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.
- THE LANDSCAPE BUFFER EASEMENTS DESIGNATED AS "LBE", 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 GARDENS.
- DRAINAGE EASEMENTS DESIGNATED AS "DE", AS SHOWN HEREON, ARE HEREBY RESERVED FOR AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- FIRE SAFETY ACCESS EASEMENT, AS SHOWN HEREON AND DESIGNATED AS "FSE", IS HEREBY DEDICATED IN PERPETUITY TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONTROL AND JURISDICTION FOR FIRE SAFETY, STRUCTURES, UTILITIES AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- RETAINING WALL ACCESS EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "RWAE", IS HEREBY DEDICATED TO AVENIR - POD 20 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF RETAINING WALLS, DRAINAGE AND UTILITIES AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

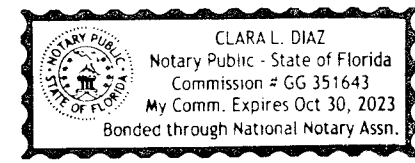
IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 17th DAY OF February, 2023.

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
WITNESS: [Signature]
PRINT NAME: Michelle Ray
WITNESS: [Signature]
PRINT NAME: Dayana Cruz

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF February, 2023, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR DEVELOPMENT, LLC, A FLORIDA 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 17th DAY OF February, 2023.
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____
NOTARY PUBLIC
PRINT NAME



SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF SOUTH 5019°23" EAST ALONG THE NORTH LINE OF TRACT RBE8, AVENIR - POD 15, AS RECORDED IN PLAT BOOK 134 PAGE 179, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- 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, F.S., RELATING TO FLORIDA STATUTES, AS AMENDED.

DATED: 2/17/2023

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR-MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO. LB 3591

